

California Department of Transportation

DISTRICT 12

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Governor's Office of Planning & Research

**Aug 14 2023**

STATE CLEARINGHOUSE

August 14, 2023

Ali Pezeshkpour
City of Santa Ana Planning Division
20 Civic Center Drive
Santa Ana, CA 92708File: LDR/CEQA
SCH#: 2020029087
LDR LOG #2020-02323
I-405, SR-55

Dear Mr. Pezashkpour,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Draft Environmental Impact Report (EIR) for the Related Bristol Specific Plan Project. The Project proposes a Specific Plan to replace the existing General Commercial (C2) and Regional Commercial (CR) zoning on the Project site. The Specific Plan would include a site-specific plan for the Project site, identifying the allowable site uses, development standards, design guidelines, and the processes and procedures for the approval of future development within the Specific Plan area. In addition to the proposed Specific Plan, the Project also includes redevelopment of the site in three phases. The Project proposes to demolish the existing shopping center and related infrastructure and provide a mixed-use development with (i) up to 3,750 multi-family residential units; (ii) up to 350,000 sf of commercial uses; (iii) a hotel with up to 250 rooms; (iv) a senior living/continuum of care use with up to 200 units; and (v) approximately 13.1 acres of parks, pedestrian paseos, and common open space. The Project would result in a FAR of 2.7 and density of 92 du/ac. Parking would be provided by above- and below-ground parking structures providing shared parking as well as ground level parking. The nearest state facility to the project site is Interstate 405 (I-405).

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment.

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

1. Caltrans Comment letter dated April 13, 2023, (copy attached) on the Notice of Preparation for Supplemental Draft Environmental Report was not included and addressed in the latest July 2023 submittal of the DEIR. Please see the attached copy of the email exchanges, and address/respond to that comment letter and the following comments before the Final EIR is approved.

Traffic Operations

2. Please respond to comment number 3 in our letter dated April 13, 2023. The latest Draft supplemental EIR, Appendix O (VTM Assessment) didn't address if the project has any potential impacts on storage capacity for the right turn and left turn pockets for the on-ramps and off-ramps from local city streets within the state right of way. Further, the latest Draft EIR didn't clarify if there is any potential spill beyond designated storage lane. Any potential spill beyond designated storage lane as a result of this project, must be addressed for safety concerns. Please provide responses to all our comments before the final EIR is approved.

System Planning

3. Consider ensuring that the proposed bicycle facilities in the project provide connections to other existing bicycle facilities in the project vicinity. Caltrans supports the inclusion of Complete Streets facilities, providing connectivity to nearby bicycle facilities enhances the overall bicycle network. Regional connectivity is important to further encourage residents and visitors to utilize active transportation, promote mode shift, and improve first-/last-mile connections.

Freight

4. While some truck movements are accounted for in the construction phase of the project, the document does address our previous comments in our April 13, 2023, letter. Therefore, previous comments stand. Specifically, the following should be addressed:
 - a) Ensure that truck parking, ingress and egress, and staging will not interfere with vehicle parking, pedestrian paths, or bicycle lanes/bicycle parking.
 - b) Establish freight pick up & drop off times that do not coincide with peak commute hours to reduce passenger vehicle conflicts and congestion for freight. Consider designating on-street freight-only parking and delivery time windows so trucks will not resort to double parking, thus causing street traffic congestion.
 - c) For the 3,750 multifamily residential units proposed, consider how many individual packages will be delivered daily to individual residences. Amazon lockers or an equivalent shared drop-off location can help reduce the amount of driving done by delivery trucks and can increase the efficiency of deliveries.
 - d) For the proposed Hotel, consider installing zero or near zero emissions infrastructure to fuel zero or near zero emissions trucks and cargo handling equipment (such as electric charging stations for truck batteries)

- e) Work with local partners and community representatives to mitigate any truck traffic routing onto residential streets or conflicting with other road users, including and especially bicyclists and pedestrians.

Equity

- 5. The Department firmly embraces racial equity, inclusion, and diversity. These values are foundational to achieving our vision of a cleaner, safer, and more accessible and more connected transportation system. Please consider including a discussion on equity in the environmental document.

Encroachment Permit

- 6. In the event of any work performed within Caltrans right-of-way an encroachment permit will be required prior to construction. Please submit all applications and associated documents/plans via email to D12.Permits@dot.ca.gov until further notice. Caltrans Encroachment Permits will be transitioning to an online web portal base for all applications in Fall 2023. Further details to be announced on the Caltrans Encroachment Permits homepage. Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (657) 328-6246. For specific details on Caltrans Encroachment Permits procedure and any future updates regarding the application process and permit rates, please visit the Caltrans Encroachment Permits homepage at <https://dot.ca.gov/programs/traffic-operations/ep>.

Please continue to coordinate with Caltrans for any future developments that could potentially impact State transportation facilities. If you have any questions, please do not hesitate to contact Maryam Molavi, at Maryam.Molavi@dot.ca.gov.

Sincerely,



Scott Shelley
Branch Chief, Regional-LDR-Climate Change-Transit Planning
District 12

Attachments:

Caltrans Comment letter dated April 13,2023
Emails dated April 12 to July 11, 2023