

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



*Making Conservation
a California Way of Life.*

April 16, 2020

Governor's Office of Planning & Research

APR 16 2020

Monica Dionne
City of Simi Valley
2929 Tapo Canyon Road
Simi Valley, CA 93063

STATE CLEARINGHOUSE

RE: GPA-105 / SP-S-9, AMO. 5 / Z-S-746 / TP-S-695 / CUP-S-822 (Hacienda Peppertree Project) – Mitigated Negative Declaration (MND)
SCH # 2020039049
GTS # 07-VEN-2020-00402
Vic. VEN-118/PM: R27.403

Dear Monica Dionne:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced MND. The proposed project consists of the construction of a 357-unit Residential Care Facility for the Elderly on a vacant 20.7-acre site located at the southwest corner of Tapo Canyon Road and Guardian Street in Simi Valley. The proposed facility consists of three buildings that are two to four stories high with underground parking. A total of 282 vehicle parking spaces will be provided on-site as well as 16 bicycle parking spaces. The project also includes the construction of two bridges across Meier Creek for emergency access, as well as flood protection and grading of the entire site. The City of Simi Valley is the Lead Agency under the California Environmental Quality Act (CEQA).

State Route 118 (SR-118) at Tapo Canyon Road is located approximately 1.2 miles away from the project. From reviewing the MND, Caltrans has the below comments.

The City of Simi Valley has chosen to analyze the transportation impacts of this project in terms of Level of Service (LOS). As a reminder, Senate Bill 743 (2013) mandates that 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.

Since this project involves the construction of two bridges across Meier Creek, Caltrans Bridge Engineers reviewed it, and determined that Caltrans-owned bridges will not be affected by the project. However, these engineers inspected local jurisdiction bridges as required by the Federal Highway Administration (FHWA), and have noted the following for nearby bridge No 52c0235: "Approximately 50 feet downstream of the downstream concrete check dam, there is an outlet concrete box structure coming out of the northerly slope which has undermining along the invert 12 feet from the end of the box. The undermined section is 20 feet (along the invert) x 3 feet deep x 4 feet inward."

In addition, Caltrans Bridge Engineers noted that removal of any waterway permanent concrete lining requires approval of a registered engineer specialized in bridge hydraulics and slope erosion to ensure minimal impacts on nearby bridges.

For future bridges, Caltrans Bridge Engineers recommend:

- Through the City, the project applicant must apply for a bridge name and number from Caltrans. A committee consisting of lead agency officials, Caltrans, engineers, and other bridge design specialists should determine the appropriate bridge type.
- Caltrans is mandated to inspect and rate all bridges in California including bridges within local jurisdictions. It is recommended that bridges be designed using the latest Caltrans adopted American Association of State Highway and Transportation Officials (AASHTO) codes to prevent load capacity restrictions when a bridge gets inspected and rated by Caltrans.
- Caltrans' Bridge Standard specification should be identified for quality control during construction.
- For correct filing submit approved pre-construction and as-built plans to Caltrans Structure Maintenance and Investigations at the following address: 1801 30th Street, Sacramento, CA 95816.
- Caltrans reviews bridge plans for design quality, alignment, geometrics, and compliance with Caltrans' standard practices. For future bridge projects lead agencies can contact their Caltrans Local Development-Intergovernmental Review office to request assistance and a review from Caltrans Structure Maintenance and Investigations office.

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. Furthermore, 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. Thus, Caltrans supports the Transportation Demand Management (TDM) strategies this project has incorporated, such as providing 16 bicycle parking spaces and upgrading all curb ramps at the Tapo Canyon Road & Guardian Street intersection to current ADA requirements. Additional TDM strategies that the City of Simi Valley can consider integrating into this project include:

- Create bicycle and pedestrian facilities from the project site to nearby destinations such as transit stops, stores, schools, libraries, and parks, and ensure that these facilities are ADA compliant.
- Increase the number of bicycle parking spaces and ensure that this parking is secure, convenient, and accessible.
- Provide a smooth transition between the bike lanes on Tapo Canyon Road and Guardian Street, and the bicycle parking on-site.
- Confirm that access throughout the development is convenient and accessible.

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. 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 delays on any State facilities, please submit a construction traffic control plan detailing these delays for Caltrans' review.

Monica Dionne
April 16, 2020
Page 3 of 3

In addition, stormwater run-off is a sensitive issue for Ventura county. Due to this project's proximity to Meier Creek, please ensure that the project is designed to discharge clean run-off water. Caltrans supports the implementation of a Storm Water Pollution Prevention Plan, which was referenced in the MND.

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-VEN-2020-00402.

Sincerely,



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