

DEPARTMENT OF TRANSPORTATION
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Governor's Office of Planning & Research

Aug 17 2022

STATE CLEARINGHOUSE

August 17, 2022

Shanna Farley, Principal Planner
City of Moorpark
799 Moorpark Ave
Moorpark, CA 93201

RE: Pentair Warehouse Expansion Project –
Mitigated Negative Declaration (MND)
SCH# 2022070289
GTS# 07-VEN-2022-00507
Vic. VEN-118 PM 15.808

Dear Shanna Farley:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The Project consists of the construction of a 90,566-square-foot industrial building for Pentair Pool Products, on approximately 5.65 acres. The existing site is vacant and would include removal of the existing vegetation. The Project will include the development of a new driveway with reinforced concrete box culvert, parking, landscaping, new warehouse facility, and associated site improvements. The Project site will include 185 parking spaces, including 6 accessible stalls, 137 standard stalls, 19 electric vehicle (EV) stalls, and 23 clean air/van pool stalls. The site will also feature 20 bicycle racks and 3 motorcycle parking stalls.

The nearest State facility to the proposed project is State Route 118. After reviewing the MND, Caltrans has the following comments:

Caltrans acknowledges that the new driveway proposed on Los Angeles Avenue will be strictly for emergency vehicle access only and will meet all Caltrans design standards. Caltrans also acknowledges that comments previously raised regarding the Los Angeles Avenue and Montair Dr intersection have been addressed with the provided intersection analysis.

Please be aware that this is a preliminary review and that the new driveway and signalized intersection will require additional review by the Office of Permits when detailed plans are available, and a completed permit package has been submitted. At that time all project work proposed on or adjacent to Caltrans right-of-way must adequately address all environmental concerns.

If you have any questions, please contact project coordinator Anthony Higgins, at anthony.higgins@dot.ca.gov and refer to GTS# 07-VEN-2022-00507.

Shanna Farley
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Sincerely,

Miya Edmonson

MIYA EDMONSON
LDR Branch Chief

cc: State Clearinghouse