

DEPARTMENT OF TRANSPORTATION

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*Making Conservation
a California Way of Life.*

November 30, 2020

Governor's Office of Planning & Research

Dec 01 2020

Mr. Evan Jedynak
City of Laguna Beach
505 Forest Avenue
Laguna Beach, CA 92651

STATE CLEARINGHOUSE

File: IGR/CEQA
SCH#: 2020100528
12-ORA-2020-01505
SR 1, PM 9.036
SR 133, PM 0.0

Dear Mr. Jedynak,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Mitigated Negative Declaration for the Pacific Edge Hotel Remodel Project in the City of Laguna Beach. 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 interior remodeling of nine existing buildings on the project site, construction of a new building with 15 rooms, and a single level subsurface parking garage at 667 Sleepy Hollow Lane. Regional access to the project area is provided by State Route 1 (SR 1) and State Route 133 (SR 133). Caltrans is a responsible agency for this project and upon review, we have the following comments:

Traffic Operations

1. Traffic Operations concurs with the applicant that this proposed project would have less significant traffic impact on the State Highway System and its adjacent intersections. By relocating the existing driveway access from Coast Highway to Sleepy Hollow would improve the flow and delay on Coast Highway.

Transportation Planning

2. Caltrans supports the inclusion of measures that help to reduce Vehicle Miles Traveled (VMT) and Greenhouse Gases (GHG), such as Electronic Vehicle (EV) charging spaces and the motorcycle and bicycle parking.
3. During construction, please ensure that appropriate detours and safety measures are in place that prioritize the mobility, access, and safety of bicyclists, pedestrians, and transit users. If adjacent sidewalks or bike lanes

need to be closed during construction, please ensure that closures and detours are clearly signed.

4. Caltrans encourages the developers to promote the use of public transit among employees working on the development project. Increasing multimodal transportation will mitigate traffic impacts and lead to a reduction in VMT (Vehicle Miles Traveled) per SB 743.
5. Please consider promoting sufficient transportation connection to and from the project site with wayfinding/signage.
6. Please coordinate with OCTA and ensure the construction will not interfere with any transit services within the project area.

Encroachment Permit

7. 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