

DEPARTMENT OF TRANSPORTATION

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Governor's Office of Planning & Research

*Making Conservation
a California Way of Life***May 24 2023****STATE CLEARING HOUSE**

May 23, 2023

Ignacio Rincon, City Planner
City of Commerce
2535 Commerce Way
Commerce, CA 90040

RE: 7400 Slauson Avenue Project
SCH # 2022040177
Vic. LA-5/PM 9.76
GTS # LA-2022-04214-DEIR

Dear Ignacio Rincon:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced environmental document. The Project would redevelop the Project Site with a 292,029 square foot (sf) warehouse/distribution facility with 15,000 sf of office, 33 dock high loading doors, 63 truck trailer parking stalls, and 242 vehicle parking spaces on a 13.94-acre site. The Project Site is currently developed with one building located at 7400 Slauson Avenue in the City of Commerce, California. The Project would require demolition of 249,579 sf of existing structures, associated on-site landscaping, and associated on-site parking.

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 codified into CEQA law and mandated that CEQA review of transportation impacts of proposed development be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts for all future development projects. You may reference the Governor's Office of Planning and Research (OPR) for more information:

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

As a reminder, VMT is the standard transportation analysis metric in CEQA for land use projects after July 1, 2020, which is the statewide implementation date.

Caltrans is aware of challenges that the region faces in identifying viable solutions to alleviating congestion on State and Local facilities. With limited room to expand vehicular capacity, all future developments should incorporate multi-modal and complete streets

transportation elements that will actively promote alternatives to car use and better manage existing parking assets. Prioritizing and allocating space to efficient modes of travel such as bicycling and public transit can allow streets to transport more people in a fixed amount of right-of-way.

Caltrans supports the implementation of complete streets and pedestrian safety measures such as road diets and other traffic calming measures. Please note the Federal Highway Administration (FHWA) recognizes the road diet treatment as a proven safety countermeasure, and the cost of a road diet can be significantly reduced if implemented in tandem with routine street resurfacing. Overall, the environmental report should ensure all modes are served well by planning and development activities. This includes reducing single occupancy vehicle trips, ensuring safety, reducing vehicle miles traveled, supporting accessibility, and reducing greenhouse gas emissions.

The proposed Project is anticipated to generate 886 total vehicle trip-ends per day. Comparatively, the existing industrial warehouse was surveyed to establish the baseline level of trip generation. The existing warehouse building was surveyed over two consecutive days and the average number of trips per day was calculated as 928 vehicle trip-ends per day - resulting in a *net reduction* of 42 daily vehicle trips. The Proposed project would not exceed the County's trip generation threshold of 110 net new daily vehicle trips. The Project meets the Non-Retail Project Trip Generation screening criteria. Therefore, we concur that the proposed Project is presumed to have a less than significant impact on VMT; no further VMT analysis is required.

As a reminder, any transportation of heavy construction equipment and/or materials which requires the 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. Cover construction hauling trucks with tarpaulin to avoid debris spillage onto State facilities is highly recommended.

If you have any questions, please feel free to contact Mr. Alan Lin the project coordinator at (213) 269-1124 and refer to GTS # LA-2022-04214-DEIR.

Sincerely,



MIYA EDMONSON
LDR/CEQA Branch Chief

email: State Clearinghouse