

DEPARTMENT OF TRANSPORTATION

DISTRICT 7
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 269-1124
FAX (213) 897-1337
TTY 711
www.dot.ca.gov



*Making Conservation
a California Way of Life*

August 7, 2025

Sandra Elias, City Planner
Planning Division
City of El Monte
11333 Valley Boulevard
El Monte, CA 91731

RE: Temple City Self-Storage Facility Project
SCH # 2025070805
Vic. LA-10/PM 27.68
GTS # LA-2025-04857-MND

Dear Sandra Elias:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced environmental document. The project proposes the construction and operation of an approximately 133,460-square-foot self-storage building on a 2.45-acre site with an associated office, surface parking and loading areas, landscaping and a six-foot tall wrought iron fence perimeter.

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>

The project will generate 12/20 AM/PM Peak Hour Trips. The project is located within 0.5 miles of eight bus stops that offer service intervals of 15 minutes or less. These bus stops located along Valley Boulevard, which is approximately 1,500 feet to the south, are serviced by Metro Bus Route #76.

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In compliance with the City of El Monte TIA Guidelines, the project is forecast to generate less than 50 vehicle trips per hour and is not required to prepare a traffic impact analysis. Additionally, the project has met the criteria to be screened from a full VMT analysis with Low VMT-Generating Area Screening and may be presumed to have a less than significant impact on VMT under CEQA.

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.

If you have any questions, please feel free to contact Mr. Alan Lin, the project coordinator, at (213) 269-1124 and refer to GTS # GTS # LA-2025-04857-MND.

Sincerely,

Anthony Higgins for

MIYA EDMONSON

LDR/CEQA Branch Chief

email: State Clearinghouse