

DEPARTMENT OF TRANSPORTATION

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*Making Conservation
a California Way of Life*

August 1, 2024

Gerardo Marquez
City of South El Monte
1415 Santa Anita Ave.
South El Monte, CA 91733

RE: South El Monte Athletic Fields and
Business Park: NOP
GTS # 07-LA-2024-04569
SCH # 2024070062
Vic. LA 60 PM 10.224
LA 605 PM 16.806

Dear Gerardo Marquez:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. The Project is proposing to develop an existing 21-acre vacant property (location as referenced above) that would include the construction of an industrial warehouse building with approximately 201,815 square feet (sf) of warehouse space and 10,000 sf of ancillary office space on the first floor, and 10,000 sf of ancillary office/mezzanine space for a total building area of 221,815 sf. The proposed structure would be a concrete tilt-up warehouse building and would have a roof line of approximately 45 feet in height. The warehouse component of the Project would be located on approximately 10.2 acres of the southeastern portion of the site. In addition, the Applicant would dedicate approximately 10.9 acres of the northwestern portion of the Project site to the City for future park use. The Applicant also proposes a freeway-adjacent digital billboard sign approximately 50 feet in height in the northern portion of the project site. The City of South El Monte is the Lead Agency under the California Environmental Quality Act (CEQA).

The closest state facilities are SR 60, and SR 605. After reviewing the project's documents, Caltrans has the following comments:

Pedestrian, Bike, and Transit

Caltrans aims to reach zero traffic-related fatalities and serious injuries by 2050 as there is a direct link between impact speeds and the likelihood of fatality or serious injury. To reach this goal, Caltrans encourages the Lead Agency to improve pedestrian and bicyclist amenities in community destinations. These improvements can be made along Santa Anita Ave. and Durfee Ave, connecting Whittier Narrows Park and South El Monte High School.

The most effective methods to reduce pedestrian and bicyclist exposure to vehicles are through physical design and geometrics. Caltrans recommends the following multimodal improvements for this project:

- These methods include constructing physically separated facilities such as ADA compliance, Class IV bikeways, wide sidewalks, curb extensions, pedestrian refuge islands, landscaping, street furniture, and reductions in crossing distances through roadway narrowing.
- Visual indicators such as pedestrian and bicyclist warning signage, flashing beacons, crosswalks, signage, and striping should be used in addition to physical design improvements to indicate to motorists that they can expect to see and yield to people walking or riding bikes.
- Implement bike amenities that can be utilized for public use on the project site. The NOP, the Parking, Circulation, and Access section states that “Short-term and long-term bike racks would also be provided for warehouse employees”, which may prevent accessibility for the athletic field users.
- Parking reduction whenever possible. The South El Monte Athletic Fields and Business Park Project is designed in a way that induces demand for unnecessary vehicle trips.
- If the proposed project results in new sidewalks and intersection improvements, it is expected to reconstruct the sidewalk along property frontage per the latest state standards, as well as to construct ADA curb ramps to meet the current Caltrans Standard Plans. Please refer to the link below for further reference:

https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/f0020348_complete-streets-elements-toolbox-a11y.pdf

Outdoor Advertising Display

Caltrans requests that future project documents confirm that there is a minimum of 20 ft. of horizontal clearance from the edge of the traveled way to the face of the billboard foundation for a clear recovery zone.

The project boundary is directly adjacent to the Caltrans Right-of-way and encroachment permits (EP) will be required for any work proposed on or in the vicinity of the Caltrans Right-of-way and all safety and environmental concerns must be adequately addressed. Please note that any work performed within the State Right-of-way will require a new Outdoor Advertising Display (ODA) Permit from Caltrans. Any modifications to State facilities must meet all mandatory design standards and specifications. Please access the references below for encroachment permits and further ODA information.

<https://dot.ca.gov/programs/traffic-operations/ep>

<https://dot.ca.gov/programs/traffic-operations/oda>

Others

Caltrans will require an Encroachment Permit for work performed within the State Right-of-way. Caltrans recommends that large-size truck travel and construction traffic 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. 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-2024-04569.

Sincerely,



Anthony Higgins
Acting LDR/CEQA Branch Chief

cc: State Clearinghouse