

California Department of Transportation

DISTRICT 12

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April 2, 2025

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

File: LDR/CEQA
SCH: 2025030615
12-ORA-2025-02775
SR-39 PM 10.635
SR-22 PM R2.294
SR-405 PM 22.251
SR-605 PM R1.429

Dear Ms. Velasco,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Negative Declaration (ND) for the Cypress Business Parks Modernization and Integration Project. The City of Cypress is proposing the Cypress Business Parks Modernization and Integration Project to consolidate and modernize five existing Specific Plans into a single comprehensive Specific Plan for the Cypress Business Parks. Covering approximately 439 acres in southern Cypress, the project integrates the Lusk-Cypress Industrial Park Specific Plan, Cypress Corporate Center Master Plan and Amended Specific Plan, McDonnell Center Amended Specific Plan, Cypress View Limited Specific Plan, and the Cypress Business and Professional Center Specific Plan. The project aims to streamline land use regulations, update development standards (e.g., landscaping, signage, and lighting), modernize land use definitions, and improve project approval processes. While most land uses will remain unchanged, a small portion of the Specific Plan area will be amended to allow for high-density residential development (up to 60 dwelling units per acre) to support the City's Regional Housing Needs Assessment as required in the 2021-2029 Housing Element. The project requires approvals for a General Plan Amendment, Zoning Ordinance Amendment, and Specific Plan Amendment. If adopted, the Cypress Business Park Specific Plan will serve as the governing document for all future development within the area.

The land that is proposed to be included within the Specific Plan is in the southern portion of the City of Cypress within range County. The City of Cypress is bordered on the north by the cities of La Palma and Buena Park, on the east by the cities of Anaheim and Stanton, on the south and west by the city of Los Alamitos, and on the west by the cities of Long Beach, Hawaiian Gardens, and Lakewood. Regional access to the Specific Plan is provided by the San Gabriel River Freeway (Interstate 605) and the San Diego Freeway (Interstate 405) to the west, and the Garden Grove Freeway

(State Route [SR-] 22), and Beach Boulevard (SR-39). Local access is provided by Katella Avenue and West Cerritos Avenue (the east-west arterials) and Valley View Street to the north and south. The Cypress Business Park Specific Plan encompasses the land within the existing Business Park planning area, which includes the existing five Specific Plan areas (Lusk/Cypress Industrial Park Specific Plan, Cypress Corporate Center original and Amended Specific Plan, McDonnell Center Amended Specific Plan, Cypress View Limited Specific Plan, Cypress Business and the Professional Center Specific Plan). The proposed Specific Plan area is generally bounded by West Cerritos Avenue to the north, Katella Avenue to the south, Knott Avenue to the east, and Lexington Drive to the west, Specific Plan Area, Project Area and Regional Vicinity. The general land uses immediately surrounding the Specific Plan Area include a mix of residential and commercial uses to the north, and residential uses, and public parks to the south. The areas east and west of the Specific Plan are outside of the Cypress City limits. The surrounding areas within the vicinity of the Specific Plan consist of urban development. Farther south of the Specific Plan boundaries, across the Rossmoor Storm Channel, is the Joint Forces Training Base Los Alamitos.

State Route 39, State Route 22, State Route 405 and State Route 605 are all owned and operated by Caltrans. Therefore, Caltrans is a responsible agency on this project, and has the following comments:

1. On page 4-73 of the IS/ND, Caltrans looks forward to City's further discussion about existing transit services for all on 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.
2. Please provide discussion about City's multimodal mobility strategies and opportunities to connect and/or expand transit services locally and regionally.
3. Encourage the use of transit among future residents, visitors, and workers of the proposed areas of developments. Increasing multimodal transportation will lead to a reduction to congestion, Vehicle Miles Traveled and improve air quality.
4. During any construction, please ensure that appropriate detours and safety measures are in place that prioritize the mobility, access, and safety of bicyclists, pedestrians, and transit users.
5. Well-lit loading docks and parking spots improve safety. Delivery areas need to be clearly marked so delivery drivers are easily seen by either on-street traffic or delivery yard employees, other truck drivers, or warehouse operations (such as forklifts).

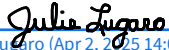
6. Consider pricing strategies to incentivize and encourage greater use of ZEV trucks can reduce emissions for surrounding communities.
7. Please consider the creation of emergency plans that include emergency routes and paths, can alleviate congestion in the event of an emergency and allow EMS to easily access the site.
8. Consider installing bicycle parking for workers in order to encourage active transportation, especially in areas supported by transit.
9. Please provide electric charging stations for personal vehicle use.
10. Support dedicated truck routes to decrease truck impacts to the local community.
11. Please consider Incident Response Plans which keep critical entrances open for emergency personnel. Plans should also include alternative local roads and highways, so roadways do not become congested during an emergency.
12. Consider including zero or near zero emissions infrastructure or electric shore power infrastructure for truck drivers and cargo handling equipment can reduce GHG and heat emissions.
13. Please consider leveraging strategic investments to maintain and modernize a multimodal freight transportation system with innovative approaches, including advanced technology to optimize integrated network efficiency, improve travel time reliability, and achieve sustainable congestion reduction.
14. Please note that future projects should not present adverse impacts to the overall transportation system including traffic circulation and the local State Highway Systems (SHS). If future developments disrupt or impede traffic circulation or the local State Highway System, Caltrans will request a Traffic Impact Analysis (TIA) of these assets. The TIA will also need to include existing and future average daily traffic volumes, traffic generation including peak hour, traffic distribution, Highway Capacity Manual (HCM) intersection analysis along with current and projected capacities of local street, and state highways or freeways including ramps that might be impacted.
15. When analyzing future proposed projects, please note potential short- and long-term traffic impacts with respect to regional vehicle miles traveled (VMT's), please use the Governor's Office of Planning and Research Guidance to identify VMT related impacts.

16. If future impact analysis leads to findings of significance on State facilities, please coordinate with Caltrans District 12 Local Development on development of a Traffic Mitigation Agreement or similar effort.

17. If any future projects are developed within Caltrans right-of-way (R/W), a required 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. For more information, please visit: [Encroachment Permits | Caltrans](#). And for the Caltrans Encroachment Permits System, please use: <https://ceps.dot.ca.gov>

Caltrans' mission is to improve lives and communities through transportation. 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 (Apr 2, 2025 14:07 PDT)

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