

DEPARTMENT OF TRANSPORTATION

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Governor's Office of Planning & Research



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NOV 14 2022**STATE CLEARING HOUSE**

Nov. 14, 2022

Mr. Bradley Misner
Associate Planner
City of Fullerton
303 W. Commonwealth Ave
Fullerton, CA. 92832

File: LDR/CEQA
SCH: 2022100251
12-ORA-2022-02113
SR-91, PM 3.383
SR-57, PM 16.852

Dear Mr. Misner,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Mitigated Negative Declaration (MND) for the Parkwest Project. The proposed Parkwest Project would involve re-development of a 2.82-acre site with apartment units, hotel, retail, restaurant, and parking. The Project is a multistory development, 6-stories in height and proposes to: 1) construct 140 residential units (i.e., 97 one-bedroom apartments, 10 two-bedroom apartments, 33 studios), 124-room hotel, 3,570 square feet of retail, 3,570 square foot restaurant, and 412 parking stalls (i.e., 138 City parking, 150 residential parking, and 124 hotel and retail parking); 2) demolish the existing parking structure including the private parking lot at the northeast corner of South Pomona Avenue and East Santa Fe Avenue and construct 146 residential units (i.e., 80 one-bedroom apartments, 10 two bedroom apartments, and 56 studios) and 248 residential parking stalls; 3) provide amenities in both sites; and 4) reconfigure the surface parking lot in front of the Train Depot to provide better flow and parking.

The approximate 2.82-acre project site is in the City of Fullerton, in Orange County, California. The project site is comprised of three parcels, two parcels are located to the south of East Santa Fe Avenue, and third parcel is at the northeast corner of South Pomona Avenue and East Santa Fe Avenue. The site is bound by Metrolink and Amtrak Transportation corridor to the south and Terry's Automotive to the east, and the parcel at the northeast corner of South Pomona Avenue and East Santa Fe Avenue is bound by a US Postal Service office to the north and commercial/retail uses to the east. The Fullerton City

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Lights, a multi-family residential development is located to the northeast. Local access to the site is provided by Harbor Boulevard, Commonwealth Avenue, and Lemon Street. Regional access is provided by State Route 57 (SR-57) to the east, and State Route 91 (SR-91) to the west. State Routes 91 and 57 are owned and operated by Caltrans. Therefore, Caltrans is a responsible agency on this project, and has the following comments:

Transportation and System Planning

1. New residential and commercial infill development offers an opportunity to encourage multimodal transportation options. 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. This may include safety measures such as physically separated sidewalks and bike lanes; pedestrian-oriented LED lighting; high-visibility continental crosswalk striping; raised crosswalks; refuge islands; wayfinding signage; and safe connections to existing and proposed bicycle, pedestrian, and 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.
2. Caltrans supports the project's inclusion of bicycle parking/storage for residents, employees, visitors, and customers. With the growing popularity of electric bikes and cargo/utility bikes (which tend to be bigger and heavier), Caltrans recommends that bicycle storage facilities be designed to accommodate a range of bicycle styles, sizes, and weights. For additional guidance on providing secure short- and long-term bike parking for a range of bicycle styles & sizes, see the attached "Essentials of Bike Parking" guidance created by the Association of Pedestrian and Bicycle Professionals (link to online PDF: <https://www.apbp.org/Publications>)

3. Please encourage the use of transit among future residents, visitors, and workers of the development. Increasing multimodal transportation will lead to a reduction to congestion, Vehicle Miles Traveled, and improve air quality.
4. The project appears to result in a potential net loss of parking spaces for transit users of the Fullerton Transportation Center. Please provide a discussion on any impacts from this potential net loss of transit parking.

Freight Operations and Planning

1. Ensure that truck parking, ingress and egress, and staging will not interfere with vehicle parking, pedestrian paths, or bicycle lanes/bicycle parking.
2. Establish freight pick up & 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.
3. For the residential development proposed, consider how many individual packages will be delivered daily to individual residences. Amazon lockers or an equivalent shared drop-off location can help reduce the amount of driving done by delivery trucks and can increase the efficiency of deliveries.
4. Work with local partners and community representatives to mitigate any truck traffic routing onto residential streets or conflicting with other road users, including and especially bicyclists and pedestrians.

Caltrans' mission is to provide a safe, sustainable, equitable, integrated, and efficient transportation system to enhance California's economy and livability.

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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