

## California Department of Transportation

DISTRICT 12  
1750 East 4<sup>th</sup> Street, Suite 100 | SANTA ANA, CA 92705  
(657) 328-6000 | FAX (657) 328-6522 TTY 711  
<https://dot.ca.gov/caltrans-near-me/district-12>



December 16, 2024

Mr. Raymond Barragan  
Principle Planner  
City of Tustin  
300 Centennial Way  
Tustin, CA. 92780

File: LDR/CEQA  
SCH: 2024110299  
12-ORA-2024-02681  
I-5; PM: 27.729  
SR 261; PM .023

Dear Mr. Barragan,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Notice of Exemption (NOE) for the Development Review (DR) 2024-0006. The Developer is requesting the city to authorize the demolition of an existing 87,085 square foot office building and authorize the construction of a new 103,760 square foot industrial warehouse building.

The approximately Project site is located at 14511 Myford Road in the City of Tustin. The project site is approximately 1200 feet from the State Route (SR) 261 on/off ramp, and three quarters of a mile from Interstate 5 (I-5).

State Route 261 and Interstate 5 are both owned and operated by Caltrans. Therefore, Caltrans is a responsible agency on this project, and has the following comments:

1. Caltrans supports the design of Complete Streets that include high-quality pedestrian, bicycle, and transit facilities that are safe and comfortable for users of all ages and abilities. Improvements may include providing secure bicycle parking, pedestrian-oriented LED lighting, wayfinding signage, and comfortable connections to nearby active transportation and/or transit facilities. Complete Streets improvements also promote regional connectivity, improve air quality, reduce congestion, promote improved first-/last-mile connections, and increase safety for all modes of transportation. Continue to incorporate Complete Streets in project development.
2. Consider incorporating electric charging infrastructure that provides trucks or transport refrigeration units access to power without running their engines, thus reducing GHG and heat emissions.
3. Operations involving truck staging will need adequate truck parking onsite for pick-ups/drop offs. Internal site circulation may impact adjacent road operations.

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4. Please provide well-lit loading docks and parking spots in order to improve safety.
5. Delivery areas need to be clearly marked so delivery drivers are easily seen by either on-street traffic or delivery yard employees, other truck drivers, or warehouse operations (such as forklifts).
6. Existing weight restrictions on the State Highway System (SHS) off or on ramps of freight routes can impact truck routing efficiency. Identification of alternate routes to and from the facility or site may be needed.
7. Identify any potential pedestrian or bicycling conflict points to, from, or within the project site.
8. Site entrance and exit points must accommodate the design vehicle movements.
9. The project site should provide enough truck height clearances for trucks to maneuver without any issues while loading and unloading cargo.
10. Consider including zero or near zero emissions infrastructure or electric shore power infrastructure for truck drivers and cargo handling equipment can reduce GHG and heat emissions.
11. Please coordinate with the local/regional Travel Demand Manager to ensure workers can travel to warehouse/distribution center without needing personal vehicles can reduce air pollution and roadway congestion.
12. Consider Installing bicycle parking for workers to encourage active transportation, especially in areas supported by transit.
13. Please provide electric charging stations for personal vehicle use to encourage adoption of electric or hybrid vehicles.
14. Consider installing on-site, overnight parking for truckers with safe, well-lit lots so truckers can rest. Also consider including restrooms, lighting, trash facilities, drinking water, showers, and food or vending machines.
15. Please provide Incident Response Plans showing critical entrances available for emergency personnel. Plans should also include alternative local roads and highways, so roadways do not become congested during an emergency.
16. Please consider leveraging strategic investments to maintain and modernize a multimodal freight transportation system with innovative approaches, including advanced technology to optimize integrated network efficiency, improve travel time reliability, and achieve sustainable congestion reduction.

17. With the potential increase in truck volumes from the proposed project, freeway facilities including ramps and ramp intersections may be impacted on I-5 and Jamboree Rd. It is recommended to provide a Traffic Impact Study. If impact analysis leads to findings of significance, please coordinate with Caltrans District 12 Local Development on development of a Traffic Mitigation Agreement or similar efforts that includes any potential mitigation measures.
  
18. 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. Applicant must submit a signed Standard Encroachment Permit application form TR-0100 along with a deposit payable to Caltrans. Deposit amount will be dependent on when the application is submitted. Public corporations are legally exempt from encroachment permit fees. However, contractors working for public corporations are not exempt from fees. Please note that all utility work should be disclosed prior to permit submittal, and utility companies are to apply for separate permits for their corresponding work.

Caltrans' mission is to provide a safe and reliable transportation network that serves all people and respects the environment. 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 Julie Lugaro at [Julie.lugaro@dot.ca.gov](mailto:Julie.lugaro@dot.ca.gov).

Sincerely,



Scott Shelley  
Branch Chief,  
LDR-Climate Change-Transit Grants  
Caltrans, District 12