

DEPARTMENT OF TRANSPORTATION

DISTRICT 12
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Making Conservation
a California Way of Life.

March 1, 2023

Mr. Robert Garcia
Planning Director
City of Orange
300 E. Chapman Ave.
Orange, CA. 92866

File: LDR/CEQA
SCH: 2023010645
12-ORA-2023-02199
SR-57, PM 12.288

Dear Mr. Garcia,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Mitigated Negative Declaration (MND) for the 759 North Eckhoff Project. Approval of the Project would allow for the redevelopment of the 12.69-acre site with two 41.5-foot (ft) tall warehouse buildings comprised of approximately a 189,566 square foot (sf) building to the west (Building 1) and a 103,196-sf building to the east (Building 2). Building 1 would include 178,966 sf warehousing, 10,600 sf of two-story office space, and 25 dock doors. Building 2 would include 91,696 sf of warehousing, and 11,500 sf of two-story office space, and 11 dock doors. The Project would have a maximum floor area ratio (FAR) of 0.75 and would provide 268 parking stalls (collectively referred to as the "Project"). The redevelopment would require the demolition of the existing operating manufacturing facility and associated parking areas.

The Project site is located at 759 North Eckhoff Street in the City of Orange, Orange County, California. The City of Anaheim borders the City to the north and northwest. The City of Garden Grove borders the west and the Cities of Santa Ana, Tustin, and unincorporated Orange County border the City to the east and south and State Route 57 (SR-57) is located approximately 0.24 miles to the west. State Route 57 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. Please consider providing adequate wayfinding signage to nearby transit stops within the proposed project. Connectivity of first and last mile mobility options and transit services help integrate a complete multimodal transportation network.

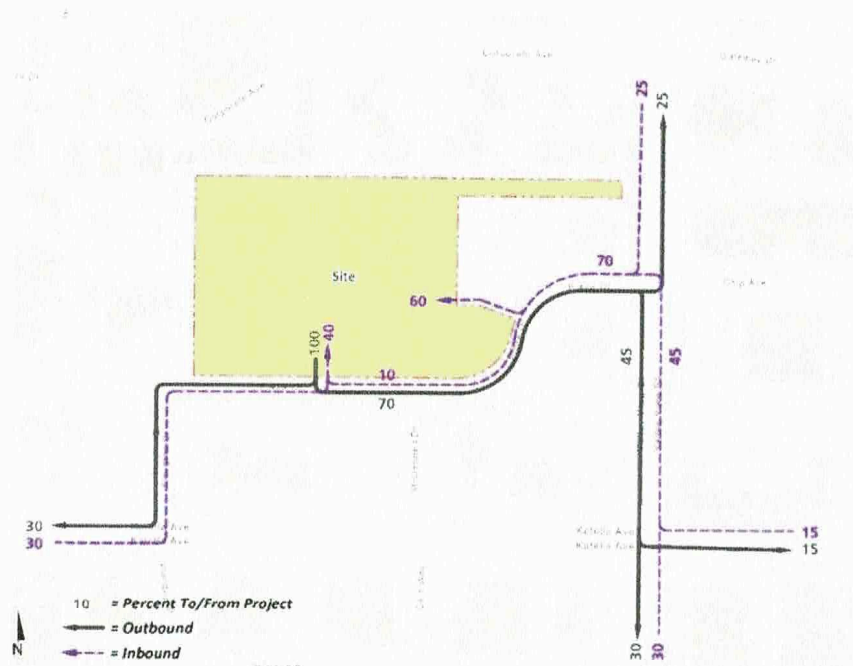
"Provide a safe and reliable transportation network that serves all people and respects the environment"

2. 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.

Freight Operations and Planning

3. Given the classification of "Smart Street" by the City of Orange, it is encouraged that the applicant consider the installation of Class II or Class IV bike lanes around the warehousing facility.
4. Please provide electric charging stations for trucks. Electric charging infrastructure provides trucks or transport refrigeration units access to power without running their engines, thus reducing greenhouse and heat emissions. In addition, the project would be preparing for the inevitable shift to alternative energy-fueled vehicles, per the governor's executive order N-79-20, which phases out sales of gas-powered trucks by 2035.
5. Please ensure that the project does not worsen truck parking shortages in the region. Potential options include providing on-site parking or contributing to a regional truck parking solution.
6. Please ensure on-site truck parking facilities include adequate facilities for drivers such as restrooms, lighting, trash facilities, drinking water, showers, and food or vending machines.
7. The number of parking spaces should be based on peak operating time of the development.
8. Coordination with short haul railroad operators to transport between distribution centers and warehouses, or ports and railyards can assist in creative solutions and efficiencies that can reduce air and/or noise pollution or parking/congestion concerns.
9. In order to properly assess impacts of increased truck trips on the State Highway System, Caltrans requests the applicant to supply a trip distribution map demonstrating directionality and quantity of trips, to the greatest extent possible. This review will be complete once the district has obtained and reviewed this document. See Exhibit 5: Project (Truck) Trip Distribution below.

EXHIBIT 5: PROJECT (TRUCK) TRIP DISTRIBUTION



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,

Julie Lugaro

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