

DEPARTMENT OF TRANSPORTATION

DISTRICT 7- OFFICE OF REGIONAL PLANNING
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*Making Conservation
a California Way of Life.*

October 13, 2025

City of South El Monte, Planning Division
Attn: Gerardo Marquez, Interim Dir. of Community Development
1415 Santa Anita Avenue
South El Monte, CA 91733

RE: South El Monte Athletic Fields and
Business Park Project – DEIR
SCH# 2024070062
GTS# 07-LA-2024-04892
Vic. LA 60 PM: 10.192

Dear Jocelyn Swain,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The Project would include the development of a warehouse use on approximately 10.5 acres of the eastern portion of the site and the remaining approximately 10.7 acres on the northwestern portion of the site would be dedicated to the City for future development of a City park and a digital billboard. The Project includes the construction of storage and drainage improvements for the required volume of potential flood waters from the Whittier Flood Control Basin by balancing the cut and fill up to the spillway activation elevation of the Whittier Narrows Dam, as defined by the U.S. Army Corps of Engineers (USACE). The proposed warehouse and the future City park would be designed to accommodate the Storage Basin Improvements. The warehouse component of the Project would include the construction of an approximately 221,815-square-foot (sf) single-story industrial warehouse building with approximately 201,815 sf of warehouse space, approximately 10,000 sf of ancillary office space on the ground level, and approximately 10,000 sf of ancillary office space on a mezzanine level. The warehouse would include 27 dock doors and 277 standard parking stalls. Access to the warehouse would be provided via two 40-foot-wide driveways on Lexington-Gallatin Road which would allow for truck and passenger vehicle ingress/egress to the site and allow for truck turning movements. The remaining approximately 10.7 acres in the northwest portion of the project site would be dedicated to the City for future development of a public City park. The EIR evaluates the conceptual plan of the future City park assuming two athletic fields, open lawn areas,

public surface parking, restroom facilities, and site access via one driveway off Santa Anita Avenue.

After reviewing the DEIR, Caltrans has the following comments:

Due to the project's adjacency to SR 60, please be aware that any project work occurring within, or abutting Caltrans ROW will require an encroachment permit and all concerns and requirements must be addressed. This includes any grading, topography, or equipment work that will change the pattern or direction of water runoff in a way that will impact State facilities or ROW.

If evidence of the above is discovered during the City's review of the project's various permit and design approvals, a condition of approval for City issued entitlements shall include a requirement to work with Caltrans' Office of Permits to obtain the appropriate encroachment permits. Final design requirements for any proposed changes to infrastructure within or along Caltrans Right-of-way will be determined by the Office of Permits. At the time of permit application there will be rounds of review and corrections to ensure all design, Right-of-way, access management, water runoff, environmental, and statutory requirements are being addressed.

Caltrans District 7 Office of Permits contact information:

Mailing Address: 100 S Main Street, Ste 100 Los Angeles, CA 90012

Office Hours: 8:00 a.m. to 5:00 p.m. Monday-Friday

Phone: 213-897-3631 | Fax: 213-897-0420 | E-mail: D7.Permits@dot.ca.gov

Please note that the future digital billboard will require an Outdoor Advertising Display (ODA) Permit from Caltrans. Please access the following link for further ODA information: <https://dot.ca.gov/programs/traffic-operations/oda>

Finally, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods.

If you have any questions, please contact project coordinator Anthony Higgins, at anthony.higgins@dot.ca.gov and refer to GTS# 07-LA-2024-04892.

Sincerely,

Miya Edmonson

Miya Edmonson

LDR Branch Chief

Cc: State Clearinghouse