

**DEPARTMENT OF TRANSPORTATION**

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*Making Conservation  
a California Way of Life.*

**Governor's Office of Planning & Research**

**Oct 27 2020**

October 26, 2020

**STATE CLEARINGHOUSE**

Mr. Kurth Nelson  
City of Dana Point  
33282 Golden Lantern, Suite 209  
Dana Point, CA 92629

File: IGR/CEQA  
SCH#: 2020099024  
12-ORA-2020-01475  
SR 1, PM 1.077

Dear Mr. Nelson,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Notice of Preparation for the Dana Point Harbor Hotels Project in the City of Dana Point. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability.

The proposed project involves the demolition of the Dana Point Marina Inn, two boater service buildings, parking areas on the project site, and includes the development of two hotels. Regional access to the plan 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. According to the Notice of Preparation, applicant indicates the proposed development will potentially generate a significant impact on the traffic circulation. Although this proposed project is located approximately a little less than a mile from beginning of the State Highway System, it may potentially generate indirect traffic impact on SR 1 and I-5 interchange
2. Caltrans is requesting a Traffic Impact Analysis report which includes proposed mitigation, if required, to determine the operational impacts as a result of the proposed project.

**Transportation Planning**

3. Please make sure the EIR includes the discussion relating to City's Multimodal Mobility Strategies such as Transit and Connectivity. We encourage the City to look at transit mobility opportunities to connect current/existing bus services to include nearby train stations for regional connectivity with the Metrolink and Amtrak Pacific Surfliner rail services.

4. We encourage the City to continue coordination with the Orange County Transportation Authority (OCTA) for opportunities to enhance multimodal transit strategies.
5. Dana Point Harbor is a destination place, please encourage the use of transit among future visitors, and workers of the development. Increasing multimodal transportation will lead to a reduction to congestion, Vehicle Miles Traveled, and improve air quality.
6. Consider elaborating on impacts to bicycle and pedestrian facilities as part of the EIR. The document states there may be a "potentially significant impact" to the circulation system including transit, roadway, vehicle, bicycle, and pedestrian facilities.
7. Bicycle and pedestrian infrastructure improvements on the project site and the project vicinity promote local and regional connectivity, improve air quality, reduce congestion and VMT, and increase safety for all modes of transportation.
8. Caltrans encourages the design of Complete Streets that include high-quality pedestrian, bicycle, and transit facilities that are safe and comfortable for users of ages and abilities.

This may include safety measures such as physically separated sidewalks and bike lanes; pedestrian-oriented LED lighting; high-visibility continental crosswalk striping; raised crosswalks; refuge islands; wayfinding signage; and safe connections to existing and proposed bicycle, pedestrian, and transit facilities.

### **Encroachment Permit**

9. 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,

A handwritten signature in black ink, appearing to read "Scott Shelley". The signature is fluid and cursive, with the first name "Scott" being more prominent than the last name "Shelley".

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