

DEPARTMENT OF TRANSPORTATION

DISTRICT 7
100 S. MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 897- 0673
FAX (213) 897-1337
TTY 711
www.dot.ca.gov



*Making Conservation
a California Way of Life*

September 24, 2024

Mercenia Lugo, Planning Division Manager
City of Covina
125 East College Street
Covina, CA 91723

RE: 529 Cutter Way Self Storage
Project– Mitigated Negative Declaration
(MND)
SCH #2024080951
GTS #07-LA-2024-04614
LA 10/PM 35.675

Dear Mercenia Lugo,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The Project proposes the construction and operation of a self-storage facility. The new facility would consist of a self-storage building that would include 847 square feet of office space and 45,049 square feet of storage space on the ground floor; and 45,896 square feet of storage space on each of the second, third, and fourth floors.

After reviewing the MND, Caltrans has the following comments:

The Project has been shown to have less than a significant impact on a program, plan, ordinance, or policy addressing the circulation system, including bicycle and pedestrian facilities. Figure 3-1 of the Initial Study consists of the Conceptual Site Plan and includes a reference to two “Bike SP” elements. However, the figure lacks a legend to describe what “SP” refers to. If the “SP” refers to share programs, this would be consistent with the City of Covina Bicycle Master Plan and its proposed Class II bike lane on San Bernardino Road. The Project will include bicycle racks onsite, although the number of how many is unclear and Caltrans requests clarification to better assess the design plan for the site’s bicycle facilities. The Project is also between two Metrolink Stations, which would be supported by the Project’s installation of new sidewalks along West San Bernardino Road and Cutter Way. Caltrans supports the Project’s alignment with the State of California’s goals to strengthen a network of mobility with bicycle and pedestrian features that can

benefit the surrounding community.

Operation of the Project would introduce new vehicular traffic from workers and proposed operations. The proposed Project would include 22 passenger vehicle parking stalls, inclusive of accessible spaces and electric vehicle/clean air/carpool spaces in a surface lot on the east side of the building. Should surface parking be built, it is advised that active frontage be placed along the sidewalk and for parking to be shifted to the rear or interior of the site. Caltrans concurs with the Project's use of greenery to screen the proposed building and parking from off-site viewpoint. Maintaining landscaping as a natural buffer between the parking area and sidewalks lowers the risk of conflict between vehicles and other road users.

Any transportation of heavy construction equipment and/or materials that requires the use of oversized transport vehicles on State Highways will require a Caltrans transportation permit. Caltrans recommends limiting 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. We look forward to the coordination of our efforts to ensure potential impacts to the highway facilities and traveling public are discussed and addressed before work begins.

If you have any questions, please contact project coordinator Frances Duong, at frances.duong@dot.ca.gov and refer to GTS #07-LA-2024-04614.

Sincerely,



Anthony Higgins
Acting LDR/CEQA Branch Chief

Cc: State Clearinghouse