

DEPARTMENT OF TRANSPORTATION

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Governor's Office of Planning & Research

Mar 11 2021

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STATE CLEARINGHOUSE

Lilly Rudolph
City of Malibu
Planning Department
23815 Stuart Ranch Road
Malibu, CA 90265

RE: Sea View Hotel – Mitigated Negative
Declaration (MND)
SCH # 2021020208
GTS # 07-LA-2021-03496
Vic. LA-1/PM: 46.164

Dear Lilly Rudolph:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced MND. The project would involve the remodeling of an existing 13,000 square foot office building with a 9,500 square foot parking garage, and the construction of a 9,800 square foot addition as well as 3,500 square feet of subterranean space on an adjacent parcel. This would result in a new 39-room hotel that would include an onsite guest restaurant and amenities, a rooftop deck and pool, surface parking lot, grading, retaining walls, landscaping, and a new onsite wastewater treatment system. The City of Malibu is the Lead Agency under the California Environmental Quality Act (CEQA).

The project is located adjacent to State Route 1, which is also known as the Pacific Coast Highway (PCH). From reviewing the MND, Caltrans has the following comments. This project will result in a less than significant Vehicle Miles Traveled (VMT) impact, because according to the 2018 *Technical Advisory on Evaluating Transportation Impacts in CEQA* by the California Governor's Office of Planning and Research, "Where a project replaces existing VMT-generating land uses, if the replacement leads to a net overall decrease in VMT, the project would lead to a less-than-significant transportation impact." Therefore, the following information is included for your consideration.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Furthermore, Caltrans encourages Lead Agencies to implement Transportation Demand Management (TDM) strategies that reduce VMT and Greenhouse Gas (GHG) emissions. Thus, Caltrans supports the TDM strategies this project has incorporated, such as including bicycle parking spaces. For additional TDM strategies that the City of Malibu may want to consider integrating into this project in order to further reduce VMT, please refer to:

- The 2010 *Quantifying Greenhouse Gas Mitigation Measures* report by the California Air Pollution Control Officers Association (CAPCOA), available at <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>, or
- *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8) by the Federal Highway Administration (FHWA), available at <https://ops.fhwa.dot.gov/publications/fhwahop12035/index.htm>.

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Regarding construction activities, the MND states “During construction of the project, oversized vehicles would be required for the transport of construction equipment to and from the project site. The project would obtain necessary permits and comply with all permit requirements from Caltrans for the safe transport of construction equipment.” Caltrans appreciates this statement, as well as the following: “...hauling would be limited to off-peak hours to avoid creating congestion during periods of high traffic on Pacific Coast Highway.”

Finally, any work completed on or near Caltrans’ right of way might require an encroachment permit, however, the final determination on this will be made by Caltrans’ Office of Permits. For more information on encroachment permits, see: <https://dot.ca.gov/programs/traffic-operations/ep>.

If you have any questions about these comments, please contact Emily Gibson, the project coordinator, at Emily.Gibson@dot.ca.gov, and refer to GTS # 07-LA-2021-03496.

Sincerely,



MIYA EDMONSON
IGR/CEQA Branch Chief
cc: Scott Morgan, State Clearinghouse