

**DEPARTMENT OF TRANSPORTATION**

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Governor's Office of Planning &amp; Research

**March 3 2023****STATE CLEARING HOUSE**Making Conservation  
a California Way of Life.

March 2, 2023

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

File: IGR/CEQA  
SCH#: 2021070304  
12-ORA-2021-02185  
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 Draft Environmental Impact Report (DEIR) 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 349-unit apartment complex with an attached six-story(seven-level) 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 commenting agency for this project and upon review, we have the following comments:

**Traffic Operations**

1. Caltrans Traffic Operations Southwest concurs with the traffic analysis. The report is consistent with the Governor's Office of Planning and Research (OPR) Technical Advisory and based on the Vehicle Miles Traveled (VMT) methodology, criteria, guidelines, thresholds, and results outlined in this DEIR. Therefore, Traffic Operations has no further comments at this time.

**Transportation Planning**

2. Caltrans encourages the City of Dana Point to provide a discussion on potentially improving multimodal transportation (walking, biking, and transit) opportunities for residents and visitors to address accessibility, safety, and environmental benefits. New development projects should also be encouraged to incorporate opportunities to support sustainable and multimodal transportation options, including, but not limited to, transit, walking, biking, shared and electric vehicles.

The improved multimodal connections to the project site can encourage residents/users to utilize alternative transportation options, thus reducing GHG emissions, congestion, and VMT.

3. Caltrans supports the inclusion of bicycle storage facilities pursuant to CALGreen code. Caltrans also recommends following bicycle parking best practices described in the "Essentials of Bike Parking" guidance created by the Association of Pedestrian and Bicycle Professionals (link to online PDF: <https://www.apbp.org/Publications>).

Bike parking should be installed a minimum of 24" away from walls and other objects (e.g. trash cans, plants, etc.). With the growing popularity of electric bikes and cargo/utility bikes (which tend to be bigger and heavier), Caltrans also recommends that bicycle storage facilities be designed to accommodate a range of bicycle styles, sizes, and weights.

4. For the Class III bike route on Victoria Boulevard, Caltrans recommends a combination of shared lane pavement markings (sharrows) and May Use Full Lane (R4-11) signage to most clearly convey to all road users that bicyclists may ride in the center of the travel lane.
5. 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).
6. Please consider providing adequate wayfinding signage to nearby transit stops within the proposed project. Connectivity of first and last mile mobility options and transit services help integrate a complete multimodal transportation network.
7. Please consider encouraging or incentivizing the use of transit among both construction workers of the proposed development and future employees. Increasing multimodal transportation will lead to a reduction to congestion, Vehicle Miles Traveled, and improved air quality.
8. Please consider including a discussion on incorporating designated areas/parking for freight delivery, package, and transportation network company's pickup and drop-off.
9. Please consider providing electric charging stations in the project site. Electric charging infrastructure provides vehicles access to power without running their engines, thus reducing greenhouse and heat emissions.

In addition, the project would be preparing for the inevitable shift to alternative energy-fueled vehicles, per the Governor's Executive Order N-79-20, which phases out sales of gas-powered vehicles by 2035.

### **Encroachment Permit**

10. 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-LDR-Transit Planning  
District 12