

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 12  
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Making Conservation  
a California Way of Life.



September 5, 2023

Mr. Anthony Viera  
Principal Planner  
City of Laguna Beach  
505 Forest Avenue  
Laguna Beach, CA. 92651

File: LDR/CEQA  
SCH: 2023080028  
12-ORA-2023-02338  
SR-133, PM 1.962

Dear Mr. Viera,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Mitigated Negative Declaration for the Laguna College of Art and Design North Campus Student Center Project. The project includes the demolition of Building C and the existing asphalt parking lot and construction of a two-story, approximately 21,977 square foot Student Center. The project would include reconfiguration and expansion of the existing parking lot to provide 187 parking spaces. Other project components include the installation of landscaping, pedestrian pathways, site lighting, driveway improvements, and connection to offsite utilities (sewer, domestic water, electrical, telecommunications) in the right-of-way on Laguna Canyon Road. The project would include stormwater detention features such as debris basins and/or other appropriate features, including stormwater detention system located below the parking lot.

The project location is at 2825 and 2851 Laguna Canyon Road in Laguna Beach. Laguna Canyon Road is also commonly known as State Route (SR) 133. State Route 133 is owned and operated by Caltrans. Therefore, Caltrans is a responsible agency on this project, and has the following comments:

**Transportation and System Planning**

1. Please consider providing adequate wayfinding signage to nearby transit stops within the proposed project. Connectivity of first and last mile mobility options and transit services help integrate a complete multimodal transportation network.

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

### **Traffic Ops**

2. Please provide the total number of students and staff as well as the number of current and additional parking spaces.
3. Please provide the directional distribution percentage.
4. Please provide the fitted curve equation used for trip generation from the school as well as current and project Vehicle Miles Traveled (VMT's).
5. Please provide the number of additional left turn queues to be added to the project.
6. Please provide further information as to whether the existing driveway will remain in the same location, or will it be moved.
7. With the increasing in trip generation by new students and staff, there will be a potential for traffic conflicts. A new traffic signal may be required.

### **Encroachment Permits**

8. 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. 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/>
9. Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (657) 328-6553 or D12.Permits@dot.ca.gov. Early coordination with Caltrans is strongly advised for all encroachment permits.

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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 Julie Lugaro at [Julie.lugaro@dot.ca.gov](mailto:Julie.lugaro@dot.ca.gov).

Sincerely,

  
for

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