

Appendix A

Notice of Preparation



DEPARTMENT OF TRANSPORTATION

50 HIGUERA STREET
SAN LUIS OBISPO, CA 93401-5415
PHONE (805) 549-3101
FAX (805) 549-3329
TTY 711
<http://www.dot.ca.gov/dist05/>



*Flex your power!
Be energy efficient!*

October 31, 2013

PM: 156-7.25
SCH#: 2013101006

Mr. Byron Turner
San Benito County
Interim Planning Director
2301 Technology Parkway
Hollister, CA 95023

Dear Mr. Turner:

**COMMENTS ON THE NOTICE OF PREPARATION (NOP) FOR THE DEL WEBB AT
SAN JUAN OAKS SPECIFIC PLAN**

The California Department of Transportation (Caltrans), District 5, Development Review, has reviewed the above referenced project and offers the following comments.

1. Caltrans supports local development that is consistent with State planning priorities intended to promote equity, strengthen the economy, protect the environment, and promote public health and safety. We accomplish this by working with local jurisdictions to achieve a shared vision of how the transportation system should and can accommodate interregional and local travel and development.
2. Given that this project will generate additional traffic and has the potential to significantly impact State Route (SR) 25 and SR 156, we request that a full traffic impact study (TIS) be prepared by a licensed traffic engineer to study the project's impacts on the State highway system (SHS). The TIS should include information on existing traffic volumes within the study area, including the SHS and all associated adjacent intersections. The TIS should also be based on recent traffic volumes less than two years old. Counts older than two years cannot be used.
3. In addition, the TIS should include the following traffic analysis scenarios: project only traffic conditions, existing plus project traffic conditions, cumulative traffic conditions, and cumulative plus project conditions, including project-phasing. To ensure that the traffic impacts of the project are properly evaluated, it is recommended that the TIS be prepared in accordance with the Caltrans "Guide for the Preparation of Traffic Impact Studies." Please visit our Internet site for a copy of these guidelines at: http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf. An alternative methodology that produces technically comparable results can also be used.

4. Because Caltrans is responsible for the safety, operations, and maintenance of the SHS, our Level of Service (LOS) standards should be used to determine the significance of the project's impact. We endeavor to maintain a target LOS at the transition between LOS C and LOS D on all State transportation facilities. In cases where an SHS is already operating at an unacceptable LOS, any additional trips added should be considered a significant cumulative traffic impact, and should be mitigated accordingly.
5. Please be aware that Caltrans is proposing access control along SR 156 due to our pending widening project, which will impact current unpaved access to the project site. We will provide additional information on a secondary emergency access to the project site once we receive the Environmental Impact Report (EIR).
6. Additionally, any work completed in the Caltrans right of way (ROW) will require an encroachment permit, and must be done to our engineering and environmental standards, and at no cost to the State. The conditions of approval and the requirements for obtaining the encroachment permit are issued at the sole discretion of the Caltrans Permits Office, and nothing in this letter shall be implied as limiting those future conditions and requirements. For more information regarding the encroachment permit process, please contact Mr. Steve Senet at (805) 549-3206 or visit our Encroachment Permit Website at <http://www.dot.ca.gov/hq/traffops/developserv/permits/>.

Thank you for the opportunity to review the NOP for the Del Webb at San Juan Oaks Specific Plan, and to provide comments. We look forward to reviewing the project in a more detailed manner once we receive the EIR. If you have any questions or need further clarification on the items discussed above, please contact me at (805) 549-3099 or by email at jennifer.calate@dot.ca.gov.

Sincerely,



JENNIFER CALATÉ
Associate Transportation Planner
District 5 Development Review Coordinator