

**DEPARTMENT OF TRANSPORTATION**

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*Making Conservation  
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Governor's Office of Planning & Research

**JUNE 20 2019**

**STATE CLEARINGHOUSE**

June 19, 2019

Ms. Minoo Ashabi  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

File: IGR/CEQA  
SCH#: 2019050014  
IGR LOG# 2019-01138  
I-405  
PM 12.128

Dear Miss Ashabi,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Notice of Preparation (NOP) for the One Metro West draft Environmental Impact Report (EIR). The proposed mixed-use One Metro West Project consists of the development of 15.6 acres located at 1683 Sunflower Avenue which includes: residential with up to 1,057 rental dwelling units, 6,000 square feet of specialty retail, 25,000 square feet of creative office, and recreational uses. The nearest State facility to the project site is Interstate 405 (I-405).

Caltrans is a responsible agency on this project and has the following comments:

1. Regional access to the project site is primarily through the I-405 Freeway, therefore, the document should include a discussion on any potential impacts of this project on I-405 ramps and mainline. Further, a discussion on the potential need for a Traffic Management Plan is required.
2. A traffic impact study is required for this project to include existing and future average daily traffic volumes, traffic generation including peak hour, traffic distribution, intersection capacity utilization analysis along with current and projected capacities of local streets, and State highways or freeways including ramps that might be impacted. Specifically, Harbor Boulevard and I-405 ramps as well as Euclid Street and I-405 ramps. Appropriate mitigation measures are to be proposed and submitted for our review and comment.
3. Extend the limits of Potential Off-Site Impact Area on Figure 2 to include the intersection of Hyland Avenue and South Coast Drive. The document needs to address potential impacts on storage capacity for the right turn pocket to the northbound I-405 from westbound Hyland Avenue.

4. Coordination with San Diego Freeway (I-405) Improvement Project is required, and a discussion should be included in the environmental document.
5. Please consider incorporating designated areas/parking for freight delivery, package and transportation network center pick up and drop off in the site plan design for this project.
6. Please ensure that appropriate measures are taken to protect the safety of bicyclists and pedestrians in the project area. These measures may include improved Complete Streets facilities and improved connections to these facilities. Nearby bicycle facilities include the existing Class I Santa Ana River Trail (approximately 0.2 miles west of the Project site), existing Class II bicycle lanes on Sunflower Avenue and Hyland Avenue, and proposed Class I facility on Sunflower Avenue. Complete Streets improvements will also increase regional connectivity via the Santa Ana River Trail.
7. Please consider adding wayfinding signage for the bicycle facilities in the project area, including the Class I Santa Ana River Trail. Wayfinding signage will connect and direct bicyclists to the appropriate bicycle facilities.
8. Please consider adding Active Transportation elements to the Project, such as bicycle parking/storage. This will encourage residents to ride their bicycles to access nearby destinations.
9. In the event of any activity in Caltrans right of way an encroachment permit will be required. For specific details on Encroachment Permits procedure, please refer to Encroachment Permits Manual at:  
[www.dot.ca.gov/hq/traffops/developserv/permits](http://www.dot.ca.gov/hq/traffops/developserv/permits)

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 (657) 328-6280 or [maryam.molavi@dot.ca.gov](mailto:maryam.molavi@dot.ca.gov).

Sincerely,



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