DEPARTMENT OF TRANSPORTATION
DISTRICT 12
1750 EAST 4TH STREET, SUITE 100
SANTA ANA, CA 92705
PHONE (657) 328-6000
FAX (657) 328-6522
TTY 711
www.dot.ca.gov/caltrans-near-me/district12

Governor's Office of Planning & Research

Jul 1 2022

STATE CLEARINGHOUSE

Making Conservation a California Way of Life.

July 1, 2022

Mr. Chad Ortlieb
Acting Principal Planner
City of Orange
300 E. Chapman Avenue
Orange, CA. 92866

File: LDR/CEQA
SCH: 2022060030
12-ORA-2022-02003
SR-55, PM 16.13

Dear Mr. Ortlieb,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the North Tustin Street Specific Plan Project Project. The approximately 443–acre North Tustin Specific Plan is proposed to revitalize existing auto-oriented retail commercial centers along North Tustin Avenue to meet shifting consumer preferences for more experiential, walkable settings. The EIR will analyze the potential environmental effects of projected buildout of up to approximately 2.1 million square feet of total commercial development, including approximately 1.9 million square feet of retail commercial uses, 138,000 square feet of office uses, 118,000 square feet of hotel uses (267 rooms); 4,211 residential units; and 101,112 square feet of public, quasi-public and institutional uses within the Specific Plan Area.

The North Tustin Street Specific Plan is proposed for a corridor generally located along both sides of North Tustin Street, from Lincoln Avenue south to Katella Avenue in the City of Orange. North Tustin Street runs north-south through the Project area. Major east-west thoroughfares crossing Tustin Street include Lincoln Avenue, Meats Avenue, Taft Avenue, and Katella Avenue. The proposed Specific Plan Area encompasses approximately 443 acres and has direct access to State Route (SR) 55 from Lincoln Avenue and Katella Avenue. State Route 55 is owned and operated by Caltrans. Therefore, Caltrans is a responsible agency on this project, and has the following comments:

Transportation and System Planning

1. Provide discussion about the City's multimodal mobility strategies relating to transit bus and rail services for local and regional connectivity.

2. Encourage the use of transit in the proposed plan which may lead to reduction in congestion. Consider coordination with Orange County Transportation Authority.

3. Consider discussion about wayfinding signage to transit stops within the project vicinity and local roadways.

4. Submit copies of all traffic related documents for review. The data used in the Traffic Impact Analysis (TIA) should not be more than 2 years old and shall be based on the Southern California Association of Governments Regional Transportation Plan Model. Use the Highway Capacity Manual methodology for all traffic analyses.

5. Caltrans supports the specific plan's goals of improving walkability and mobility, connecting the corridor to neighborhoods, and prioritizing public safety through the safe and comfortable movement of pedestrians, bicyclists, and vehicles. Caltrans encourages the city to plan Complete Streets that include high-quality pedestrian, bicycle, and transit facilities that are safe and accessible for people of all ages and abilities. This may include safety measures such as physically separated sidewalks and bike lanes; pedestrian-oriented LED lighting; high-visibility continental crosswalk striping; raised crosswalks; refuge islands; wayfinding signage; and safe connections to existing and proposed bicycle, pedestrian, and transit facilities. Coordinate with Caltrans to improve pedestrian and bicycle connectivity at freeway crossings.

6. There are two Caltrans Park and Ride lots located near the Specific Plan Area (at Tustin St and Lincoln Ave, and at Nohl Ranch Rd and Santiago Blvd). The Caltrans Park and Ride program is transitioning to a "Mobility Hubs" program that aims to integrate more transportation options and supportive amenities, where feasible. Coordinate with Caltrans on opportunities to integrate enhanced mobility with these Mobility Hubs.

7. Caltrans recommends including guidance for short- and long-term bike parking in the Specific Plan. See CALGreen bike parking requirements (https://up.codes/viewer/california/ca-green-code-2016/chapter/5/nonresidential-mandatory-measures#5.106.4) and the Association of Pedestrian and Bicycle Professionals' "Essentials of Bike Parking" for recommendations and best practices related to bike parking.

Traffic Operations

8. A Traffic Report should be prepared to analyze the effects of the substantial increase in housing units proposed with regards to on/off ramps at the Route 55 Katella and Lincoln Interchanges and if improvements to ramps/intersections/mainline are needed mitigation for the expected increased project traffic volumes. The Traffic Report should address operational issues and safety issues associated with the expected project.

9. The proposed Route 55/Meats Avenue Interchange should be pursued to provide traffic relief for the Route 55 Katella and Lincoln Avenue interchanges as mitigation for the expected increased project traffic volumes.

10. A Caltrans/OCTA project 12-0K720, is in Design phase to relocate the southbound Route 55 hook off-ramp from north of Lincoln Avenue to south of Lincoln Avenue. This reconfiguration should be addressed as part of the proposed redevelopment project.

Encroachment Permits

11. 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. 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/

12. Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (657) 328-6553 or D12.Permits@dot.ca.gov. Early coordination with Caltrans is strongly advised for all encroachment permits.

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,

Scott Shelley
Branch Chief, Regional-IGR-Transit Planning
Caltrans, District 12