

DEPARTMENT OF TRANSPORTATION

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*Making Conservation
a California Way of Life.*

5/14/2020

Governor's Office of Planning & Research

MAY 15 2020

May 14, 2020

STATE CLEARINGHOUSE

Paul Garcia
City of San Juan Capistrano
32400 Paseo Adelanto
San Juan Capistrano, CA 92675

File: IGR/CEQA
SCH#: 2020049032
12-ORA-2020-01365
I-5, PM 10.705

Dear Mr. Garcia,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Notice of Preparation for the Creekside Specific Plan 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 project proposes to demolish an existing one-story vacant industrial building (approximately 123,000 square feet) and associated parking and develop a 188-unit residential community with necessary roadway improvements on a site totaling 16.9 acres. Regional access to the plan area is provided by State Route 74 (SR 74) and Interstate 5 (I-5). Caltrans is a responsible agency for this project and upon review, we have the following comments:

Traffic Operations

1. The proposed project has significant impacts in the area as indicated in the document package included with the Notice of Preparation, dated April 14, 2020. As such, Caltrans is requesting a Traffic Impact Study report to determine the operational impacts as a result of the proposed project.

Transportation Planning

2. The Junipero Serra Park and Ride lot is a Caltrans facility adjacent to the northwest corner of the project boundary. Please coordinate with Caltrans to ensure that operations at the park and ride lot are not impacted during any construction phases.
3. Please consider developing bicycle facilities for both directions of Rancho Viejo Road when it is realigned for the project. There is an existing Class II bicycle lane on the current Rancho Viejo Road in the Northbound

direction but does not contain bicycle facility in the Southbound direction.

Bicycle facilities will encourage residents to utilize Active Transportation to access nearby destinations, therefore improving air quality, increasing connectivity, and decreasing congestion and vehicle miles traveled.

4. Please consider constructing sidewalks along Rancho Viejo Road to complete the sidewalk network. There are no existing sidewalks along this roadway in the project area, which creates a gap in the sidewalk network between Malaspina Road and the entrance of the Fluidmaster property.
5. Caltrans encourages the City of San Juan Capistrano to address the availability of the OCTA bus stops for Bus Route 91 which runs near the project vicinity.
6. The San Juan Capistrano Metrolink Station is in close proximity to the proposed project. Consider promoting sufficient transportation connection to and from the station to the project site with wayfinding/signage.

Providing rail connectivity will add multi-modal options to residents leading to decreased VMT and improved air quality.

Environmental

7. Effective July 1, 2020, per SB 743, local agencies will be required to use Vehicle Miles Traveled (VMT) to measure transportation impact analysis.

Caltrans suggests that the Creekside Specific Plan includes a VMT-based transportation analysis that assesses impacts and, if necessary, proposes mitigation that considers transportation demand management (TDM), multimodal, and operational efficiency alternatives.

Freight

8. Please consider incorporating designated areas/parking for freight delivery, package, and transportation network company's pickup and drop-off.

9. We recommend to offer pick-up point services or automated parcel systems to allow for deliveries that can be made with one truck stop instead of multiple stops to individual residences.

Stormwater Compliance

10. 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 the Stormwater Pollution Prevention Plan (SWPPP) for those portions entering/affecting state R/W.

Encroachment Permit

11. 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

Sincerely,



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