

DEPARTMENT OF TRANSPORTATION

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*Making Conservation
a California Way of Life*

May 2, 2025

Norali Martinez
City of Los Angeles
200 N. Spring Street, Room 721
Los Angeles, CA 90012

RE: KPAC Coil Avenue Freezer Expansion
SCH # 2025041295
Vic. LA-1/PM 9.45, LA-47/PM 9.26
GTS # LA-2025-04805-ND

Dear Norali Martinez:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced environmental document. The project involves the improvement and expansion of an existing one-story, 42-foot tall, 221,496 square-foot cold storage facility, resulting in a two-story, 65-foot tall, 281,899 square foot facility, with a total 0.38:1 Floor Area Ratio ("FAR"). The expansion includes the demolition and alteration of 27,157 square foot existing cold dock for a new 71,331 square feet freezer, resulting in a net addition of 44,174 square feet of new floor area. The improvements include 13,939 square feet of new office space, and 2,290 square feet of a new engine/mechanical room, electrical room, and fire pump room. The project also involves new automated racking system, other interior improvements, and decreasing the length of the existing double rail spur. The project will provide 119 parking spaces, with no (0) trees to be removed, and with an import of 7,000 cubic yards of soil.

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. As a reminder, all environmental document should include Vehicle Miles Traveled. You may reference the Governor's Office of Planning and Research (OPR) for more information:

<https://opr.ca.gov/ceqa/#guidelines-updates>

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The new expanded facility would add approximately a maximum of 30 employees and cars per day and a maximum of 40 trucks/containers per day, resulting in a total of 160 trucks/containers per day. The warehouse would result in 448 daily trips and 3,371 vehicle-miles travelled (VMT). The Project would add 125 net trips and 1,092 net daily VMT. These values do not take into account credits for Project Transportation Demand Management (TDM) features, such as 30 percent of the workforce at the current facility use carpool or public transportation. The Project would not exceed the Harbor Area Planning Commission (APC) household VMT threshold of 9.2 and work VMT threshold of 12.3. As such, Caltrans concurs that the proposed Project is not anticipated to cause a significant VMT impact based on the City's VMT criteria for the Central APC area. Impacts would be less than significant.

Any transportation of heavy construction equipment and/or materials that require the use of oversized transport vehicles on State highways will need a Caltrans transportation permit. Any large-size truck trips be limited to off-peak commute periods for the construction phase and operation phase. Construction truck loads should be covered with a tarpaulin cover.

Storm water run-off is a sensitive issue for Los Angeles County. Please be mindful that projects should be designed to discharge clean run-off water. Additionally, discharge of storm water run-off is not permitted onto State highway facilities without any storm water management plan.

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-2025-04805-ND.

Sincerely,



MIYA EDMONSON
LDR/CEQA Branch Chief

email: State Clearinghouse