

California Department of Transportation

PLAZADISTRICT 12
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September 27, 2024

Ms. Alicia Velasco
Planner Director
City of Cypress
5275 Orange Avenue
Cypress, CA. 90630

File: LDR/CEQA
SCH: 2024040017
12-ORA-2024-02631
I-605, PM: R1.441
SR 22, PM: R0.927
I-405, PM 20.551
SR 39, PM 10.657

Dear Ms. Velasco,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Draft Environmental Impact Report (DEIR) for the 5665 Plaza Drive Project. The proposed project will be constructed on an approximately 8.53 acre site located at 5665 Plaza Drive in the City of Cypress. The project includes demolition of the existing five-story office building on the project site and the construction of a new light industrial building totaling approximately 191,394 sf in size. The project site is currently developed with an approximately 150,626 sf, five-story, office building and surface parking lot. The existing building would be demolished and replaced with a new warehouse building including 181,061 sf of warehouse space and 10,333 sf of office space. The building would be one-story and a maximum of approximately 51 feet, 6 inches to the top of the parapet. The proposed building would include a truck loading area with 25 dock-high loading doors on the west side of the building and the installation of new westernmost driveway.

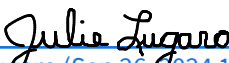
The project site is in the southern part of the City of Cypress, which is in northwestern Orange County, California. The project site is north of the intersection of Plaza Drive and Douglas Drive. Local access to the project site is provided by Plaza Drive. The project site is approximately 2.75 miles east of Interstate 605 (I-605), and approximately 2.2 miles north of State Route 22 (SR-22). Access to the site can also be attained by State Route 39 (SR 39) and Interstate 405 (I-405). State Routes 22 and 39 as well as Interstates 605 and 405 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. 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. Improvements may include providing secure bicycle parking, pedestrian-oriented LED lighting, and comfortable connections to nearby active transportation and/or 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. Consider adding one pedestrian scale lighting at the southern edge of the project limits on Plaza Drive, at the end of the pedestrian facility, to improve pedestrian safety.
3. Consider providing secure bicycle parking facilities. Refer to APBP's Essentials of Bike Parking guide for bicycle parking best practices.
(https://www.apbp.org/assets/docs/EssentialsofBikeParking_FINA.pdf)

Caltrans' mission is to provide a safe and reliable transportation network that serves all people and respects the environment. 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,


Julie Lugaro (Sep 26, 2024 15:34 PDT)

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