

DEPARTMENT OF TRANSPORTATION

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*Making Conservation
a California Way of Life*

August 7, 2024

Alexandra Clingman
City of Simi Valley
2929 Tapo Canyon Rd.
Simi Valley, CA 93065

RE: Simi Pak Industrial Project: Mitigated
Negative Declaration (MND)
GTS # 07-VEN-2024-00603
SCH # 2024070325
Vic. LA 118 PM 21.772

Dear Alexandra Clingman:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. The Project proposes to construct a 66,431-square-foot industrial tilt-up building on a 7.67-acre vacant site. The building is intended for warehousing and manufacturing bakery ingredients and will have 38,582 square feet of warehouse space, 6,600 square feet of office space, and a 21,000 square-foot manufacturing area. The building will have two driveway entrances from West Los Angeles Avenue, providing access to the 91 parking areas and the 8 loading docks located on the west and east sides of the building. To mitigate the loss of these trees, the Permittee is required to plant upsized replacement trees on-site or pay into the City's Tree Mitigation Fund. The site is currently vacant and will require approximately 30,000 cubic yards of excavation and 19,000 cubic yards of fill. New grading will remain at least 100 feet away from the top of the bank of Alamos Creek to the west (Drainage A), and over 140 feet away from an existing concrete drainage feature to the east (Drainage B). Drainage A and B are considered jurisdictional drainage features on-site, and they fall under the jurisdiction of the Army Corps of Engineers, the Regional Water Quality Control Board, and the California Department of Fish and Game. The City of Simi Valley is the Lead Agency under the California Environmental Quality Act (CEQA).

The closest state facility is SR 118. After reviewing the project's documents, Caltrans has the following comments:

VMT:

The Project is subject to the City of Simi Valley's VMT guidelines which aim to reach 5 percent below the background VMT of 10.35 VMT/employee for work-based trips. The Project is estimated to result in a daily work VMT per employee of 13.1, which would

exceed the total VMT by 26.6 percent. As such, the Project would result in a significant and unavoidable impact with regard to conflict with CEQA Guidelines Section 15064.3(b), and mitigation is required.

Mitigation Measures:

The following mitigation measures have been identified to reduce the significant and unavoidable impact of the Project:

TR-1) Transportation Demand Strategies:

T-7: Implement Commute Trip Reduction Marketing

T-8: Provide Ridesharing Program

T-10: Provide End of Trip Bicycle Facilities

TR-2) Ventura County Vehicle Miles Traveled Adaptive Mitigation Program (VMT AMP)
Fair Share Cost Fee:

The Permittee must participate in the VMT AMP and pay a fair share cost of the transportation fee of \$1,650.00 per employee before the Environmental Services Director issues a Zoning Clearance.

With the implementation of mitigation measures TR-1 and TR-2, which require the Project to implement TDM strategies and to participate in the VMT AMP through payment of the fair share cost of transportation fee of \$1,650.00 per employee. Caltrans concurs impacts related to the conflicts or inconsistencies with CEQA Guidelines Section 15064.3, subdivision (b) would be less than significant with mitigation.

Additional:

During construction, it is expected that Project construction activities and staging areas would remain entirely onsite and would not require temporary street and/or lane closure(s) on W. Los Angeles Avenue.

Caltrans will require an Encroachment Permit for work performed within the State Right-of-way. Caltrans recommends limiting large truck travel and construction traffic to off-peak commute hours. Caltrans requires a permit for any heavy construction equipment and or materials that require the use of oversized transport vehicles on State highways. 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.

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If you have any questions, please feel free to contact Jaden Oloresisimo, the project coordinator, at Jaden.Oloresisimo@dot.ca.gov and refer to GTS # 07-VEN-2024-00603.

Sincerely,



Anthony Higgins
Acting LDR/CEQA Branch Chief

cc: State Clearinghouse