

DEPARTMENT OF TRANSPORTATION

DISTRICT 12
1750 EAST FOURTH STREET, SUITE 100
SANTA ANA, CA 92705
PHONE (657) 328-6267
FAX (657) 328-6510
TTY 711
www.dot.ca.gov



Making Conservation
a California Way of Life.

Governor's Office of Planning & Research

FEB 18 2020

STATE CLEARINGHOUSE

February 18, 2020

Mr. Jerry Guevara
City of Santa Ana Planning and Building Agency
PO Box 1988
Santa Ana, CA 92702

File: IGR/CEQA
SCH#: 2019080011
12-ORA-2019-01296
SR 55 8.539

Dear Mr. Guevara,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Draft Environmental Impact Report for the proposed Bowery Mixed-Use Project. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability.

The project will redevelop the project site into a mixed-use development featuring 1,150 multi-family residential units and 80,000 square feet of commercial space. The project development is located on the western corner of Red Hill Avenue and Warner Avenue, on the border of the cities of Santa Ana and Tustin, and east of State Route (SR) 55. Caltrans is a commenting agency and has the following comments:

Transportation Planning:

1. As stated previously in the comment letter sent for the Notice of Preparation:
 - The City of Santa Ana's Active Transportation Plan (2019) shows the following proposed bicycle facilities nearby: Class IV on Warner Avenue; Class II on Carnegie Avenue; and Class II on Pullman Street. Additionally, the Tustin Legacy Specific Plan (2017) notes the following proposed bicycle facilities nearby: Class II on Red Hill Avenue; Class II on Warner Avenue; Class II on Victory Road; and Class II on Armstrong Avenue. There is also an existing Class II on Barranca Parkway. Coordinate with the City of Tustin to discuss constructing the bicycle facilities on Red Hill Avenue and Warner Avenue. Active Transportation facilities increase mobility and regional connectivity, improve air quality, and reduce congestion and VMT.

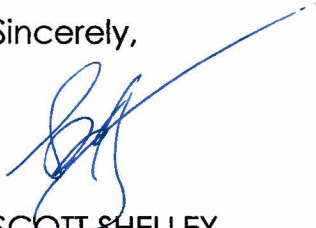
- Ensure that connections are provided to the Tustin Metrolink Station, which is located three miles away from the project site, as rail transit increases regional connectivity. OCTA Bus Route 472 provides a direct connection to Tustin Metrolink. Bicycle facilities also improve first-/last-mile connections to the station. The Tustin Legacy Specific Plan (2017) proposes a Class I trail through the Tustin Legacy Park that runs diagonally from Red Hill Avenue and Barranca Parkway to the Tustin Metrolink Station.
 - Consider incorporating designated areas/parking for freight delivery and micro-transit pick up and drop off in the site plan design for this project.
 - Promote the use of transit. OCTA operates bus transit routes with stops near the project site. Route 472 runs from Tustin Metrolink Station to Irvine Business Complex. Route 71 runs from the City of Yorba Linda to the City of Newport Beach. Ensure that transit service will not be disrupted during construction.
2. The Project is adjacent to the Tustin Legacy development. Ensure high visibility pedestrian improvements to connection to Tustin Legacy. The Legacy will include educational and recreational facilities. Families may cross Red Hill Avenue to get to these facilities. High visibility improvements on intersection like Red Hill Avenue and Warner Avenue will increase safety for pedestrian travelers.

Permits:

3. 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. Please coordinate with Caltrans to meet requirements for any work within or near State ROW. 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/>

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 need to contact us, please do not hesitate to contact Jude Miranda at (657) 328-6229 or Jude.Miranda@dot.ca.gov.

Sincerely,



SCOTT SHELLEY
Branch Chief, Regional-IGR-Transit Planning
District 12