

DEPARTMENT OF TRANSPORTATION

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May 7, 2020

5/8/2020
Governor's Office of Planning & Research

Justin Bertoline
Ventura County Planning Division
800 South Victoria Avenue
Ventura, CA 93009

MAY 07 2020

STATE CLEARINGHOUSE

RE: Somis Ranch Farmworker Housing Complex
– Notice of Preparation of a Draft
Environmental Impact Report (NOP)
SCH # 2020049020
GTS # 07-VEN-2020-00406
Vic. VEN-34/PM: 16.06

Dear Justin Bertoline:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced NOP. The project involves:

- A Tentative Parcel Map to authorize the four-lot subdivision of an existing lot. Three of the parcels (approximately 18.5 acres) would be developed for farmworker housing and one of the parcels (approximately 17.9 acres) would remain in agricultural production.
- A Conditional Use Permit to authorize the construction of a community waste water treatment facility.
- A Planned Development Permit to authorize the construction of a 360-unit farmworker housing complex with 654 parking spaces. The complex is intended to be 100 percent affordable to farmworkers who qualify as lower income.

The Ventura County Planning Division is considered the Lead Agency under the California Environmental Quality Act (CEQA).

The project is adjacent to State Route 34 (SR-34), approximately 1.5 miles away from the SR-34 and State Route 118 (SR-118) intersection, and approximately 2.5 miles away from the SR-34 and United States 101 (US-101) interchange.

It is not stated in the NOP which methodology Ventura County will use to analyze the transportation impacts of this project. As a reminder, Senate Bill 743 (2013) mandates that Vehicles 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.

If Ventura County decides to prepare a Transportation Impact Analysis (TIA) in terms of Level of Service, the list of study locations may need to include, but not be limited to, the following:

- SR-118 & SR-34 intersection
- US-101 & SR-34 interchange

Caltrans looks forward to receiving the forthcoming Draft Environmental Impact Report, and providing comments, if warranted.

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 VMT and Greenhouse Gas (GHG) emissions, as well as facilitates a high level of non-motorized travel and transit use. Caltrans also supports the implementation of Transportation Demand Management (TDM) to decrease VMT. For more information on TDM options that could be incorporated into this project, please refer to:

- The 2010 *Quantifying Greenhouse Gas Mitigation Measures* report 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 or materials that requires use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. If construction traffic is expected to cause delays on any State facilities, please submit a Construction Traffic Management Plan detailing these delays for Caltrans' review. Caltrans also recommends that the project limit construction truck traffic to off-peak periods to minimize the potential impact on State facilities.

Finally, encroachment permits are required for any project on or near Caltrans right-of-way. Due to this project's proximity to SR-34, an encroachment permit might be required, however, this decision will be subject to additional review by the Office of Permits.

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-2020-00406.

Sincerely,



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