

**DEPARTMENT OF TRANSPORTATION**

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**Governor's Office of Planning & Research**

**June 02 2022**



*Making Conservation  
a California Way of Life.*

**STATE CLEARINGHOUSE**

June 2, 2022

Paul Kuykendall, AICP  
City of Lakewood Community Development Department  
5050 Clark Avenue  
Lakewood CA, 90712

RE: Pacific Pointe West Project –  
Mitigated Negative Declaration  
(MND)  
SCH # 2022050033  
GTS # 07-LA-2022-03936  
Vic. LA-405/PM: 4.64

Dear Paul Kuykendall:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced Mitigated Negative Declaration (MND). The Project proposes construction and operation of up to approximately 375,000 square feet (sf) of light industrial uses within an approximately 20.65-acre site. Under the current Project Site Plan Concept, the Project would be configured as two buildings, referred to herein as Buildings "26" and "27". Building 26 would be approximately 223,000 sf within a 12.84-acre parcel. Building 27 would be approximately 152,000 sf within a 7.81-acre parcel. The Project buildings would accommodate a mix of transload/short-term storage warehouse; light industrial, and refrigerated warehouse uses. The City of Lakewood is the Lead Agency under the California Environmental Quality Act (CEQA).

The Project site is located in the southwest corner of the intersection of Conant Street and Cover Street, in the southwestern portion of the City of Lakewood.

The Initial Study has conducted a Traffic Impact Analysis to evaluate the Project's potential Vehicle Miles Traveled (VMT) impacts. The analysis has concluded that Project VMT per employee would not exceed the City Guidelines VMT impact significance threshold. On this basis, the Project VMT impact, the potential for the Project to conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) is considered less-than-significant.

We encourage the City of Lakewood to evaluate the potential of additional Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements. For TDM strategies, please refer to the Federal Highway Administration's Integrating Demand Management into the Transportation Planning Process: A

Desk Reference (Chapter 8). This reference is available online at: <http://www.ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>

Caltrans also encourages the Lead Agency to promote alternative transportation. This will increase accessibility and decrease Greenhouse Gas Emissions, which supports Caltrans' mission to provide a safe and reliable transportation network that serves all people and respects the environment. For additional strategies that will promote equity and environmental preservation, please refer to the 2010 Quantifying Greenhouse Gas Mitigation Measures report by the California Air Pollution Control Officers Association (CAPCOA), which is available online at: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>

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. 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, including Interstate 405 (I-405), 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 addressed. For more information on encroachment permits, see: <https://dot.ca.gov/programs/traffic-operations/ep>.

If you have any questions regarding these comments, please contact Ronnie Escobar, the project coordinator, at [Ronnie.Escobar@dot.ca.gov](mailto:Ronnie.Escobar@dot.ca.gov), and refer to GTS # 07-LA-2022-03936.

Sincerely,



MIYA EDMONSON  
LDR/CEQA Branch Chief

cc: State Clearinghouse