

DEPARTMENT OF TRANSPORTATION

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May 23, 2022

Esther Ahn
City of Los Angeles
Department of City Planning
200 N. Spring Street, Room 763
Los Angeles, CA 90012

RE: Fallbrook Point Project
(ENV-2021-10328)
Mitigated Negative Declaration (MND)
SCH # 2022040565
Vic. LA-027/PM 15.862
GTS # 07-LA-2022-03928

Dear Esther Ahn:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced MND. Project would develop the site with three warehouse/manufacturing buildings with two-story heights not exceeding 37 feet. The Project's total floor area would include approximately 23,500 square feet for potential office use, 19,000 square feet for manufacturing, and 56,114 square feet for warehouse use. The Project would provide 262 paved parking spaces within the site for employee vehicle use, and a total of 10 truck dock doors would be provided (two at the smallest building and four at each of the other two buildings). The truck dock bays would face the interior of the site, with dock doors and ramps recessed within the footprint of the structures such that loading docks would be shielded from residential uses in the vicinity. The project will retain 32 existing trees and add 143 new trees for a total of 175 trees across the entire project. The City of Los Angeles is the Lead Agency under the California Environmental Quality Act (CEQA).

The nearest State facility to the proposed project is State Route 27 (SR-27). After reviewing the MND, Caltrans has no concerns regarding vehicle miles traveled (VMT) as the project as it is presumed to have a less-than-significant impact on transportation with mitigation. Thus, Caltrans supports the Transportation Demand Management (TDM) strategies this project proposes to incorporate, such as utilizing promotional and marketing tools to educate and inform employees about alternative transportation options and implementing a ride-share program. The following information is included for your consideration.

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. Caltrans recommends that the Project limit construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing these issues for Caltrans' review.

Finally, any work completed on or near Caltrans' right of way may require an encroachment permit. However, the final determination on this will be made by Caltrans' Office of Permits. This work would require additional review and may be subject to additional requirements to ensure current design standards and access management elements are being addressed. For more information on encroachment permits, see: <https://dot.ca.gov/programs/traffic-operations/ep>.

If you have any questions, please feel free to contact Karen Herrera, the project coordinator, at Karen.Herrera@dot.ca.gov and refer to GTS # 07-LA-2022-03928.

Sincerely,



MIYA EDMONSON
LDR/CEQA Branch Chief

cc: State Clearinghouse