

DEPARTMENT OF TRANSPORTATION

DISTRICT 7 – Office of Regional Planning
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 897-0475
FAX (213) 897-1337
TTY 711
www.dot.ca.gov



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Governor's Office of Planning & Research

DEC 17 2019

STATE CLEARINGHOUSE

December 16, 2019

Mr. Jimmy Wong
City of Santa Fe Springs
11710 E. Telegraph Road
Santa Fe Springs, CA 90670

RE: Greenleaf Business Center – Mitigated
Negative Declaration (MND)
SCH # 2019119061
GTS # 07-LA-2019-02929
Vic. LA-72/PM: 4.259

Dear Mr. Jimmy Wong:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced MND. The proposed project involves the construction and operation of a new warehouse and distribution facility on a mostly vacant site. The warehouse and distribution business would operate out of a proposed building that would encompass a total of 216,500 square feet, comprising 200,500 square feet of light industrial and warehouse space, and 16,000 square feet of ancillary office space to support the industrial tenant. The project would also feature a large interior truck trailer parking and storage area, as well as a loading dock for up to 46 loading dock positions. Other project components include vehicular and pedestrian access and circulation improvements, including 693 parking spaces. The City of Santa Fe Springs is considered the Lead Agency under the California Environmental Quality Act (CEQA).

The nearest State facilities to the proposed project are the State Route 72 (SR-72), State Route 605 (SR-605), and Interstate 5 (I-5). The approximate distance to each of these facilities from the project is as follows:

- **SR-72:** 1.5 miles
- **SR-605:** 2 miles
- **I-5:** 3 miles

In terms of alternative transportation facilities located near the project, according to the MND currently there are public sidewalks on Greenleaf Avenue and Los Nietos Road, however, the sidewalk on Los Nietos Road does not extend past the portion of the project that abuts this road. There are no bicycle lanes or facilities adjacent to the project, however there are Class II bike lanes on parts of Santa Fe Springs Road and Greenleaf Avenue near the project. Finally, Norwalk Transit System (NTS) and Los Angeles County Metropolitan Transportation Authority (Metro) provide the following public transit bus services near the project: NTS Route 3, NTS Route 7, and LA Metro Route 120. The closest NTS bus stops are approximately 0.25 miles west of the project site, at the Greenleaf Avenue & Los Nietos Road intersection. The closest Metro bus stops are approximately 0.5 miles south of the site, at the Greenleaf Avenue & Telegraph Road intersection.

After reviewing the MND, Caltrans has the following comments:

- The City of Santa Fe Springs has chosen to analyze the project's transportation impacts in terms of Level of Service (LOS). As a reminder, Senate Bill 743 (2013) mandates that Vehicle Miles Traveled (VMT) be used as the primary metric in identifying transportation impacts of all future development projects under CEQA, starting July 1, 2020. For information on determining transportation impacts in terms of VMT on the State Highway System, see the Technical Advisory on Evaluating Transportation Impacts in CEQA by the California Governor's Office of Planning and Research, dated December 2018: http://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf.
- Due to the size of the project and its proximity to state highway facilities, the following locations within the State highway system might need to be included in the Transportation Impact Analysis (TIA):
 - Santa Fe Springs Road, where it intersects with eastbound SR-72 and where it intersects with SR-72, Washington Boulevard, and Pickering Avenue
 - I-605 northbound on-ramp & Telegraph Road
 - I-605 northbound off-ramp & Slauson Avenue
- Please refer to the latest Caltrans Transportation Impact Study Guide (TISG) for trip generation thresholds that would trigger the inclusion of any of the above locations in a revised TIA.
- If it is found that the project might cause a significant impact at the above locations, please refer to the latest Caltrans TISG to perform all analyses. Specifically, follow this guide to perform diverging/merging, weaving, delay, and queuing analyses. Furthermore, if the analyses show that any of the above facilities will operate at a LOS based on Caltrans' Measures of Effectiveness (as described in the latest TISG) that is worse than D, mitigation measures for these locations must be included in the revised TIA. If the existing conditions of any of the significantly impacted locations are already worse than LOS D, and the existing LOS is not maintained or improved after project implementation, mitigation measures must also be provided for these locations.

