

DEPARTMENT OF TRANSPORTATION

DISTRICT 12
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Making Conservation
a California Way of Life.



February 22, 2022

Mr. Steven Ayers
City of Fountain Valley
10200 Slater Avenue
Fountain Valley, CA 92708

File: IGR/CEQA
SCH#: 2022020139
IGR LOG #2022-01887
I-405

Dear Mr. Ayers,

Thank you for including the California Department of Transportation (Caltrans) in the review of Mitigated Negative Declaration for the Slater Avenue Mixed Use Project. The proposed project would demolish the existing three buildings, pavement, and infrastructure on the project site, and construct one (1) four- and five-story building structure that would include 270 residential units (including 33 affordable housing units), a restaurant with 5,000 square feet of indoor dining space and 2,000 square feet of outdoor dining space and a walk-up coffee and lunch bar, a 1,660-square-foot art gallery, a parking garage, and amenities. The project site is located on 10201, 10221, and 10231 Slater Avenue, in the City of Fountain Valley.

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:

Transportation Planning

1. Caltrans supports the project's affordable housing infill development, new sidewalks with street trees and lighting along Slater Avenue and San Mateo Street to facilitate pedestrian use and walking to nearby locations, and inclusion of electric vehicle (EV) chargers to support EVs in the parking structure. Please consider the planned inclusion of bicycle (including larger electric bikes) storage and racks for residents, employees, and patrons.

"Provide a safe and reliable transportation network that serves all people and respects the environment"

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Traffic Operations

2. Please identify any potential traffic impacts to the ramp intersection of I-405 and Brookhurst Street, and include this discussion in the environmental document.

Encroachment permit

3. Any project work proposed in the vicinity of the State Right-of-Way (ROW) would require an encroachment permit and all environmental concerns must be adequately addressed. If the environmental documentation for the project does not meet Caltrans's requirements for work done within State ROW, additional documentation would be required before approval of the encroachment permit. Please coordinate with Caltrans to meet requirements for any work within or near State ROW. For specific details for Encroachment Permits procedure, please refer to the Caltrans's Encroachment Permits Manual at:
<http://www.dot.ca.gov/hq/traffops/developserv/permits/>.

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.

Sincerely,

for Julie Lugano

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