

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 12  
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*Making Conservation  
a California Way of Life.*

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

**September 16 2021**

**STATE CLEARINGHOUSE**

September 16, 2021

Alicia Velasco  
City of Cypress  
5275 Orange Avenue  
Cypress, CA 90630

File: IGR/CEQA  
SCH#: 2021080337  
IGR LOG #2021-01765  
I-605

Dear Ms. Velasco,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Mitigated Negative Declaration (MND) for the Citrus Square Project. Melia Homes (the Applicant/Developer) proposes to construct the project on an approximately 6.3-acre site located at the northeast corner of Moody Street and Orange Avenue in the City of Cypress. The proposed project includes the development of 50 affordable condominium units and 48 market-rate condominium units on a project site that is currently used by the Cypress School District for its administrative and maintenance operations. Occupancy of all units would be restricted to households with at least one member 62 years of age or older. The proposed project will include the subdivision and redevelopment of the project site, and will require approval of a tentative tract map and a Conditional Use Permit for Senior Housing – Affordable by the City of Cypress.

The project site is located in the northeast corner of Moody Street and Orange Avenue, and is a little over a mile away from Interstate 605 (I-605), in the City of Cypress, California. Interstate 605 is owned and operated by Caltrans. Therefore, Caltrans is a responsible agency on this project and has the following comments:

**Transportation Planning**

1. The project is to construct affordable and market's rate condominium units, which may increase traffic congestion and number of single occupancy vehicle trips in the surrounding area. As new and/or affordable housing should incorporate opportunities to support sustainable and multimodal transportation options, please consider including a discussion on potentially improving

multimodal transportation (i.e., walking, biking, and transit) options as part of the project development. The improved multimodal connections to housing can encourage future residents, visitors, and workers of the development to utilize alternative transportation options, thus reducing Green House Gas emissions, congestion, and Vehicle Miles Traveled (VMT). This also improves public health and air quality.

2. Please consider providing adequate wayfinding signage to nearby transit stops within the proposed project.
3. Please consider incorporating designated areas/parking for freight delivery, package and transportation network companies pick up and drop off in the site plan design for this project.
4. Consider installing electric vehicle charging stations, and locate parking space for low-emitting, fuel-efficient, alternative-fueled vehicle visitor parking.
5. Caltrans recognizes and supports the City of Cypress' continued commitment to include development relating to Affordable Housing for the Senior Community. 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.

Caltrans' mission is to also provide a safe, sustainable, integrated, and efficient transportation system to enhance California's economy and livability. 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 Julie Lugaro at [Julie.lugaro@dot.ca.gov](mailto:Julie.lugaro@dot.ca.gov).

Sincerely,



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