

DEPARTMENT OF TRANSPORTATION

DISTRICT 12

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Governor's Office of Planning & Research

August 17 2021

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STATE CLEARINGHOUSE

Ms. Belinda Deines
Principal Planner
City of Dana Point
33282 Golden Lantern
Dana Point, CA 92629

File: IGR/CEQA
SCH#: 2021070304
12-ORA-2021-01726
SR 1, PM 0.527
I-5, PM 6.894

Dear Ms. Deines,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Notice of Preparation for the Victoria Boulevard Apartments in the City of Dana Point. The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment.

The project involves the demolition of the existing Capistrano Unified School District (CUSD) bus yard and development of a 365-unit apartment complex with an attached six-story parking structure and associated amenities. Regional access to the project area is provided by State Route 1 (SR 1) 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 implementation of this project would result in an increase of traffic demands on the local roads as well as nearby State Highway System (SHS) – (SR 1 and I-5). Therefore, Traffic Operations Southwest recommends a Traffic Impact Study to be prepared in the Environmental Impact Report (EIR) to analyze the potential impact on the operation and safety for all nearby SHS to include but not be limited to the on/off-ramps, intersections on I-5 and PCH be evaluated and recommended for mitigation if necessary.
2. As part of the complete street, Class II and sidewalk improvements for pedestrian shall be implemented for the upcoming future project along Doheny Parkway aka (Doheny Village Connectivity Project). Please confirm if there is a proposed implementation for the connectivity to this facility from the proposed project.

Transportation Planning

3. The project is to increase housing and infill development, which may increase traffic congestion and the number of Single Occupancy Vehicle (SOV) trips. As Caltrans seeks to promote safe, accessible multimodal transportation (i.e. walking, biking, and transit) options, please encourage the use of transit among future residents, visitors, and workers of the development. Providing improved

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

multimodal transportation to housing can encourage residents to utilize alternative transportation options, thus improving public health by reducing Greenhouse Gas (GHG) emissions, reduction to congestion, and Vehicle Miles Traveled (VMT).

4. Please ensure that the Environmental Impact Report (EIR) includes a discussion related to the City's multimodal mobility strategies regarding transit connectivity and opportunities for services with the seasonal Dana Point Trolley along with the regional rail connectivity served by Metrolink and Amtrak Pacific Surfliner in the nearby train stations in San Juan Capistrano and San Clemente.
5. Please consider including a discussion on general transportation safety improvements, especially for vulnerable road users such as bicyclists and pedestrians.
6. Caltrans encourages the City to continue coordination with the Orange County Transportation Authority (OCTA) for opportunities to enhance multimodal transit strategies.
7. Caltrans supports projects which provide a diversity of housing choices near destinations accessible to Active Transportation (i.e. bicycle and pedestrian) and transit users. Please consider opportunities to increase Active Transportation and transit use by clear directional signage and Active Transportation infrastructure to/from the project. There are several opportunities for bicycle facilities and/or signage, including connections to the existing Class II bike lane along Doheny Park Rd and potential street design changes along Camino Capistrano which can provide greater bicyclist accessibility to nearby commercial centers, schools, and beach access.
8. Please consider the inclusion of long-term bicycle storage facilities for residents, which may include secure ground floor indoor bicycle storage. Additionally, with the growing popularity of electric bikes and cargo/utility bikes (which tend to be bigger and heavier), Caltrans recommends that the storage area be designed to accommodate a range of bicycle styles, sizes and weights.
9. Access to vehicle charging stations can be particularly difficult for those living in multi-family dwellings without personal garages. Within the attached six-story parking structure, consider installing electric vehicle charging stations to promote use of EV and Hybrid vehicles which can reduce GHG emissions.
10. On Exhibit 2-2 of the Initial Study document, the I-5 label is misplaced on the alleyway north of Victoria Blvd.
11. Caltrans supports the city's evaluation of the Victoria Boulevard Apartments in Doheny Village as a potential opportunity site for affordable housing. The state mandates that cities must plan for housing needs of future residents of all incomes. This analysis would assist in accommodating the Regional Housing

Needs Assessment (RHNA) allocation per the California Department of Housing & Community Development (HCD).

12. A VMT based Traffic Impact Study should be prepared for this project. Please refer to Caltrans' updated VMT-focused Transportation Impact Study Guide (TISG), dated May 2020 and released on Caltrans' website in July 2020.
<https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-05-20-approved-vmt-focused-tisg-a11y.pdf>

Freight

13. Please consider including a discussion on incorporating designated areas/parking for freight delivery, package, and transportation network company's pickup and drop-off.

Encroachment Permit

14. 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