

California Department of Transportation

DISTRICT 12
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June 10, 2024

Mr. Tom Oliver
Associate Planner
City of Los Alamitos
3191 Katella Avenue
Los Alamitos, CA 90740

File: LDR/CEQA
SCH: 2022090476
12-ORA-2022-02577
I-405, PM 21.086
SR 22, PM R0.668
SR-39, PM 9.279

Dear Mr. Oliver,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Draft Environmental Impact Report (EIR) for the 4665 Lampson Avenue Project. The Project Applicant proposes to redevelop the existing office building with a residential development consisting of a variety of different product types, including: cluster homes, townhomes, and apartments. The unit mix would include 55 cluster homes, 114 townhomes, and 77 affordable multi-family apartment homes. The mixed density for the Project would be 20 dwelling units per acre (DUA). The Project would provide approximately 21,000 sf of common open space, which includes a central 14,000 sf neighborhood open space area. Under the City's R-3 development standards, the maximum building height for the Project is 35 feet. The Project would provide a total of 557 parking spaces: 459 parking spaces for the cluster homes and townhomes and 98 parking spaces for the affordable multifamily apartment homes. Vehicle access to the Project site would be provided via one driveway on Lampson Avenue.

The 4655 Lampson Avenue Project (Project) site is located in the City of Los Alamitos, Orange County, California. The 12.3-acre Project site is located north of Lampson Avenue and northwest of the intersection of Lampson Avenue and Rose Street. The project is located less than a half mile from Interstate 405 (I-405), The project is also two and a quarter mile from Interstate 605 (I-605), two miles from State Route (SR) SR-39 and almost a mile from SR-22. All four State Routes are owned and operated by Caltrans. Caltrans is a responsible agency on this project, and has the following comments:

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

1. To ensure safe operations, please assess the capacity(s) (storage length) of the off-ramps at Valley View St./Bolsa Chica Rd. This assessment should determine if the ramp(s) is/are able to accommodate the demand(s) and will not create a back-up onto the freeway mainline.
2. Regional access to the project is through the I-405, I-605, and SR 22 freeway. Therefore, the document should include a discussion on any potential impacts of this project I-405, I-605, and SR 22 ramps and mainline.
3. In the Traffic Impact Analysis, please include HCM intersection analysis along with current and projected capacities of local street, and state highways or freeways including ramps that might be impacted.
4. If impact analysis leads to findings of significance on State facilities, please coordinate with Caltrans District 12 Local Development on development of a Traffic Mitigation Agreement or similar effort.
5. Caltrans encourages 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. Improvements may include providing secure bicycle parking, pedestrian-oriented LED lighting, and comfortable connections to nearby active transportation and/or transit facilities. Complete Streets improvements also promote regional connectivity, improve air quality, reduce congestion, promote improved first-/last-mile connections, and increase safety for all modes of transportation.
6. New residential infill development offers an opportunity to encourage multimodal transportation options. Caltrans encourages the project to look at opportunities to include Complete Streets improvements in the project, and/or to improve bicycle, pedestrian, and transit access and connectivity to nearby bikeway, sidewalk, and transit facilities.
7. Encourage the use of transit among future residents, visitors, and workers of the development. Increasing multimodal transportation may lead to a reduction to congestion, Vehicle Miles Traveled, and improve air quality. Provide adequate wayfinding signage and related amenities to the transit stops within the project vicinity.
8. There is an existing Class II bike lane on Lampson Avenue. Consider adding signage for drivers to watch for bicyclists and pedestrians near driveways on Lampson Avenue. Also, consider green conflict zone paint on the Class II near driveways.

9. During project construction, if there are any impacts to the existing bike lanes on Lampson Avenue, please ensure that appropriate temporary detours are provided to maintain safe bicycle access to Lampson Ave.
10. Please ensure that truck parking, ingress and egress, and staging will not interfere with vehicle parking, pedestrian paths, or bicycle lanes/bicycle parking.
11. Establish freight pick up and 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.

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-LDR-Transit Planning
Caltrans, District 12