

DEPARTMENT OF TRANSPORTATION

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9/28/2020

Governor's Office of Planning & Research

Sep 28 2020

STATE CLEARINGHOUSE

September 28, 2020

Colleen Doan
City of Signal Hill
2175 Cherry Avenue
Signal Hill, CA 90755

RE: 2020 Walnut Industrial Park –
Recirculated Mitigated Negative
Declaration (Recirculated MND)
SCH # 2020029097
GTS # 07-LA-2020-03356
Vic. LA-1/PM: 5.239

Dear Colleen Doan:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-mentioned project's Recirculated Mitigated Negative Declaration (Recirculated MND). The potential project site consists of 8.37 acres that was formerly developed as an oil refinery. All refinery improvements were removed, and the southerly sloping site consists mostly of bare soil. Development of nine 1-story and 1-story-with-mezzanine concrete tilt-up buildings, for occupancy by a variety of light industrial businesses, along with a variety of site improvements, such as surface-level parking, landscaping, and miscellaneous underground water, sewer, storm drainage, electricity, and communication lines. The project would dedicate private land for expanded public street right-of-way at the southern terminus of Gundry Avenue, along Walnut Avenue, and 20th Street. Additionally, 21st Street between Walnut Avenue and Gundry Avenue would be vacated and incorporated into the project site plan. The project also includes a soil vapor extraction system to capture and remove soil vapor gas resulting from contamination by the former oil refinery that previously operated on the project site.

Under Senate Bill 743 (2013), CEQA review of transportation impacts of a proposed development are adapting to eliminate consideration of delay-and capacity-based metrics such as level of service (LOS) and are instead focusing analysis on another metric of impact, "Vehicle Miles Traveled (VMT). Effective July 1st, 2020, Caltrans replaced LOS with VMT when evaluating traffic impacts.

For any future project we encourage the Lead Agency to adopt or develop a verifiable performance-based Vehicle Miles Travelled (VMT) criteria as required by SB 743.

After reviewing the project's Recirculated MND Caltrans has the following comments:

- The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. Therefore, Caltrans encourages the Lead Agency to integrate transportation and land use in a way that reduces VMT and Greenhouse Gas (GHG) emissions, as well as facilitates a high level of non-motorized travel and transit use. We encourage the Lead Agency to evaluate the potential of Transportation Demand Management (TDM) strategies and

Intelligent Transportation System (ITS) applications to meet these goals. For examples of TDM options, please refer to:

- The 2010 Quantifying Greenhouse Gas Mitigation Measures report by the California Air Pollution Control Officers Association (CAPCOA), available at <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>, or
- Integrating Demand Management into the Transportation Planning Process: A Desk Reference (Chapter 8) by the Federal Highway Administration (FHWA), available at <https://ops.fhwa.dot.gov/publications/fhwahop12035/index.htm>.
- Please consider scheduling the construction working hours during off peak hours to the maximum extent possible. This may minimize congestion and provide higher levels of safety to the pedestrians and vehicular traffic on the streets and freeway.
- If the project develops VMT analysis please consider utilizing the latest version of the Technical Advisory and Guidelines on Evaluating Transportation Impacts in CEQA by the Governor's Office of Planning and Research, and the latest version of Caltrans' Transportation Impact Study Guide.

Further information included for your consideration:

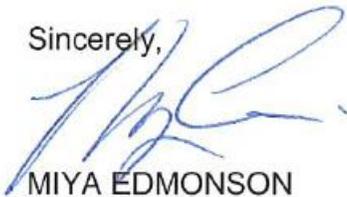
Storm water run-off is a sensitive issue for Los Angeles County. Please be mindful that projects should be designed to discharge clean run-off water. Discharge of storm water run-off is not permitted onto State Highway facilities without a storm water management plan.

As a reminder, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods

Finally, The MND indicates that significant earth moving activities may take place during construction. Please consider covering all vehicles hauling dirt and sediment as unplanned spills can potentially adversely impact the performance of the state highway system.

If you have any questions regarding these comments, please contact project coordinator Reece Allen, at reece.allen@dot.ca.gov and refer to GTS# 07-LA-2020-03356

Sincerely,



MIYA EDMONSON
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse