

DEPARTMENT OF TRANSPORTATION

DISTRICT 12

1750 EAST FOURTH STREET, SUITE 100

SANTA ANA, CA 92705

PHONE (657) 328-6000

FAX (657) 328-6522

TTY 711

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a California Way of Life.***Governor's Office of Planning & Research****July 07 2021****STATE CLEARINGHOUSE**

July 7, 2021

Mr. Anthony Viera
Senior Planner
City of Laguna Beach
505 Forest Avenue
Laguna Beach, CA 92651

File: IGR/CEQA
SCH#: 2020100528
12-ORA-2020-01680
SR 1, PM 1.077
SR 133, PM 0.0

Dear Mr. Viera,

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 and reliable transportation network that serves all people and respects the environment.

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:

1. Please take into consideration Caltrans' comments (dated 11/30/20) on the previous circulation of the project. Our previous comments will still apply to the current recirculation.

Traffic Operations

2. Per our previous review and comment, Traffic Operations concurs with the applicant that the 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, the flow and delay would be improving on Coast Highway.

Transportation Planning

3. The project involves interior remodeling of nine existing buildings and to increase the number of hotel rooms on the project site, which may increase traffic congestion and number of Single Occupancy Vehicle (SOV) trips.
4. As Caltrans seeks to promote safe, accessible multimodal transportation, consider including a discussion on potentially improving multimodal transportation (i.e., walking, biking, and transit) options. Providing improved

"Provide a safe and reliable transportation network that serves all people and respects the environment"

multimodal connections to the project can improve public health and encourage visitors to utilize alternative transportation options, thus reducing Greenhouse Gas (GHG) emissions, congestion, and Vehicle Miles Traveled (VMT) per SB 743.

5. 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.
6. Please coordinate with OCTA and ensure that construction will not interfere with any transit services within the project area.
7. Consider including a discussion on general transportation safety improvements, especially for vulnerable users such as bicyclists and pedestrians.
8. Caltrans supports the project's inclusion of bicycle parking. Bike parking should be installed a minimum of 24" away from walls and other objects (e.g. trash cans, plants, etc.). Also, consider bike parking designs that accommodate different types of bikes (e.g. cargo bike, electric bike, bike with trailer).

For additional guidance on providing functional bike parking, see the attached "Essentials of Bike Parking" guidance created by the Association of Pedestrian and Bicycle Professionals (link to online PDF: <https://www.apbp.org/Publications>).

Freight

9. Please consider including a discussion on incorporating designated areas/parking for freight delivery, package, and transportation network company's pickup and drop-off.

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

Sincerely,

Maryam Molavi for

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