

DEPARTMENT OF TRANSPORTATION

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September 12, 2023

Mercenia Lugo
City of Covina
Community Development Department
125 East College Street
Covina, CA 91723

RE: Covina Village Project
Revised Draft Environmental Impact
Report (DEIR)
SCH # 2019120104
Vic. LA-Multiple
GTS # 07-LA-2019-04288

Dear Mercenia Lugo:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced Revised DEIR. On August 2020, a Draft EIR was circulated for public review for a prior version of the project ("original project") referred to as the "Cypress Villas Project. After circulation of the Draft EIR and prior to its certification, the proposed development was redesigned and revised as the "Covina Village Project." Similar to the original project, the revised project proposes a mixture of commercial and residential land uses on the 7.99-acre project site; however, the site plan, commercial uses, and residential unit types have been modified under the revised project. Specifically, under the Covina Village Project, the commercial uses would be developed on the western 2.8 acres of the project site, consisting of a 3,596-square-foot self-service mechanical drive-through car wash (Quick Quack Car Wash), a 950-square-foot coffee shop with drive-through (Dutch Bros. Coffee), and a 3,500-square-foot restaurant with drive-through. The proposed residential development would be located on the eastern 5.1 acres of the project site, consisting of 80 multi-family townhome units, 17 live/work units, common recreational areas and open space, and parking. The City of Covina is the Lead Agency under the California Environmental Quality Act (CEQA).

The project site is located approximately halfway between the I-10 and I-210. After reviewing the Revised DEIR, Caltrans has the following comments:

- According to the Revised DEIR, the Project Type and Low VMT Area screening criteria are met, therefore, it is considered to have a less-than-significant VMT impact.

- In a previously submitted comment letter from Caltrans in 2020, it was mentioned that "...when the traffic study, queue analysis, is conducted, please include the Azusa Avenue on- and off-ramps to both the I-10 and I-210." This comment has not been addressed.

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

If you have any questions, please feel free to contact Karen Herrera, the project coordinator, at Karen.Herrera@dot.ca.gov and refer to GTS # 07-LA-2019-04288.

Sincerely,



MIYA EDMONSON
LDR/CEQA Branch Chief

cc: State Clearinghouse