The following information is included for your consideration.

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. Therefore, Caltrans encourages the Lead Agency to integrate transportation and land use in a way that reduces Vehicle Miles Traveled (VMT) and Greenhouse Gas (GHG) emissions, as well as facilitates a high level of non-motorized travel and transit use. We encourage the Lead Agency to evaluate the potential of Transportation Demand Management (TDM) strategies and Intelligent Transportation System (ITS) applications to reduce VMT impacts. Caltrans also supports the TDM measures included in this project, such as providing bicycle parking stalls as well as new sidewalk facilities along Greenleaf Avenue and a portion of Los Nietos Road. Additional potential strategies for this project include:

- Create crosswalks with high visibility continental stripes at the following intersections: Los Nietos Road & Santa Fe Springs Road, Los Nietos Road & Greenleaf Avenue, Reis Street & Greenleaf Avenue, Barton Road & Greenleaf Avenue, Sorensen Avenue & Santa Fe Springs Road, Santa Fe Springs Road & Mulberry Drive, Santa Fe Springs Road & Ann Street, and Ann Street & Greenleaf Avenue.
- Close the gap in existing Class II bike lane along Santa Fe Springs Road from Mulberry Drive to Los Nietos Road to facilitate bicycle access to the Norwalk/Santa Fe Springs Metrolink Transit Station.

- Implement bicycle conflict paint at the intersection of Mulberry Drive & Santa Fe Springs Road.
- Install a pedestrian High Intensity Activated Crosswalk (HAWK) signal at Santa Fe Springs Road & Ann Street.
- Extend the Class II bike lane along Greenleaf Avenue to Los Nietos Road to improve access to adjacent high schools.
- Create or update sidewalks along Santa Fe Springs Road between Mulberry Drive and Los Nietos Road to meet current ADA standards.
- Design new ADA-compliant sidewalks on both sides of Ann Street between Santa Fe Springs Road and Greenleaf Avenue.
- Provide curb extensions at the following intersections: Ann Street & Santa Fe Springs Road, Barton Road & Greenleaf Avenue, and Reis Street & Greenleaf Avenue.
- Ensure that the Norwalk Transit bus stops along Santa Fe Springs Road and Telegraph Road have shelters and lighting.
- Decrease parking requirements by providing additional bicycle storage and carpool/vanpool preferential parking.

For additional TDM options that can reduce VMT, please refer to:

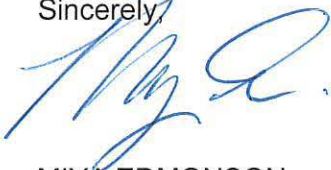
- *Quantifying Greenhouse Gas Mitigation Measures* by the California Air Pollution Control Officers Association (CAPCOA), available at: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>, or
- *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8) by the Federal Highway Administration (FHWA), available at: <https://ops.fhwa.dot.gov/publications/fhwahop12035/index.htm>.

Also, 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. We support limiting large size truck trips to off-peak commute periods. If construction traffic, including truck haul traffic, is expected to cause delays on any State facilities, such as the I-605 off/on ramps on Telegraph Road, please submit a construction traffic management plan detailing these delays for Caltrans' review.

Finally, storm water run-off is a sensitive issue for Los Angeles county. Please be mindful that the project needs to be designed to discharge clean run-off water.

If you have any questions about these comments, please contact Emily Gibson, the project coordinator, at Emily.Gibson@dot.ca.gov, and refer to GTS # 07-LA-2019-02929.

Sincerely,



MIYA EDMONSON
IGR/CEQA Branch Chief
cc: Scott Morgan, State Clearinghouse