

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 12

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a California Way of Life.***Governor's Office of Planning & Research****August 16 2021**

August 16, 2021

**STATE CLEARINGHOUSE**

Mr. Jeremy Frimond  
Senior Management Analyst  
City of Laguna Beach  
505 Forest Avenue  
Laguna Beach, CA 92651

File: IGR/CEQA  
SCH#: 2021070316  
12-ORA-2021-01727  
SR 1, PM 5.711

Dear Mr. Frimond,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Mitigated Negative Declaration for the 31727 Coast Highway Civic Site 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 analysis considers the acquisition of the project site and site preparation and construction of a community-serving land use that could be a pocket park, public restrooms, public surface parking lot, or a replacement fire station for Fire Station No. 4 Development of the site with a fire station. 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 Southwest agrees that with all potential alternatives (pocket park, public restroom, public surface parking lot or fire station #4 replacement) at the project site, shall not generate a significant traffic impact on SR 1.

However, the city shall submit the proposed alternative chosen for further review and comment during the encroachment permit application process. This should include the driveway circulation, proposed signal, geometric modification, traffic control, and other elements.

**Transportation Planning**

2. The project site is bounded by a restaurant, commercial businesses, multifamily residences, and parking located within the Local Business Professional Zone (LBP) General Plan land use designation in the City of Laguna Beach. The project may increase traffic congestion and number of Single Occupancy Vehicle (SOV) trips.

As Caltrans seeks to promote safe, accessible multimodal transportation, consider including a discussion on improving multimodal transportation (i.e., walking biking, and transit) options as part of the project development. Providing

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

improved multimodal connections to housing can encourage residents to utilize alternative transportation options, thus improving public health, reducing Greenhouse Gas (GHG) emissions, congestions, and Vehicle Miles Traveled (VMT).

3. As one potential use of the site is the development of a neighborhood pocket park that would serve the local residential neighborhood, please consider including a discussion on general transportation safety improvements, especially for vulnerable road users such as bicyclists and pedestrians.
4. Please coordinate with OCTA and ensure that construction will not interfere with any transit services within the project area.
5. Caltrans supports the inclusion of bike parking for employees and visitors. Coastal cities have seen an increase in electric bike usage. Consider designing bike parking that accommodates electric bikes (both in size of electric bikes and in charging capabilities).

### **Encroachment Permit**

6. 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,



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