

California Department of Transportation

DISTRICT 7
100 SOUTH MAIN STREET, SUITE 100 | LOS ANGELES, CA 90012
PHONE (213) 897-0362 | FAX (213) 897-0360 TTY 711
www.dot.ca.gov



October 15, 2026

Michelle Fleishman
Department of Regional Planning
Los Angeles County
Hall of Records, Rm. 150
320 West Temple St.
Los Angeles, CA 90012

RE: Calgrove Self Storage Project
SCH # 2026091051
Vic. LA-5/PM R49.035
GTS # LA-2026-05149-MND

Dear Michelle Fleishman:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced environmental document. The proposed Project would involve the construction of a four-story self-service storage facility with a total floor area of 94,668 square feet (SF), comprised of 92,676 SF of self-storage floor area, 1,200 SF of office, and 792 SF of on-site manager's residence (the "Project"). Implementation of the proposed Project requires removal of seven oak trees and encroachment of eight at the parcel.

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 Land Use and Climate Innovation (LCI) for more information:

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

The Project is estimated to generate 109 net daily vehicle trips based on the most recent edition of the ITE Trip Generation Manual. The Project is a non-retail development that does not generate a net increase of more than 110 daily vehicle trips. As a result, the Project is presumed to have a less-than-significant VMT impact and is exempt from further VMT analysis.

Because the project trip is only one trip to the screen threshold of 110 trips, we would like the City to consider a Transportation Demand Management (TDM) program as a project feature, with specific elements such as employee transit subsidies, carpool/vanpool incentives, preferential parking, and shift-based trip reduction strategies suitable for the storage operations.

The City should consider the TDM strategies consistent with Caltrans' Transportation Demand Management Toolbox:

<https://dot.ca.gov/-/media/dot-media/district-4/documents/d4-transportation-planning-local-assistance/ldr/final-draft-2023-ldr-tdm-toolbox-071923-a11y.pdf>

Please be reminded that any work performed within the State Right-of-way will require an Encroachment Permit from Caltrans. Any modifications to State facilities must meet all mandatory design standard and specifications.

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. To minimize potential traffic impacts on State facilities, any large-size truck trips should 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 # LA-2026-05149-MND.

Sincerely,

Alan Lin for

FRANCES DUONG
LDR Branch Chief

email: Governor's Office of Land Use and Climate Innovation (LCI)