

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.*

Governor's Office of Planning & Research

DEC 10 2019

STATE CLEARINGHOUSE

December 10, 2019

Mr. Brian Lee
City of Covina
125 E. College Street
Covina, CA 91723

RE: Hassen Development Project – Mitigated
Negative Declaration (MND)
SCH # 2019119070
GTS # 07-LA-2019-02932
Vic. LA-10/PM: 37.492

Dear Mr. Brian Lee:

Thank you for including the California Department of Transportation (Caltrans) in the review process for the above referenced MND. The proposed project would redevelop 5.3 acres of existing vacant automotive industrial/dealership uses by constructing a new mixed-use building and townhome developments. The proposed mixed-use building would consist of 161 townhomes; 13,500 gross square feet of retail space; 3,800 gross square feet of restaurant space; and a multi-level parking garage with 409 spaces. The remainder of the site would be developed with 126 townhomes, dispersed throughout eight structures. The City of Covina is considered the Lead Agency under the California Environmental Quality Act (CEQA).

The project is located approximately 1.5 miles away from Interstate 10 (I-10) and 2 miles away from Interstate 210 (I-210). As discussed in the MND, the project is also located approximately 500 feet southwest of the Covina Metrolink Station, which makes it a Transit Priority Project.

In terms of active transportation facilities serving the project, there are Class II bike lanes on N. Citrus Avenue, N. 2nd Street, and E. Front Street near the project. There are also sidewalks along W. San Bernardino Road, N. 3rd Avenue, N. Citrus Avenue, and W. Geneva Place.

Due to the project's infill nature, high quality access to transit, and access to bicycle and pedestrian facilities, Caltrans does not expect project approval to result in a direct adverse impact to existing State transportation facilities.

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. Senate Bill 743 (2013), which mandates that Vehicle Miles Traveled (VMT) be used as the primary metric in identifying transportation impacts of all future development projects under CEQA, is a key mechanism for Caltrans to meet this mission. Senate Bill 743 will enable Caltrans to help reduce Greenhouse Gas (GHG) emissions from vehicles and improve air quality. Thus, Caltrans is reminding its partners that the deadline to implement Senate Bill 743 (2013) is 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.

Furthermore, Caltrans encourages the Lead Agency to integrate transportation and land use in a way that reduces VMT and GHG emissions, as well as facilitates a high level of non-motorized travel and transit use. Caltrans supports the Transportation Demand Management (TDM) strategies this project has incorporated, such as implementing pedestrian access points, pedestrian plazas along San Bernardino Road and 3rd Avenue, and pedestrian amenities within the site. Additional TDM strategies that the City of Covina may want to consider integrating into this project include:

- Offer secure bicycle storage for residents and commercial patrons
- Provide high-visibility crosswalks with continental or ladder designs at intersections near the project site, such as W. San Bernardino Road & N. Citrus Avenue, W. San Bernardino Road & N. 3rd Avenue, N. Citrus Avenue & E. Front Street, and N. Citrus Avenue & the Covina Metrolink Station parking lot

As a reminder, 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 large size truck trips to be limited to off-peak commute periods. 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.

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- 02932.

Sincerely,



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