

DEPARTMENT OF TRANSPORTATION

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Governor's Office of Planning & Research

NOV 25 2019

STATE CLEARINGHOUSE

November 25, 2019

Mr. Steven Ratkay
City of Westminster
8200 Westminster Boulevard
Westminster, CA 92683

2019100444

File: IGR/CEQA
SCH#: ~~201910444~~
IGR Log: 2019-01249
I-405, PM: 18.224

Dear Mr. Ratkay:

Thank you for including the California Department of Transportation (Caltrans) in the review of the Notice of Preparation (NOP) of Draft Environmental Impact Report (DEIR) for the Westminster Mall Specific Plan Project. The proposed project would provide guidelines for mixed commercial, professional office, hotel, and residential development (which would vary in housing type and affordability). The development standards and guidelines will address: permitted uses, building heights (that vary by location on the project site), edge treatments, setbacks, aesthetic design features, open space requirements, circulation, and landscaping. The development standards and guidelines would apply to future development as the proposed project does not include development of projects on-site. The proposed project would include a general plan amendment and a specific plan. The project site is the Westminster Mall site which is bounded by Edwards Street to the west, Bolsa Avenue to the south, and Goldenwest Street to the east. Regional access to the site is provided by Interstate 405 (I-405). Other nearby state transportation facilities include State Route 22 (SR-22) approximately 1.6 miles north of the site and State Route 39 (SR-39) approximately one mile to the east of the site.

Caltrans is a responsible and commenting agency on this project and has the following comments:

Traffic Operations

1. As stated in the Initial Study, a Traffic Impact Study (TIS) will be provided in the Environmental Impact Report (EIR). Please refer to Caltrans Guide for the Preparation of Traffic Impact Studies using the latest version of the Highway Capacity Manual (HCM 2016) methodologies when analyzing traffic impacts on State transportation facilities.
2. Please submit a queue analysis for review and comment. The analysis should include:

- a) The 95 percentiles queue for all on/off ramps at Caltrans intersections within the study area to determine if there are impacts to the storage lengths.
 - b) Determine that there is no impact to the vehicle's storage lengths at the off-ramps. (a discussion on any potential impacts and propose mitigation measures)
 - c) Right and left pocket length (ft)
 - d) Number of lanes in pocket
 - e) Pedestrian and Bicycle Volumes
 - f) The future land use of the Westminster Mall will include residential, retail, office, and hotel, therefore, different peak hours for different demands should be analyzed and included in the analysis.
3. A Traffic Management Plan (TMP) to address impacts on I-405 ramps during construction
 4. According to Project Description "future development of the Specific Plan must fit within the capacity of the existing roadway as road widening is not proposed."
 5. A fair share discussion must be included in the environmental document due to any potential significant impacts to State transportation facilities as a result of this project. Consultation between the lead agency and Caltrans to define responsibilities for implementing mitigation measures and Cost Estimates for mitigation measures and financing plan should also be discussed in the document.
 6. It is recommended that Caltrans District Traffic Operations Branch be responsible for ramp metering review of the TIS. (Electrical?)

7. Due to the proximity of this project to I-405 Freeway, coordination with I-405 Improvement Project is required.

Active Transportation Planning

8. Please include the following Active Transportation Planning Elements:
 - a) **Bicycle and Pedestrian Facilities** - A discussion on existing and proposed bicycle and pedestrian facilities in the project vicinity. According to the City of Westminster's General Plan Mobility Element (2016), Edwards Street is considered a "Bicycle and Pedestrian Priority" corridor and there is also a proposed "Bicycle and Pedestrian Priority" corridor located north of the project site. These Active Transportation corridors will provide key bicycle and pedestrian connections to the project site. Encouraging Active Transportation increases safety for all roadway users, increases regional connectivity, improves air quality, and reduces congestion.
 - b) **Secure Storage/Parking Facilities, Showers, and Wayfinding Signage**- Consider providing a discussion about bicycle facilities such as secure storage/parking facilities, showers, and wayfinding signage. Facilities like these promote the use of Active Transportation.
 - c) **Complete Streets** - Caltrans encourages the design of Complete Streets that include high-quality pedestrian, bicycle, and transit facilities that are safe and comfortable for users of all ages and abilities. Complete Streets improvements also promote regional connectivity, improve air quality, reduce congestion, and increase safety for all modes of transportation. This may include planning for appropriate safety measures for bicyclists and pedestrians in the project area, such as pedestrian-oriented LED lighting, high-visibility continental crosswalk striping, wayfinding signage, and safe connections to existing and proposed bicycle facilities. These improvements increase regional connectivity and

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encourage both residents and visitors to utilize walking and bicycling as a form of transportation.

Designated Freight Delivery Area

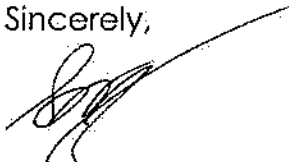
9. Please consider incorporating designated areas/parking for freight delivery, package, and transportation network companies pickup and drop off.

Encroachment Permit

10. In the event of any activity in Caltrans right of way an Encroachment Permit will be required. For specific details on Encroachment Permits procedure, please refer to Encroachment Permits Manual at: <https://dot.ca.gov/programs/traffic-operations/ep>

Please continue to keep us informed of this project and any future developments that could potentially impact State transportation facilities. If you have any questions or would like to meet with us regarding these comments, please do not hesitate to call Maryam Molavi at (657) 328-6280.

Sincerely,



SCOTT SHELLEY,
Branch Chief, Regional-IJR-Transit Planning