

DEPARTMENT OF TRANSPORTATION

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*Making Conservation
a California Way of Life.*

February 24, 2021

Eduardo Schonborn, AICP
City of El Segundo
Development Services Department
50 Main Street
El Segundo, CA 90245

Governor's Office of Planning & Research

Feb 24 2021

STATE CLEARINGHOUSE

RE: 650 Pacific Coast Highway Project –
Mitigated Negative Declaration (MND)
SCH # 2021020106
GTS # 07-LA-2021-03492
Vic. LA-1/PM: 25.542

Dear Eduardo Schonborn:

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 renovation and alteration of two office buildings on the Project site: Building A at 650 North Pacific Coast Highway, with a net addition of 1,031 square feet to the existing 98,885 square feet, for a total of 99,916 square feet; and Building B at 700 North Pacific Coast Highway, with a net reduction of 4,572 square feet from the existing 69,692 square feet, for a total of 65,120 square feet. The Project would also include construction of a new 122,156-square-foot, 7-level office building with an integrated parking structure to the east of Building A, referred to as Building C. Building C would include 70,921 square feet of office space and 1,185 parking spaces. The Project would also consolidate the seven parcels of land that make up the Project site into one approximately 7.3-acre parcel. In addition to project site renovation and construction, waivers of street dedication requirements on North Pacific Coast Highway, Mariposa Avenue and Carl Jacobson Way are being requested. The City of El Segundo is the Lead Agency under the California Environmental Quality Act (CEQA).

The project is located adjacent to State Route 1, also known as Pacific Coast Highway (PCH). It is also located approximately 2,000 feet away from the PCH and Interstate 105 (I-105) interchange, and approximately 1.5 miles away from the I-105 and Interstate 405 (I-405) interchange. From reviewing the MND, Caltrans has the following comments:

- We support the implementation of a Transportation Demand Management (TDM) program to reduce the Vehicle Miles Traveled (VMT) impact of this project to less than significant levels. In addition to the TDM measures described in the MND, the City can also consider providing less parking than required by the local permitting agency to reduce project VMT.
- Any construction work performed on or near Caltrans' right of way might require an encroachment permit, however, Caltrans' Office of Permits will make the final determination on this. For more information on encroachment permits, see: <https://dot.ca.gov/programs/traffic-operations/ep>.
- Please send us the request to waive street dedication requirements on the North Pacific Coast Highway, since this facility is part of the State Highway System.

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The following information is included for your consideration. As a reminder, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. Caltrans recommends that the project limit construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause delays on any State facilities, please submit a construction traffic control plan detailing these delays for Caltrans' review.

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-2021-03492.

Sincerely,



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