

DEPARTMENT OF TRANSPORTATION

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5/1/2020

Governor's Office of Planning & Research

APR 29 2020**STATE CLEARINGHOUSE**

April 29, 2020

Brian K. Lee
City of Covina
125 East College Street
Covina, CA 91723

RE: Kaiser Permanente Covina Medical Office
Building Project – Mitigated Negative
Declaration (MND)
SCH # 2020040019
GTS # 07-LA-2019-03224
Vic. LA-10/PM: 39.262

Dear Brian K. Lee:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for this Mitigated Negative Declaration (MND). The proposed project would develop the project site with a medical office building, a parking garage, a surface parking lot, and associated landscape and hardscape improvements. The medical office building would be 58,475 square feet in size and 3 stories in height. The building would support two outpatient clinics, a retail pharmacy, a behavioral health clinic, imaging, a nurse clinic, speech therapy, and a clinical lab. The parking garage would be 92,785 square feet in size, with 4 levels (one level would be below grade and three levels would be above grade). The parking garage would provide 256 parking spaces. The surface parking lot would have two canopied carports and would provide an additional 71 parking spaces. Access to the proposed project would be provided via three driveways from Park View Drive, which would provide access to the parking garage, a patient drop-off area, and the surface parking area.

After reviewing the MND, Caltrans does not expect project approval to result in a direct adverse impact to the existing State transportation facilities.

Additional information included for your consideration:

With regards to parking, Caltrans supports reducing the amount of parking whenever possible. Research on parking suggests that abundant car parking enables and encourages driving. Research looking at the relationship between land-use, parking, and transportation indicates that the amount of car parking supplied can undermine a project's ability to encourage public transit and active modes of transportation. For any project to better promote public transit and reduce vehicle miles traveled, we recommend the implementation of Transportation Demand Management (TDM) strategies as an alternative to building excessive parking.

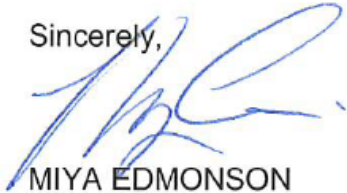
Also, storm water run-off is a sensitive issue for Los Angeles county. Please consider designing the project to discharge clean run-off water. The completed project could incorporate green design elements that can capture storm water. Incorporating measures such as permeable pavement, landscaping, and trees to reduce urban water run-off could be considered. Discharge of storm water run-off is not permitted onto State Highway facilities without a storm water management plan.

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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 recommend large size truck trips be limited to off-peak commute periods.

If you have any questions, please contact Reece Allen, the project coordinator, at reece.allen@dot.ca.gov, and refer to GTS # 07-LA-2019-03224

Sincerely,



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