

## California Department of Transportation

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



October 18, 2023

Mr. Edgardo Caldera  
Senior Planner  
City of Fullerton  
303 W. Commonwealth Ave  
Fullerton, CA. 92832

File: LDR/CEQA  
SCH: 2023090500  
12-ORA-2023-02386  
SR-91, PM 4.265

Dear Mr. Caldera,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Mitigated Negative Declaration (MND) for the 1500 S. Raymond Avenue Industrial Project. The Project proposes to remove the existing onsite structures and develop a new 138,419-square foot industrial building for warehousing/distribution uses, including a 6,000 square-foot mezzanine designated for office use. The building would consist of 126,419 square feet of warehouse and 12,000 square feet of office (6,000 square feet within the mezzanine and 6,000 square feet on the ground floor). The proposed building would have a building footprint of 132,419 square feet and a maximum height of 46 feet six inches with a clear height of 32 feet within the warehouse; 16 dock-high doors would be located along the northern side of the building.

The 1500 S. Raymond Avenue Industrial Project site is located in the City of Fullerton within the County of Orange. Regional access to the site is provided via State Route 91 (SR-91), located to the immediate south. State Route 91 is owned and operated by Caltrans. Therefore, Caltrans is a responsible agency on this project, and has the following comments:

### **Traffic Operations**

1. The Project is anticipated to generate significant amount of truck traffic as well as truck-drivers and employee commuter traffic. Potential adverse traffic impacts from the increased truck traffic to freeway facilities, including on and off ramps in the vicinity, should be determined and mitigated.

## **System Planning**

2. Consider working with City of Fullerton to install bike lanes and other complete streets enhancement measures on Burton Street and S. Raymond Ave. Work with the city to provide protected bike storage for workers accessing the site. For additional guidance on providing functional bike parking, 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 Consider encouraging or incentivizing the use of transit among both construction workers of the proposed development and future employees. Increasing multimodal transportation will lead to a reduction in congestion, lower Vehicle Miles Traveled, and improve air quality.
4. Please consider providing adequate wayfinding signage to nearby transit stops within the proposed project. Connectivity of first and last mile mobility options and transit services help integrate a complete multimodal transportation network.

## **Freight Operations and Planning**

5. Please provide electric charging stations for trucks. Electric charging infrastructure provides trucks or transport refrigeration units access to power without running their engines, thus reducing greenhouse and heat emissions. In addition, the project would be preparing for the inevitable shift to alternative energy-fueled vehicles, per the governor’s executive order N-79-20, which phases out sales of gas-powered trucks by 2035.
6. Please ensure that the project does not worsen truck parking shortages in the region. Potential options include providing on-site parking or contributing to a regional truck parking solution.
7. Please consider on-site truck parking facilities for drivers such as restrooms, lighting, trash facilities, drinking water and food or vending machines.

### **Encroachment Permits**

8. 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/>
  
9. 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,



Scott Shelley  
Branch Chief,  
Local Development Review-Climate Change-Transit Planning  
Caltrans, District 12