

California Department of Transportation

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



August 19, 2024

Mr. Harald Luna
Senior Planner
City of Buena Park
6650 Beach Blvd.
Buena Park, CA. 90621

File: LDR/CEQA
SCH: 202407084
12-ORA-2024-02618
SR 91, PM: R3.351
SR 39; PM: 14.269
I-5; PM: 40.92

Dear Mr. Luna,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Mitigated Negative Declaration (MND) for the Dale Townhomes Project. The Project would ultimately allow for the demolition of a single 44,064 square-foot vacant commercial structure to allow for the development of a 93-unit, two- and three-story semi-attached townhomes located at 8030 Dale Avenue (APN: 070-501-01). The Project involves the construction of 14 two- and three-story buildings with 39 two-bedroom and 54 three-bedroom units, totaling 93 residential townhomes. The Project would total approximately 187,534 square feet of building space and would include attached two-car garages at ground level and one to two above ground floors of living space. The Project would include landscaping and green spaces throughout the site with specific landscaping along the east and south to buffer the Project from the single-family residential dwelling units.

Regional access is provided on Interstate 5 (I-5) via La Palma Avenue ramps. Local access is provided via Beach Boulevard (Highway 39), La Palma Avenue and Dale Street. Main Project site vehicular access would be provided via two 24-foot-wide paved driveways located on La Palma Avenue and Dale Street. Interstate 5, State Route (SR) 39 and SR 91 are owned and operated by Caltrans. Therefore, Caltrans is a responsible agency on this project, and has the following comments:

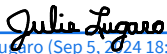
1. During construction, please ensure that appropriate detours and safety measures are in place that prioritize the mobility, access, and safety of pedestrians and transit users. If adjacent sidewalks need to be closed during construction, please ensure that closures and detours are clearly signed.

2. The Westbound and Eastbound SR 91 on and off ramps at Beach Boulevard and SR 39 are operated 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 the Beach Blvd/SR 39 and the SR 91 Eastbound ramp and the Beach Blvd/SR 39 and the SR 91 Westbound ramp.
 - b. Please also provide an operational and safety analysis of the merging and diverging on and off ramps at Beach Blvd/SR 39 to and from mainline SR 91.
 - c. Provide a queue analysis of the on and off ramps at Beach Blvd.
 - d. Please 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 the queuing and the delay of these on/off ramps is satisfactory, and that mitigation is provided for all Caltrans facilities.
3. 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/>
4. Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (657) 328-6553 or 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>.

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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,



Julie Lugaro (Sep 5, 2024 18:26 PDT)

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


Dale Townhomes Project - 12-ORA-2024-02618

Final Audit Report


2024-09-06

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