

DEPARTMENT OF TRANSPORTATION

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Governor's Office of Planning & Research

Dec 13 2021

STATE CLEARINGHOUSE

December 13, 2021

Chris Schafer
City of La Habra
110 East La Habra Blvd.
La Habra, CA 90631

File: IGR/CEQA
SCH#: 2021110209
IGR LOG #2021-01829
SR-90

Dear Mr. Schafer,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Mitigated Negative Declaration for the Imperial & Euclid Residential Project Development Project. The Project is proposing the development of 117 two- and three-story residential townhome units on a 5.58 acre site. The Project is being processed by the City per the State Density Bonus Law, Senate Bill (SB) 1818, and proposes to commit 12 of the 117 townhomes for sale to qualified moderate income households.

The proposed project is located at 251 – 351 Imperial Highway in the City of La Habra. Imperial Highway/State Route 90 (SR-90) is owned and operated by Caltrans. Therefore, Caltrans is a responsible agency on this project, and has the following comments:

Transportation and System Planning

1. The project is to construct and increase housing units. Due to its changes to residential purposes, it may increase vehicle trips to and from the development vs prior land uses. Possible traffic congestion due to a potential increase in single occupancy vehicle trips should be addressed. As part of the development plan, please consider including a discussion on improving multimodal transportation (i.e., freight, walking, biking, and transit) options to address safety and operational issues as part of the project development. The discussion should incorporate opportunities to support sustainable and multimodal transportation opportunities. These improved connections to the project site can encourage residents/users to utilize alternative

- transportation modes, thus reducing greenhouse gas emissions, congestion, and vehicle miles travelled.
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 pick up and drop off in the site plan design for this project. Also, please consider relegating the parking spaces to the back of the buildings and locate preferential parking for vanpools and carpools, along with, secure, visible, and convenient bicycle parking/racks accessible to the retail and office locations.
 4. Consider incorporating further discussion regarding electric vehicle charging stations to promote use of EV and Hybrid vehicles. These charging stations can assist residents in switching to EV/Hybrid vehicles and increase the appeal of these vehicles to those commuting to or utilizing commercial services in the area. Also, consider the increasing growth of other electric personal mobility devices (e.g. scooters, e-bikes, skateboards, etc.).
 5. Caltrans recognizes and supports the City of La Habra's continued commitment to include development Affordable Housing for the 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.

NPDES and Stormwater Compliance

6. Section 6.10 Hydrology and Water Quality of the Mitigated Negative Declaration states that the project will prepare and implement a Water Quality Management Plan per the city requirements. The section also indicates that the runoff from the site will ultimately discharge to

Caltrans Right of way via parkway culverts. Storm Drain Connections from the proposed site will require an encroachment permit from Caltrans. In the encroachment permit process, Caltrans District 12 will review the final WQMP approved by the city to ensure that the proposed measures to protect water quality meets Caltrans NPDES permit requirements.

Encroachment Permits

7. Any work performed within Caltrans right-of-way (R/W) will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans R/W prior to construction. Based on the proposed scope of work, applicant is highly recommended to review and fill out form TR-0416 'Applicant's Check List to Determine Appropriate Review Process' to determine if the Encroachment Permit Process will be handled by Caltrans Permit's Branch or through Caltrans Project Delivery Quality Management Assessment Process.

8. Applicant must submit the signed Standard Encroachment Permit application form TR-0100 along with a deposit payable to Caltrans. Deposit amount will be dependent on when the application is submitted. Public corporations are legally exempt from encroachment permit fees. However, contractors working for public corporations are not exempt from fees. Project plans and traffic control plans must be stamped and signed by a licensed engineer. For all plans, please show Caltrans R/W lines, the north arrow, the edge of pavement, and edge of the sidewalk, if applicable, and all plans shall be per Caltrans Standard Plans. When submitting the application, please incorporate Environmental Documentation, construction plans showing relevant design details including design exception approvals, hydrology and hydraulics report, traffic control plans, and any letter of authorizations. For specific details on Caltrans Encroachment Permits procedure, please refer to Caltrans Encroachment Permits Manual. The latest edition of the Manual and all Encroachment Permit updates are

available on the website at <https://dot.ca.gov/programs/traffic-operations/ep>.

9. Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (657) 328-6553 or D12.Permits@dot.ca.gov. Early coordination with Caltrans is strongly advised for all encroachment permits.

Caltrans' mission is to provide a safe, sustainable, equitable, 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.

Sincerely,



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