

## California Department of Transportation

DISTRICT 12  
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<https://dot.ca.gov/caltrans-near-me/district-12>



August 19, 2024

Mr. Nick Taylor  
Principle Planner  
City of Anaheim  
200 South Anaheim Blvd.  
Anaheim, CA. 92805

File: LDR/CEQA  
SCH: 2023080600  
12-ORA-2024-02614  
SR 91, PM: R14.453L

Dear Mr. Taylor,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Draft Environmental Impact Report (DEIR) for the Hills Preserve Project. Of the approximately 76-acre Project site, 14.2 acres would be developed with multiple-family residential uses, 5.3 acres would be developed with single-family residential uses, 11.8 acres would be developed with commercial uses, and the remaining 43.2 acres would be designated as open space, with 1.5 acres dedicated for private streets. The Project's multiple-family residential component consists of 498 wrap-style apartment units to be constructed around the perimeter of a parking structure; these units would consist of approximately 145 studio units, 245 one-bedroom units, 104 two-bedroom units and four three-bedroom units. The multiple-family residential component would include an 18,100 square foot (SF) lobby including leasing offices, lounge areas, mailroom, and library; 4,380 SF of private bowling lanes; 2,500 SF of dedicated resident office areas and conference rooms; and a pool, gym, and locker room. A covered Porte Cochere would be provided at the main entry for drop-off and pick-up. The Project would also include six single-family residences on lots ranging from 34,429 SF to 42,207 SF. The anticipated density would be approximately 1.13 units/acre. The Project would also include a commercial component, consisting of a total of 80,000 gross SF of building area and associated parking.

The Project would construct right-of-way and off-site improvements including: a new four-way intersection at Deer Canyon Road and Santa Ana Canyon Road; a new eastbound deceleration lane on Santa Ana Canyon Road at Deer Canyon Road; a second vehicular access point to the Project on Santa Ana Canyon Road that would provide right-in and right-out only turning movements; and a new potable water line within the Santa Ana Canyon Road right-of-way that would extend from the Project site southwest to Eucalyptus Drive.

Santa Ana Canyon Road is north of the Project Site. Further to the north across Santa Ana Canyon Road is a self-storage facility, State Route (SR) 91, and a California Highway Patrol weigh station. Approximately 825 feet (0.16-mile) south of the Project Site is the Deer

Canyon Park Preserve. The west boundary of the Project Site is adjacent to a single-family residential subdivision that is accessible via Eucalyptus Drive.

State Route (SR) 91 is owned and operated by Caltrans. Therefore, Caltrans is a responsible agency on this project, and has the following comments:

1. Please consider utilizing alley space or similar areas if available. This can reduce the need for on street parking which could conflict with highway/street flows.
2. Delivery areas need to be clearly marked so delivery drivers are easily seen by traffic.
3. Please consider the creation of emergency plans that include emergency routes and paths. This can alleviate congestion in the event of an emergency and allow EMS to easily access the site.
4. Establish freight pick up & drop off times that do not coincide with peak commute hours to reduce passenger vehicle conflicts and traffic congestion.
5. Please ensure the project site provides posted speed signs.
6. Please ensure that the project site provides enough truck height clearances throughout the site for trucks to maneuver without any issues while loading and unloading cargo.
7. Please consider providing pick-up point services or automated parcel systems (e.g. Amazon Lockers) so that deliveries can be made with one truck stop instead of multiple stops to individual residences.
8. Bicycle parking design may need to accommodate cargo bikes, such as for food delivery services. This can alleviate the need for delivery trucks and GHG emissions associated with them.
9. Please consider providing electric charging stations for personal vehicle use. This encourages adoption of electric or hybrid vehicles.
10. Consider having urban greening mitigations, such as green walls.
11. Please ensure that a Vehicle Miles Traveled (VMT) Traffic Impact Study (TIS) is completed and submitted per Caltrans guidelines relating to all Caltrans facilities. See link for guidance: <https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-05-20-approved-vmt-focused-tisg-all1y.pdf>

12. The Westbound and Eastbound SR 91 on and off ramps at Weir Canyon Road and Imperial Highway, (State Route 90), are at or near their traffic operational capacities. With the increase in vehicular traffic from the proposed project, freeway facilities including ramps and ramp intersections may be adversely impacted. It is recommended the EIR include the following:
- a. An operational and safety analysis at Weir Canyon Road and Imperial Highway (SR 90).
  - b. An operational and safety analysis of the Eastbound and Westbound ramps at SR 91
  - c. An operational and safety analysis of the merging and diverging on and off ramps at Weir Canyon and Imperial Highway/SR-90 to and from mainline SR 91.
  - c. Queue analysis of the on and off ramps at Weir Canyon and Imperial Highway (SR 90).
  - d. Consider the additional AM and PM peak traffic volumes and the impact on the delay of the surrounding intersections, including the on/off ramps. These additional trips could impact the operation of the signals/ramp meters and respective freeway system.
  - e. Ensure that queuing and delay of these on/off ramps is satisfactory. Please note that mitigation is required for Caltrans facilities.
13. Please provide discussion addressing Equity and housing affordability.
14. The proposed project will add 494 residential units and 80,000 SF of a commercial building. With the increase in residential and commercial units, there is an opportunity to reduce short car trips and replace them with walking and bicycling trips. Consider complete street designs for the streets surrounding the project area. There are opportunities to connect to OCTA Bus Route 38, bicycle facilities, and new sidewalks.
15. During construction, please ensure that appropriate detours and safety measures are in place to prioritize the mobility, access, and safety of bicyclists, pedestrians, and transit users. If adjacent sidewalks or bike lanes need to be closed during construction, please ensure that closures and detours are clearly signed.
16. Consider restriping the existing Class II bike lane along Santa Ana Canyon Road, adding green conflict zone striping, pedestrian scale lighting, and signage.

17. The project proposes Class III bicycle routes within the streets at the project site. Please consider adding traffic calming measures along the Class III to make it safer and more comfortable for bicyclists to use the facility. Traffic calming measures can include, speed bumps, speed limit signage, and pedestrian scale lighting.
  
18. 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/>
  
19. Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (657) 328-6553 or [D12.permits@doct.ca.gov](mailto:D12.permits@doct.ca.gov). Early coordination with Caltrans is strongly advised for all encroachment Permits. For specific details on Caltrans Encroachment Permits procedure and any future updates regarding the application process and permit rates, please visit the Caltrans Encroachment Permits homepage at <https://dot.ca.gov/programs/traffic-operations/ep>.

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](mailto:Julie.lugaro@dot.ca.gov).

Sincerely,



Julie Lugaro (Sep 5, 2024 18:23 PDT)

Scott Shelley  
Branch Chief,  
LDR-Climate Change-Transit Planning  
Caltrans, District 12


# Hills Preserve Project - 12-ORA-2024-02614

Final Audit Report


2024-09-06

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