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a California Way of Life.*

June 10, 2019

Cuentin Jackson
City Planner
City of Long Beach
333 West Ocean Blvd., 5th Floor
Long Beach, CA 90802

Governor's Office of Planning & Research
JUN 14 2019
STATE CLEARINGHOUSE

RE: 1601 San Francisco Avenue Project
Mitigated Negative Declaration (MND)
SCH# 2019059065
GTS# 07-LA-2019-02470
Vic. LA-1/ PM 7.051
Vic. LA-710/ PM 6.692

Dear Mr. Jackson:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project involves the development of two buildings, restricted to a maximum height of 35 feet above grade (two-stories), that would serve as a warehouse/manufacturing facility with associated office support. The two proposed units would total a square footage of 94,872. The individual building sizes would be 48,657 sf and 46,215 sf. Office space would be provided in the interior frontage of each building to support the business operations. Office space in Building 1 would total 12,128 sf and 11,518 sf in Building 2, which together represents 23,646 sf, or 25 percent of the gross floor area. Loading docks would be located on the north side of Building 1 and south side of Building 2. The proposed project would provide 96 automobile parking spaces for employees and visitors. Project entitlements include a Site Plan Review.

The nearest State facilities to the proposed project are State Route 1/Pacific Coast Highway (SR-1/PCH) and Interstate 710 (I-710). After reviewing the Mitigated Negative Declaration (MND), Caltrans has the following comments:

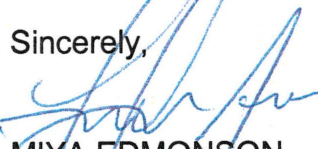
- Route 710 on and off-ramps and its intersections with Pacific Coast Highway (PCH) are within close proximity of this proposed project. Due to the projected traffic volume, please conduct a Traffic Impact Study (TIS) at these locations. Please include queuing, weaving, and all other aspects in the TIS.
- Caltrans has identified these specific locations has potential areas of impact. The aforementioned TIS should include, but not be limited to, analyzing the following:
 - o Intersection of PCH and South Oregon Avenue

- Interchange between PCH and I-710
 - Interchange between I-710 and Anaheim Street
 - Intersection of PCH and Magnolia. (This intersection is the next signalized intersection that can possibly accommodate the project traffic).
- The TIS included in the MND identified the intersection of PCH and Golden Avenue as the main access point from PCH to the project site. This is in conflict with existing turning restrictions:
- Currently, trucks are prohibited to make right turns onto Golden Avenue from eastbound PCH. The prohibition was implemented at the request of City of Long Beach due to the tight turning radii at intersection PCH and Golden Avenue, and Golden Avenue at San Francisco Avenue. An existing sign is in place near the intersection to prohibit the right turn movement and instead, guide trucks to use South Oregon Avenue.
- Due to the high passenger car/truck traffic generated from the project, the existing short left turn pocket on westbound PCH to Golden Avenue cannot accommodate truck traffic without trucks backing up onto PCH. This will result in operational and safety concerns on PCH. A similar configuration and concerns are also present at the intersection of PCH and South Oregon Avenue. Without proper mitigation measures, left turning movement for truck traffic may need to be prohibited from westbound PCH.
- The truck turning template provided only show turning movements and circulation within project site. Truck turning templates are required for turning movements to and from PCH. Please include truck turning templates for all the proposed movements.

As a reminder, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles of State highways will need a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods.

If you have any questions, please contact project coordinator Mr. Carlo Ramirez, at carlo.ramirez@dot.ca.gov and refer to GTS# 07-LA-2019-02470.

Sincerely,



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