

**DEPARTMENT OF TRANSPORTATION**

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Governor's Office of Planning & Research

**DEC 06 2019**

December 6, 2019

**STATE CLEARINGHOUSE**

Laura Stokes  
City of San Juan Capistrano  
32400 Paseo Adelanto  
San Juan Capistrano, CA 92675

File: IGR/CEQA  
SCH#: 2019110154  
12-ORA-2019-01262  
I-5, PM 9.223  
SR 74, PM 0.274

Dear Ms. Stokes,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Notice of Preparation for the proposed Tirador Residential Development project in the City of San Juan Capistrano. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability.

The proposed project includes the construction of a 132-unit residential development consisting of 43 two-story detached units and 89 three-story attached townhome units, a 20 ft wide multi-purpose pedestrian, bicycle, and equestrian trail, and various recreational amenities throughout the development. Regional access to the plan area is provided by State Route 74 (SR 74) and Interstate 5 (I-5). Caltrans is a commenting agency for this project and upon review, we have the following comments:

**Traffic Operations**

1. In the next environmental document, please include a Traffic Impact Study (TIS) that analyzes short-term and long-term impacts to the State Highway System (SHS) including on-ramps, off-ramps, and freeway mainline specifically for I-5 and SR 74.
2. Any impact to the SHS should not be deemed "Significant and Unavoidable" without consultation with Caltrans to mitigate these impacts in the early development stages of the environmental document.

**Environmental**

3. In the Tirador Initial Study document, Section 4.4 Biological Resources (page 4-18), is missing impact analysis for questions (a), (b), and (c) which

have been identified to have potentially significant impacts. Please clarify if the questions will be analyzed in the Environmental Impact Report (EIR).

### **Stormwater Compliance**

4. The Water Quality Management Plan (WQMP) should be further developed and submitted for review of calculations to assure project will attenuate flows to maintain them at pre-project levels.
5. Caltrans is adjacent property owner and project should not affect State flows and allow them to continue to flow in the historical pattern into San Juan Creek.
6. If this project should affect Caltrans Right of Way (R/W), an Encroachment Permit will be required and should be routed to NPDES (National Pollutant Discharge Elimination System) for review at that time. Caltrans will review the WQMP and expect to be able to review the Stormwater Pollution Prevention Plan (SWPPP) for those portions entering/affecting state R/W.

### **Encroachment Permits**

7. 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 Joseph Jamoralin at (657) 328-6276 or [Joseph.Jamoralin@dot.ca.gov](mailto:Joseph.Jamoralin@dot.ca.gov)

Sincerely,



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