

DEPARTMENT OF TRANSPORTATION

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Governor's Office of Planning & Research

MAR 16 2020

March 16, 2020

STATE CLEARINGHOUSE

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

File: IGR/CEQA
SCH#: 2019050014
IGR Log: 2019-01322
I-405, PM: 12.128

Dear Ms. Ashabi:

Thank you for including the California Department of Transportation (Caltrans) in the review of the Draft Environmental Impact Report (DEIR) for the One Metro West Project. The proposed project is a mixed-use development that consists of residential, specialty retail, creative office, and open space uses. The project is proposed to include up to 1,057 multi-family rental residential dwelling units, 25,000 square feet of commercial (creative office) space, 6,000 square feet of specialty retail, and 1.5-acres of open space. All existing buildings, structures, parking areas, drive aisles, and hardscape/landscape improvements are proposed to be demolished. The project would also include off-site improvements to Sunflower Avenue and a bicycle trail connection to the Santa Ana River Trail. The 15.23-acre project is located at 1683 Sunflower Avenue in the city of Costa Mesa, Orange County. The nearest State facility to the project site is the Interstate 405 Freeway (I-405).

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

Traffic Operations

1. Please update the document (page 26) and coordinate with the OC 405 Partners (I-405 Improvement Project) to obtain the latest final design Geometrics. In the latest design, eastbound slip-on ramp from Ellis Avenue to southbound I-405 has been changed to a triple left-turn lane from eastbound Ellis Avenue to the existing I-405 southbound on-ramp. Please revise the figures, tables, and analysis for the traffic volumes to include the latest final design and submit for review and comment.

2. Section 1.2.2 Freeway Analysis page 3 Traffic Impact Analysis – Please use a lower peak hour capacity of 2,300 vehicles per hour per lane for the freeway segments and submit for review and comment.

Environmental Planning

3. Please coordinate with the I-405 Improvement Project team for any schedule conflicts. The proposed project will be impacted by the following components of work under the I-405 Improvement Project:

Northbound I-405 Freeway:

- a. I-405 Freeway segment, south of Fairview Road On-Ramp
- b. Fairview Road On-Ramp (merge)
- c. I-405 Freeway segment, between Fairview Road On-Ramp and Harbor Boulevard On-Ramp
- d. Harbor Boulevard On-Ramp (merge)
- e. I-405 Freeway segment, between Harbor Boulevard On-Ramp and Hyland Avenue On-Ramp
- f. Hyland Avenue On-Ramp (merge)

Southbound I-405 Freeway:

- a. Harbor Boulevard Off-Ramp (diverge)
- b. I-405 Freeway segment, between Harbor Boulevard Off-Ramp and Harbor Boulevard Loop On-Ramp
- c. Harbor Boulevard Loop On-Ramp (merge)
- d. I-405 Freeway segment, between Harbor Boulevard Loop On-Ramp and Harbor Boulevard Slip-On
- e. Ramp
- f. Harbor Boulevard Slip-On Ramp (merge)
- g. I-405 Freeway segment, between Harbor Boulevard Slip-On Ramp and Fairview Road Off-Ramp (weave)

4. Some improvements under I-405 project would be completed prior to the proposed project's opening year. Therefore, these improvements have been considered as the intersection configuration under future short-term cumulative (2027) and

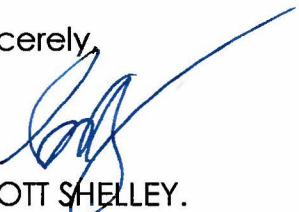
General Plan buildout (2040) conditions. However, some improvements on I-405 will still be underway. There are numerous changes to the ramp closures that should be considered for the proposed project.

Encroachment Permit

5. 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: <https://dot.ca.gov/programs/traffic-operations/ep>

Please continue to keep us informed of this project and any future developments that could potentially impact State transportation facilities. If you have any questions or would like to meet with us regarding these comments, please do not hesitate to call Maryam Molavi at (657) 328-6280.

Sincerely,



SCOTT SHELLEY.
Branch Chief, Regional-IGR-Transit Planning