

California Department of Transportation

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



November 8, 2023

Thomas Gorham
City of Anaheim
South Anaheim Boulevard
Anaheim, CA 92805



File: LDR/CEQA
SCH#2023100503
LDR LOG #202302406
I-5, SR-57

Dear Mr. Gorham

Thank you for including the California Department of Transportation (Caltrans) in the review of the Pacific Resort Plaza Mitigated Negative Declaration (MND). The Proposed Project consists of an approximately 67,715 sf hotel and a detached 1,200 sf walk-up/drive-thru fast-food restaurant with associated parking at 125 East Ball Road. The hotel component of the Proposed Project would consist of a 120-room hotel that would be five stories, 55-feet in height. The hotel is standard stay with limited food service (continental breakfast). The first floor of the hotel would contain the designated lobby area with a meeting room, sales and manager's office, shop, pantry, breakfast area, and restroom facility. The second through fifth floor of the hotel would consist of the guest rooms which would provide both general guest rooms and three to four designated Americans with Disabilities Act (ADA) accessible guest rooms per floor. An observation deck is proposed on the second level for guest-viewing of fireworks at Disneyland Theme Park. Also, a fitness center and a conference room are proposed to be located on the second floor, and an outdoor pool would be located on ground level adjacent to the hotel building. The nearest state facility to the project site are I-5 and SR-57.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Caltrans is a responsible agency on this project and has the following comments:

Traffic Operations

1. Appendix I, Trip Generation Memo and VMT Screening Analysis, Section 7.2. 2, Page 31, states "All Caltrans intersections and project driveway were evaluated using HCM methodologies. Table 7-2 summarizes the opening year LOS conditions. As shown in the table, all study intersections are projected to operate at LOS D or better.

2. To evaluate project related impacts, signal timing splits are optimized under future scenarios as timing will likely be updated to accommodate changing demand over time. Please coordinate with Caltrans District 12 Electrical System Branch to ensure that signal improvements are feasible and acceptable to optimize traffic flow between the City and Caltrans intersections to ensure effective operation of the intersections.

System Planning

3. Consider adding buffers to the proposed Class II; install hazard striping across driveways and intersections. Flashing bike/ped beacons are recommended. For additional guidance on providing functional bike parking, see the attached "Essentials of Bike Parking" guidance created by the Association of Pedestrian and Bicycle Professionals (link to online PDF: <https://www.apbp.org/Publications>)

Transit

4. Please Consider encouraging or incentivizing the use of transit among both construction workers of the proposed development and future employees. Increasing multimodal transportation will lead to a reduction to congestion, Vehicle Miles Traveled, and improve air quality. (Generic, waiting for Luisa)
5. Considering the need for equitable access to amenities and resources, please consider referencing the City's own General plan Environmental Justice (EJ) Element that is in development. The Element discusses EJ goals and policies for accessibility to public facilities, safety, recreation, and green space. Ensure that residents and visitors from all socioeconomic backgrounds can access the new facilities in development of the Pacific Resort Plaza project.

Encroachment Permit

6. 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. 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.

7. 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 compliance 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.
8. Please submit all applications and associated documents/plans via email to D12.Permits@dot.ca.gov until further notice. Caltrans Encroachment Permits is transitioning to an online web portal base for all applications.

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 Maryam Molavi, at Maryam.Molavi@dot.ca.gov.

Sincerely,



Scott Shelley
Branch Chief – Local Development Review/Climate Change/Transit
District 12