

DEPARTMENT OF TRANSPORTATION

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*Making Conservation
a California Way of Life.*

November 10, 2021

Governor's Office of Planning & Research

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STATE CLEARINGHOUSE

Mr. Douglas Spondello, AICP
Planning Manager
City of Moorpark
799 Moorpark Ave.
Moorpark, CA 93021

RE: Warehouse Discount Center Project
Vic. VEN-23 PM R11.43
SCH # 2021100341
GTS # VEN-2021-00464AL-ND

Dear Mr. Spondello:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. A request to amend Chapter 17 (Zoning) of the Moorpark Municipal Code and an existing development agreement for the property located at 14349 White Sage Road in Moorpark, California. The amendments would allow for additional uses on the subject property with approval of a Conditional Use Permit, including laboratories, manufacturing and assembly, film production, and warehousing. The subject property is zoned Commercial Planned Development (CPD) and consists of a 100,000 square foot building that includes a 15,000 square-foot retail showroom and 85,000 square-foot warehouse/distribution facility (Warehouse Discount Center). No development is proposed with this request.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Senate Bill 743 (2013) has been codified into CEQA law. It mandates that CEQA review of transportation impacts of proposed developments be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts. As a reminder, Vehicle Miles Traveled (VMT) is the standard transportation analysis metric in CEQA for land use projects after the July 1, 2020 statewide implementation date. You may reference The Governor's Office of Planning and Research (OPR) website for more information.

<http://opr.ca.gov/ceqa/updates/guidelines/>

The Project will not include new construction or new uses that are not compatible with the current zoning as it is an expansion of what is currently allowed. In addition, the Project would not include activities that could generate additional circulation to the area

Ms. Monique Garibay, Planner

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such as the construction of new buildings or residences. Current operations at the Project site will remain unchanged. Future development in CPD zones in the City may result from the Project's zoning code amendment but impacts to the City's circulation system and impacts to transportation resulting from these projects would be examined by the City on a case-by-case basis. Please include Caltrans in the review process when a specific project is proposed. The proposed new uses on the designated Project site would not result in impacts to the current circulation system in the City at this time; thus, no impacts would occur.

If you have any questions, please feel free to contact Mr. Alan Lin the project coordinator at (213) 269-1124 and refer to GTS # VEN-2021-00464AL-ND.

Sincerely,



MIYA EDMONSON
IGR/CEQA Branch Chief

email: State Clearinghouse