

DEPARTMENT OF TRANSPORTATION
DISTRICT 7- OFFICE OF REGIONAL PLANNING
100 S. MAIN STREET, SUITE 100
LOS ANGELES, CA 90012
PHONE (213) 266-3574
FAX (213) 897-1337
TTY 711
www.dot.ca.gov



*Making Conservation
a California Way of Life.*

June 29, 2022

Alex Muldrow, Planner
City of Long Beach
Development Services Department
411 West Ocean Boulevard, 3rd Floor
Long Beach, CA 90802

Governor's Office of Planning & Research

Jun 30 2022

STATE CLEARINGHOUSE

RE: Star Express Car Wash Project – Mitigated
Negative Declaration (MND)
SCH# 2022060007
GTS# 07-LA-2022-03972
Vic. LA-1 PM 5.057

Dear Alex Muldrow,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The project proposes to demolish the existing on-site restaurant and associated surface parking lot, and construct a staffed, automated express car wash facility. A 100-foot car wash tunnel with an area for mechanical/electrical equipment and storage would be constructed. A drive-through lane would direct vehicles entering the site from a new driveway along Gardenia Avenue northerly to a pay station, then southerly to enter the car wash tunnel. Vehicles would exit the southerly end of the car wash building and either exit the site via a driveway towards the eastern alley or a new driveway onto East Pacific Coast Highway. Vehicles also have the option to park in one of 18 self-service vacuum parking spaces, equipped with one vacuum per space. The project would also construct an approximately 355-square foot one-story building consisting of a restroom, trash enclosure, and vacuum room in the southeast corner of the site, as well as a 127-square foot one-story monitoring room near the entrance (northern end) of the car wash tunnel.

The nearest State facility to the proposed project is SR 1. After reviewing the MND, Caltrans has the following comments:

As stated in the Trip Generation Analysis, the proposed project will generate 453 net new daily trips. While this may not meet the thresholds required in the City's *Traffic Impact Analysis Guidelines* to require a Transportation Impact Analysis (TIA) or Vehicle Miles Travelled (VMT) analysis, Caltrans does not concur that no potential impacts exist for increased turning movements and collision rates.

Currently there is no signal at the intersection of PCH and Gardenia. This intersection has been identified as a potential location for further investigation. Businesses, such as the proposed car wash, may potentially impact the collision rate at this non-signalized intersection. A study will need to be conducted, including a signal warrant study, for this intersection. Once the potential safety impacts are identified, Caltrans recommends the following as mitigation:

- Transportation demand management program(s) to reduce the traffic safety impacts. Such as new bicycle and pedestrian infrastructure and expansion of existing active transportation and transit system infrastructure.
- Potential change(s) to the intersection including but not limited to; lane reassignment, traffic signalization, bulb-outs, pedestrian refuge islands, landscaping, street furniture, roadway narrowing, driveway access modification, and turning prohibition signage.

Any proposed changes to any infrastructure within Caltrans right of way will require an encroachment permit. This work will require additional review and may be subject to additional requirements to ensure current design standards and access management elements are being addressed.

If you have any questions, please contact project coordinator Anthony Higgins, at anthony.higgins@dot.ca.gov and refer to GTS# 07-LA-2022-03972.

Sincerely,



MIYA EDMONSON

LDR Branch Chief

cc: State Clearinghouse