

DEPARTMENT OF TRANSPORTATION

DISTRICT 7

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a California Way of Life*

June 3, 2024

Maia McCurley
City of Alhambra
111 S. First St.
Alhambra, CA 91801

RE: Palm and Pepper Commercial
Development: Mitigated Negative
Declaration (MND)
GTS # 07-LA-2024-04524
SCH # 2024050221
Vic. LA 10/PM 22.761

Dear Maia McCurley:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. The proposed Project would involve the construction of three new quick-serve food-related uses (a Starbucks®, a Raising Cane's®, and a Panda Express®) totaling 7,053 square feet of floor area. The project site is currently occupied by commercial and industrial uses, most of which are not presently active. Only a 10,000-square-foot warehouse located at 135 South Raymond Avenue is currently in operation. All the existing onsite buildings would be removed to accommodate the proposed project. Vehicular access would be provided via three driveways intersecting the east side of Palm Avenue, one driveway intersecting the north side of Pepper Street, and two driveways intersecting the west side of Raymond Avenue. The proposed project would provide 121 parking spaces. A total of 32,805 square feet or 20.17% of the total site area would be landscaped. The proposed project would require the following approvals: Tentative Parcel Map, Planned Development Permit, Design Review Board, Conditional Use Permits, General Plan Map Amendment, and Zone Change. The City of Alhambra is the Lead Agency under the California Environmental Quality Act (CEQA).

The closest state facility is SR-10. After reviewing the project's documents, Caltrans has the following comments:

To meet the goals and objectives of community placemaking and safe urban design, Caltrans encourages the Lead Agency to incorporate multi-modal infrastructure along and within the site for people walking, riding bicycles, and riding transit. This infrastructure should include ADA-compliant design, adequate sidewalks, high visibility crosswalks, class IV bike lanes, reducing vehicle parking, and implementing bike parking to best create a fully accessible Complete Street.

Caltrans will require an Encroachment Permit for work performed within the State Right-of-way. Caltrans recommends that large-size truck travel be limited to off-peak commute hours. Caltrans requires a permit for any heavy construction equipment and or materials that require the use of oversized transport vehicles on State highways.

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 Jaden Oloresisimo, the project coordinator, at Jaden.Oloresisimo@dot.ca.gov and refer to GTS # 07-LA-2024-04524.

Sincerely,

Anthony Higgins for

MIYA EDMONSON
LDR/CEQA Branch Chief

cc: State Clearinghouse