

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 7 – Office of Regional Planning  
100 S. MAIN STREET, MS 16  
LOS ANGELES, CA 90012  
PHONE (213) 897-0475  
FAX (213) 897-1337  
TTY 711  
www.dot.ca.gov



*Making Conservation  
a California Way of Life.*

July 1, 2020

Mr. Scott Kinsey  
City of Long Beach  
411 West Ocean Boulevard  
Long Beach, CA 90802

RE: Spring Street Business Park Project – Final  
Environmental Impact Report (FEIR)  
SCH # 2019100514  
GTS # 07-LA-2019-03286  
Vic. LA-405/PM: 5.447

Dear Mr. Scott Kinsey:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced FEIR. The project is a proposed business park complex with off-site street improvements along Spring Street and Orange Avenue, and park enhancements. The proposed business park would consist of a total of 160,673 square-feet (SF) of floor area within three concrete "tilt-up" buildings. The anticipated mix of land uses includes manufacturing and warehousing. The project is proposing to provide 162 standard surface lot parking stalls, 8 trailer spaces, and 18 loading docks. Project improvements are consistent with the land use and development standards of its zoning district. The City of Long Beach is considered the Lead Agency under the California Environmental Quality Act (CEQA).

The nearest State facilities to the proposed project are Interstate 405 (I-405), which is located approximately 500 feet from the project, State Route 1 (SR-1), which is located approximately 1.5 miles away from the project, and Interstate 710 (I-710), which is located approximately 2 miles from the project.

Caltrans, the City, the environmental consultants HDR, and the transportation consultants Linscott, Law & Greenspan, Engineers have been engaging in discussions about this project over calls and emails since November 2019. Based on those conversations and the City's comments in the FEIR, Caltrans has the below comments.

The City's comment A3-c states that "Mitigation Measures TRAN-4 and TRAN-5 are subject to approval by and are the responsibility of another agency (Caltrans) and that such improvements are within the responsibility and jurisdiction of another public agency and not the City of Long Beach...". Caltrans would like to clarify that even though these mitigation measures are subject to our approval and implementing them will require the developer to complete the Caltrans encroachment permit process, it would be beneficial for the City of Long Beach to ensure that these mitigation measures are implemented. This is because the mitigation measures will protect the safety of the business park's employees and visitors, as well as the safety of Long Beach residents. The mitigation measures will also protect the safety of Signal Hill residents and other users of the State Highway System. In addition, ensuring that the mitigation measures are implemented will help the project get implemented as quickly and efficiently as possible, which is in the interest of both the City, the project developer, and the public in general.

Caltrans suggests that the City of Long Beach help ensure that these mitigation measures are implemented by assisting the project developer in completing the Caltrans encroachment permit process.

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Caltrans also suggests that the City facilitates the development of a mitigation agreement between Caltrans and the project developer to contribute 12.43% towards the installation of a traffic signal at the intersection of Orange Avenue and the I-405 Southbound Ramps.

Finally, the City's comment A3-d states "The comment encourages the City of Long Beach to work with Caltrans on identifying additional mitigation measures that could be implemented to decrease the potential of vehicular queues on the I-405 SB off-ramp from backing up onto the I-405 Freeway, including signal timing modification. The comment will be made available for the decision makers." Caltrans appreciates the City of Long Beach making this comment available to decision makers and would like to know what their response is to it.

Caltrans looks forward to collaborating with the City of Long Beach and the project developer in the near future on completing the encroachment permit process, developing the mitigation agreement, and identifying additional safety measures at the intersection of Orange Avenue and I-405 Southbound Ramps.

If you have any questions about these comments, please contact Emily Gibson, the project coordinator, at [Emily.Gibson@dot.ca.gov](mailto:Emily.Gibson@dot.ca.gov), and refer to GTS# 07-LA-2019-03286.

Sincerely,

A handwritten signature in cursive script that reads "Miya Edmonson".

MIYA EDMONSON  
IGR/CEQA Branch Chief  
cc: Scott Morgan, State Clearinghouse