

## California Department of Transportation

DISTRICT 12

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

January 18, 2024

Governor's Office of Planning &amp; Research

Swati Meshram  
City of Buena Park  
6650 Beach Boulevard  
Buena Park, CA 90621

**Jan 18 2024****STATE CLEARINGHOUSE**

File: LDR/CEQA  
SCH#2023120578  
LDR LOG #2023-02448  
SR-39, SR-90, SR-91

Dear Mr. Meshram,

Thank you for including the California Department of Transportation (Caltrans) in the review of Public Hearing Notice and Intent to Adopt an Initial Study/Negative Declaration (IS/ND) for the General Plan Amendment, Zone Change, Specific Plan Amendment and Objective Design and Development Standards (ODDS) to Implement the Housing Incentive Overlays (HIO)- Programs 11, 12, and 16 of the 2021-2029 Housing Element. In order for the City to receive certification from HCD California Department of Housing and Community Development (HCD) for their Housing Elements for its 2021-2029 Housing Element, it must rezone parcels to address the shortfall of sites to accommodate the City's Regional Housing Needs Assessment (RHNA) allocation. The proposed Project would amend the City's General Plan Land Use Map and Official Zoning Map, amend the Auto Center Specific Plan (ACSP) and Entertainment Corridor Specific Plan (ECSP) and approve the Objective Design and Development Standards to implement the Housing Incentive Overlays (HIO) as approved in the 2021-2029 Housing Element Update. The General Plan Land Use Map will be amended to include five (5) new Housing Incentive Overlays, two (2) land use designation amendments and incorporate all General Plan Amendments since 2010. The Official Zoning Map will be amended to include six (6) new Housing Incentive Overlays and one (1) change of zone. The ACSP will be amended to include two (2) new Housing Incentive Overlays and the ESCP will be amended to include one (1) new Housing Incentive Overlay. The Objective Design and Development Standards will regulate development projects within five (5) Housing Incentive Overlays. The Project site is comprised of 410 parcels throughout the City. The City encompasses 10.3 square miles and is located on the northwestern boundary of Orange County.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. 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. Caltrans encourages the design of Complete Streets that include high-quality pedestrian and bicycle facilities that are safe and comfortable for users of all ages and abilities. See OCTA's bikeways map for the regional landscape of complete streets, as well as the recommendations from the forthcoming Buena Park Active Transportation Plan.
2. Multifamily and other high-density development offers an opportunity to encourage multi-modal travel and a reduction in VMT. Short local car trips can potentially be replaced with walking and bicycling trips.
3. Identify all the existing transit services for local, intercounty, and regional bus services including the connectivity to rail services from the nearest train stations provided by Metrolink and/or Amtrak Pacific Surfliner to the proposed project locations.
4. Provide discussion about City's multimodal mobility strategies and opportunities to connect and/or expand transit services locally and regionally.
5. Encourage the use of transit among future residents, visitors, and workers of any future proposed areas of developments. Increasing multimodal transportation will lead to a reduction to congestion, Vehicle Miles Traveled, and improve air quality.
6. Caltrans firmly embraces racial equity, inclusion, and diversity. These values are foundational to achieving our vision of a cleaner, safer, and more accessible and more connected transportation system. Please consider including a discussion on equity in the environmental document.
7. Any work performed within Caltrans right of way (R/W) will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans R/W prior to construction. Prior to submitting to Caltrans Permit's branch, applicant should fill out Applicant's Checklist to Determine Applicable Review Process (QMAP List) Form TR-0416 to determine if project oversight/coordination with Caltrans Project Manager is needed. Applicant must submit a signed Standard Encroachment Permit application form TR-0100 along with a deposit payable to Caltrans. Deposit amount will be dependent on when the application is submitted. Public corporations are legally

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exempt from encroachment permit fees. Please note that all utility work should be disclosed prior to permit submittal, and utility companies are to apply for separate permits for their corresponding work.

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  
District 12