

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 12  
1750 EAST 4<sup>TH</sup> STREET, SUITE 100  
SANTA ANA, CA 92705  
PHONE (657) 328-6000  
FAX (657) 328-6522  
TTY 711

[www.dot.ca.gov/caltrans-near-me/district12](http://www.dot.ca.gov/caltrans-near-me/district12)



*Making Conservation  
a California Way of Life.*

**Governor's Office of Planning & Research**

**Jan 04 2021**

**STATE CLEARINGHOUSE**

January 2, 2021

Mr. Steven Ayres  
Planning and Building Department  
City of Fountain Valley  
10200 Slater Avenue  
Fountain Valley, CA 92708

File: IGR/CEQA  
SCH#: 2020120041  
IGR LOG #2020-01540  
I-405

Dear Mr. Ayers,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Draft Mitigated Negative Declaration for the Moiola Park Residences Project. The proposed project would demolish the existing vacant school buildings, accessory structures, pavement, and infrastructure on the project site, and construct 74 new single-family residences with solar panels, onsite roadways with sidewalks, and an approximately 1.12-acre park. The project includes installation of new water, sewer, and stormwater drainage infrastructure that would connect to existing infrastructure adjacent to the site. This includes removal of the existing connections and development of new connections to the Orange County flood control channel that is adjacent to the site, which requires an encroachment permit from the Orange County Department of Public Works. In addition, the project includes a Response Action by the California Department of Toxic Substances Control to reduce potential subsurface volatile organic compound vapor accumulation below the proposed residential structures. The project site is located on 9790 Finch Avenue in the City of Fountain Valley and the nearest state facility is I-405.

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. Caltrans is a responsible agency on this project and has the following comments:

**Traffic Operations**

1. Please submit a queue analysis for NB/SB Brookhurst Street Off -Ramp to determine if there will be any overflow into the mainline due to increased number of trips generated by the proposed project.

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### **Transportation Planning**

2. Caltrans supports 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 promote regional connectivity, improve air quality and public health, reduce congestion and VMT, promote improved first-/last-mile connections, and increase safety for all modes of transportation.

### **Encroachment Permits**

3. In the event of any activity in Caltrans right of way an Encroachment Permit will be required. All environmental concerns must be addressed. If the environmental documentation for the project does not meet Caltrans requirements, additional documentation would be required before approval of the Encroachment Permit. For application forms and specific details on Caltrans Encroachment Permits procedure, please refer to Encroachment Permits Manual. The latest edition of the Manual is available on:  
<http://www.dot.ca.gov/trafficops/ep/apps.html>.

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 (657) 328-6280 or [Maryam.Molavi@dot.ca.gov](mailto:Maryam.Molavi@dot.ca.gov).

Sincerely,



Scott Shelley  
Branch Chief, Regional-IGR-Transit Planning  
District 12