

California Department of Transportation

DISTRICT 12
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August 19, 2024

Mr. Kurth Nelson
Principal Planner
City of Dana Point
33282 Golden Lantern
Dana Point, CA 92629

File: LDR/CEQA
SCH: 2022090476
12-ORA-2020-02625
SR 1, PM 1.077

Dear Mr. Nelson,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Draft Environmental Impact Report (EIR) for the Dana Point Harbor Hotels Project for the City of Dana Point. The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment.

The project proposes the demolition of the Dana Point Marina Inn, two boater service buildings, and parking areas on the project site and includes the development of two hotels among additional modifications. Regional access to the site is provided by Interstate 5 (I-5) and State Route 1 (SR 1). Caltrans is a commenting agency on this project, and has the following comments:

1. For the Revised Draft Environmental Impact Report, please include a Vehicle Miles Traveled (VMT)-based Traffic Impact Analysis to analyze the potential impact on the operation and safety for all nearby SHS facilities. For more information, please see the Caltrans VMT Focused Transportation Impact Study Guide: <https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-05-20-approved-vmt-focused-tisg-a11y.pdf>
2. Dana Point Harbor is a destination place. Please consider encouraging the use of transit among future visitors, and workers of the development. Increasing multimodal transportation will lead to a reduction to congestion, Vehicle Miles Traveled and improve air quality.
3. Caltrans encourages the design of Complete Streets that include high-quality pedestrian, bicycle, and transit facilities that are safe and comfortable for users

of all ages and abilities. Improvements may include providing secure bicycle parking, pedestrian-oriented LED lighting, and comfortable connections to nearby active transportation and/or transit facilities. Complete Streets improvements also promote regional connectivity, improve air quality, reduce congestion, promote improved first-/last-mile connections, and increase safety for all modes of transportation.

4. Caltrans looks forward to the City's discussion of existing transit route services for local, intracounty, and/or interregional bus services within the nearby proposed project location. This will also allow for regional connectivity to local rail services provided by Metrolink and Amtrak Pacific Surfliner.
5. Provide discussion on the City's multimodal mobility strategies. Please include improvement opportunities and coordination efforts with the hotel establishments. Also provide discussion on related amenities if there is to be additional demand for transit services directly or indirectly associated to this proposed project.
6. Provide adequate wayfinding signage to any transit stops within the project vicinity.
7. The proposed project is adjacent to an existing Class II bike lane along Dana Point Harbor Drive. The project proposes "infrastructure improvements necessary to facilitate pedestrian and vehicular access to and from the project site." Consider adding the following improvements to the existing bicycle facilities:
 - a. Install bicycle parking as directed in the "Essentials of Bike Parking" guide created by the Association of Pedestrian and Bicycle Professionals (link to online PDF: <https://www.apbp.org/Publications>).
 - b. Bike parking should be installed a minimum of 24" away from walls and other objects (e.g. trash cans, plants, etc.). With the growing popularity of electric bikes and cargo/utility bikes (which tend to be bigger and heavier), Caltrans also recommends that bicycle storage facilities be designed to accommodate a range of bicycle styles, sizes, and weights.
8. Please consider installing green conflict zone striping along the existing Class II bike lane along Dana Point Harbor Drive.
9. Consider installing pedestrian scale lighting along the project area. Please also provide ADA compliant directional curb ramps with truncated domes, and a

high visibility crosswalk at the intersection of Island Way and Dana Point Harbor Drive at the western end of the project.

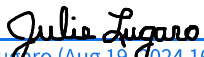
10. Please consider including a discussion on incorporating designated areas/parking for freight delivery, package, and transportation network company's pickup and drop-off.

In addition, establish freight pick up and drop off times that do not coincide with peak commute hours to reduce passenger vehicle conflicts and congestion for freight.

11. 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/>

Caltrans' mission is to provide a safe, sustainable, equitable, integrated, and efficient transportation system to enhance California's economy and livability. Please continue to coordinate with Caltrans for any future developments that could potentially impact State transportation facilities. If you have any questions, please do not hesitate to contact Joseph Jamoralin at Joseph.Jamoralin@dot.ca.gov.

Sincerely,



[Julie Lugo \(Aug 19, 2024 16:14 PDT\)](#)

for

Scott Shelley
Branch Chief, Regional-LDR-Transit Planning
Caltrans, District 12