

California Department of Transportation

DISTRICT 12
1750 East 4th Street, Suite 100 | SANTA ANA, CA 92705
(657) 328-6000 | FAX (657) 328-6522 TTY 711
<https://dot.ca.gov/caltrans-near-me/district-12>



Governor's Office of Planning & Research

December 7, 2023

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STATE CLEARINGHOUSE

Mr. Arlen Beck
Associate Planner
City of Orange
300 E. Chapman Ave.
Orange, CA. 92866

File: LDR/CEQA
SCH:2023110464
12-ORA-2023-02432
SR-57, PM: 11.803
SR-55, PM: 14.161
SR-22, PM: R11.244
Interstate-5, PM: 34.134

Dear Mr. Beck,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Mitigated Negative Declaration (MND) for the Batavia Self-Storage Project. The project proposes the demolition of two existing, vacant light manufacturing buildings and a covered storage area totaling a combined 47,932 square feet and related onsite improvements to redevelop the existing 3.22-acre industrial site with three self-storage buildings totaling 133,372 square feet. The new development would include related onsite improvements including a surface parking lot, ornamental landscaping, and associated infrastructure. Building A would total 8,693 square feet, Building B would total 105,711 square feet, and Building C would total 18,968 square feet.

The Project site is located at 630 Batavia Street, Orange, California, 92868. Regional access to the project site is provided by State Route 57 (SR-57) located approximately 0.8-mile west of the site, State Route 55 (SR-55) located 1.78 miles east of the site, State Route 22 (SR-22) located 1.3 miles south of the site, and Interstate 5 (I-5) located 1.40 miles southwest of the site. The Project site is located northwest of the intersection of Walnut Avenue and Batavia Street and a railroad runs along the northern perimeter of the site. The Project site is bordered by Batavia Street to the east, north of Walnut Avenue, east of Main Street, and south of Collins Avenue. State Routes 55, 57, 22, and Interstate 5 are owned and operated by Caltrans. Therefore, 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. During construction, please ensure appropriate detours, signage, and safety measures are planned that prioritize and ensure the safety and mobility of pedestrians, bicyclists, and transit users.
2. Consider adding bike lockers to the project, as the one included may be insufficient. 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>). Given the project site's proximity to the Santa Ana River Trail, as well as major arterial roads like Walnut Ave and Collins Avenue, consider adding bicycle infrastructure where feasible to ensure safety of all road users, especially since the land use may generate additional trips by light and heavy-duty trucks.
3. In the Batavia Self Storage Public Review MND, page 114, paragraph 1, second sentence; the documented P.M. peak hour trips are stated to be 20 trips. However, in Table T-1, on the same page, below in the first paragraph, the P.M. peak hour trips are listed as 30. Please clarify and correct the inconsistency.

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,

Maryam Molawi

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