

California Department of Transportation

DISTRICT 12
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September 3, 2024

Mr. Thomas Gorham
Contract Planner
City of Anaheim
200 South Anaheim Blvd.
Anaheim, CA. 92805

File: LDR/CEQA
SCH: 2024080719
12-ORA-2024-02635
SR 57, PM: 14.766
SR 91, PM: 4.27
I-5, PM: 38.656

Dear Mr. Gorham,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Mitigated Negative Declaration (MND) for the Mill Residential Townhome Project. The project proposes to develop a new residential infill community consisting of 56 for-sale 3-story condominium townhomes ranging in size from approximately 1,200 to 1,800 square feet with 24 two-bedroom and 32 three-bedroom units. The proposed project would provide private roadways and parking, pedestrian walkways, common space and amenity areas throughout the project site, landscaping, and a recreational amenity area within the project site. The proposed project would provide trash enclosures on each block on the north side of the project site. An Affordable Housing component is proposed with this development. A total of 10 percent (or six dwelling units) would be sold to moderate-income buyers.

The project site is located at 275 and 301 East Santa Ana Street in the City of Anaheim (City), in Orange County, California. The project site is bound by East Santa Ana Street to the south, South Claudine Street to the west, South Olive Street to the east, and an existing alley to the north. South Philadelphia Street divides the middle of the project area, creating two separate blocks. The approximately 2.05-acre project site consists of three parcels, Assessor's Parcel Numbers (APNs) 037024-11, and 037-111-29, and -30. The project site can be accessed regionally by State Route (SR) 57, SR 91 and Interstate 5 (I-5).

State Routes 57 and 91 as well as Interstate 5 are all owned and operated by Caltrans. Therefore, Caltrans is a responsible agency on this project, and has the following comments:

1. Please provide discussion of City's multimodal mobility strategies for improvement opportunities and coordination efforts that will accommodate additional demand for transit services related to this proposed project.

"Provide a safe and reliable transportation network that serves all people and respects the environment"

2. Please encourage the use of transit among future residents, visitors, and workers of the development. Increasing multimodal transportation will lead to a reduction to congestion, Vehicle Miles Traveled, and improve air quality.
3. On page 114 of the Initial Study MND, under Environmental Setting, provide the specific OCTA transit route service information and any other existing transit route services for all such as local, intracounty, and/or interregional bus services if any, within the nearby proposed project areas including the regional connectivity into the rail services provided by Metrolink and Amtrak Pacific Surfliner.
4. Please provide adequate wayfinding signage and related amenities for transit stops where needed within the project vicinity.
5. Consider utilizing alley space or similar areas to reduce the need for on street parking which may conflict with highway/street flows.
6. Please consider the creation of emergency plans that include emergency routes and paths. This can alleviate congestion in the event of an emergency and allow EMS to easily access the site.
7. Please ensure the project site provides posted speed signs.
8. Encourage commercial and high-density residential developments to offer pick-up point services or automated parcel systems (e.g. Amazon Lockers) so that deliveries can be made with one truck stop instead of multiple stops to individual residences.
9. Bicycle parking design may need to accommodate cargo bikes, such as for food delivery services. This can alleviate the need for delivery trucks and GHG emissions associated with them.
10. During construction, please ensure that appropriate detours and safety measures are in place to prioritize the mobility, access, and safety of bicyclists, pedestrians, and transit users. If adjacent sidewalks or bike lanes need to be closed during construction, please ensure that closures and detours are clearly signed.

11. Please consider providing electric charging stations for personal vehicle use. This encourages adoption of electric or hybrid vehicles.
12. 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 exempt from encroachment permit fees. However, contractors working for public corporations are not exempt from 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.
13. Project plans and traffic control plans must be stamped and signed by a licensed engineer. For all plans, including traffic control plans, Caltrans R/W lines should be clearly labeled, which includes existing and proposed (if there are any changes to Caltrans R/W), the north arrow, the edge of pavement, and edge of the sidewalk, if applicable. When submitting the application, please include final Environmental Clearance Documentation, relevant design details including design exception approvals and construction and drainage plans, traffic control plans, traffic management plan and traffic impact study if proposed traffic delay of 30 minutes above normal recurring traffic delay is anticipated, any Caltrans R/W certifications if needed, maintenance agreement as needed, shoring plans for any excavation 5-feet or more, ADA certification, and any letter of authorizations.
14. Please submit all applications and associated documents/plans via email to D12.Permits@dot.ca.gov until further notice. Caltrans Encroachment Permits will be transitioning to an online web portal base for all applications in Fall 2023. Further details to be announced on the Caltrans Encroachment Permits homepage. Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (657) 328-6246. 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>.

City of Anaheim
September 3, 2024
Page 4

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,



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





Mill Residential Townhome Project 12-ORA-2024-02635

Final Audit Report

2024-09-03

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