

California Department of Transportation

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<https://dot.ca.gov/caltrans-near-me/district-12>

April 28, 2025

Mr. Victor Mendez
City of Costa Mesa
778 Fair Drive
Costa Mesa, CA 92626

File: LDR/CEQA
SCH# 2025031168
LDR LOG #2025-02783
SR-55

Dear Mr. Mendez,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Initial Study for a Mitigated Negative Declaration for the proposed Victoria Place Project. The project proposes to develop a 40-unit residential common interest development community comprising of 18 duplexes and four detached units fronting Victoria Place. The 76,923-square foot lot area (or approximately 1.77 acres) would be developed with 18 duplexes, or 36 units, with a square footage of 2,751 square feet per unit (which includes 425-square feet of space available for a home office on the ground floor). The project would also construct four detached units. The four detached, situated along Victoria Place, would have a square footage of 2,751-square feet per unit (which includes 427 square feet of space available for a home office on the ground floor). Proposed utility connections, landscaping improvements, and circulation improvements would also be installed. Proposed City entitlements include General Plan Amendment (PGPA-24-0001), a Zoning Code Amendment, Tentative Tract Map (TTM No. 19351), and a Master Plan. The project site is approximately 1.77 acres and is located at 220, 222, 234, and 236 Victoria Street in the southern portion of the City of Costa Mesa and the nearest state facility is SR-55.

The mission of Caltrans is Improving lives and communities through transportation. Caltrans is a responsible agency on this project and has the following comments:

1. The project scope includes new sidewalks along the project frontage at Victoria Place, which would allow pedestrian access to the project. However, the project's Conceptual Site Plan (Exhibit 2-30), does not show any designated pedestrian walkways to each unit. This may create vehicle-pedestrian conflict. If feasible, consider adding pedestrian walkways to each unit.

2. The project is increasing the number of residential units in the area. This may increase pedestrian activity in the area. To enhance pedestrian safety and connectivity to the Downtown/Triangle District, consider installing high visibility crosswalks at the intersection of Victoria Place/Newport Boulevard and Victoria Place/Victoria Street.
3. During construction, please ensure that appropriate detours and safety measures are in place to prioritize the mobility, access, and safety of bicyclists, pedestrians, and transit users. If adjacent sidewalks or bike lanes need to be closed during construction, please ensure that closures and detours are clearly signed.
4. On page 4.17-1 of the IS/MND, Caltrans looks forward to City's further discussion about existing transit services for all on local, intercounty and regional bus services, including the connectivity to rail services from the nearest train stations, provided by Metrolink and/or Amtrak Pacific Surfliner.
5. Provide discussion about the City's multimodal mobility strategies and opportunities to connect and/or expand transit services locally and regionally such as continuous coordination with OCTA.
6. Encourage the use of transit among future residents, visitors, and workers of the proposed areas of developments. Increasing multimodal transportation will lead in a reduction to congestion, Vehicle Miles Traveled and improve air quality.
7. Any work performed within Caltrans right-of-way (R/W) will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans R/W prior to construction. Prior to submitting to Caltrans Permit's branch, applicant should fill out Applicant's Checklist to Determine Applicable Review Process (QMAP List) Form TR-0416 to determine if project oversight/coordination with Caltrans Project Manager is needed. If coordination is not required, please submit an encroachment permit application package (EPAP) through the Caltrans Encroachment Permit System (CEPS - <https://ceps.dot.ca.gov/>). EPAP should include application, PE signed and stamped site-specific traffic control plan, insurance, letter of authorizations as needed, and any other relevant documents. EPAP should be submitted as early as possible to avoid any delays.

8. Project plans and traffic control plans must be stamped and signed by a licensed engineer. For all plans, including traffic control plans, Caltrans R/W lines should be clearly labeled, which includes existing and proposed (if there are any changes to Caltrans R/W), the north arrow, the edge of pavement, and edge of the sidewalk, if applicable. When submitting the application, please include final Environmental Clearance Documentation, relevant design details including design exception approvals and construction and drainage plans, traffic control plans, traffic management plan and traffic impact study if proposed traffic delay of 30 minutes above normal recurring traffic delay is anticipated, any Caltrans R/W certifications if needed, maintenance agreement as needed, shoring plans for any excavation 5-feet or more, ADA certification, and any letter of authorizations.

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 Maryam.Molavi@dot.ca.gov.

Sincerely,



Scott Shelley (Apr 28, 2025 14:38 PDT)

Scott Shelley
Branch Chief – Local Development Review/Climate Change/Transit Grants
District 12



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

Katherine M. Butler, MPH, Director
8800 Cal Center Drive
Sacramento, California 95826-3200
dtsc.ca.gov



Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

April 3, 2024

Victor Mendez
Senior Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
Victor.Mendez@costamesaca.gov

RE: MITIGATED NEGATIVE DECLARATION FOR VICTORIA PLACE PROJECT
DATED MARCH 26, 2025, STATE CLEARINGHOUSE NUMBER [2025031168](#)

Dear Victor Mendez,

The Department of Toxic Substances Control (DTSC) reviewed the Mitigated Negative Declaration (MND) for the Victoria Place Project (Project). The Project proposes to develop a 40-unit residential development community comprising of 18 duplexes and four detached units. The 76,923-square foot lot area would be developed with 18 duplexes, or 36 units. The Project would also construct four detached units. Proposed City entitlements include a General Plan Amendment (24-0001), a Zoning Code Amendment, Tentative Tract Map (No. 19351), and a Master Plan.

DTSC recommends and requests consideration of the following comments:

1. The Phase II Environmental Site Assessment indicated if the use of the property is changed to more sensitive uses such as residential, care stations, schools or childcare, further subsurface soil and soil gas investigations and health risk assessments may be required. Mitigation Measure HAZ-1 stated a Soil Management Plan (SMP) will be prepared and implemented during earthwork redevelopment activities in case soil impacts are encountered during grading and excavation activities. As part of this SMP, any on-site

contaminated soils, including soils that could potentially be imported to the site, would be assessed to confirm that they are handled in compliance with all applicable regulatory guidance. DTSC does not recommend a SMP be used as a primary cleanup plan.

DTSC recommends that any potential contamination be fully characterized and then remediated under the oversight of a [self-certified local agency](#), DTSC or a Regional Water Quality Control Board as a SMP alone cannot sufficiently identify and document the potential contaminants that may pose a threat to human health and the environment. DTSC recommends that a cleanup plan, a Removal Action Workplan or Remedial Action Plan, be prepared to adequately address all site impacts after complete characterization. If entering into one of DTSC's cleanup plans such as a voluntary agreement, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: [Request for Agency Oversight Application](#). Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact your [Regional Brownfield Coordinator](#).

2. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment Guidance Manual](#).

Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).

DTSC appreciates the opportunity to comment on the DEIR for Victoria Place Project. Thank you for assisting in protecting California's people and the environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via [CEQA Review email](#) for additional guidance.

Sincerely,

A handwritten signature in black ink that reads "Dave Kereazis". The signature is written in a cursive, flowing style.

Dave Kereazis
Associate Environmental Planner
HWMP-Permitting Division – CEQA Unit
Department of Toxic Substances Control
Dave.Kereazis@dtsc.ca.gov

Victor Mendez
April 3, 2025
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cc: (via email)

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