

California Department of Transportation

DISTRICT 12
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June 6, 2023

Hayden Beckman
City of Huntington Beach
2000 Main Street
Huntington Beach, California 92648

File: IGR/CEQA
SCH# 2022110040
LDR LOG #2022-02290
SR-1

Dear Mr. Beckman,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Notice of Preparation for a Draft EIR for the Bolsa Chica Senior Living Community. The proposed project approvals would provide for construction of a five-story, 298,000-square-foot State-licensed senior living community on the approximately 3.10-acre parcel (project site). The proposed community would include 213 total living units, 207 on-site parking spaces, and associated hardscape and landscape improvements. Of the total 213 senior living units, 28 would be Memory Care units, 62 would be Assisted Living units, and 123 would be Independent Living units. The units would range in size from studios (approximately 540 square feet) to three-bedroom units (approximately 2,580 square feet). Amenities for residents are anticipated to include multiple restaurant-style dining venues, a fitness and wellness center, salon and studio spaces, theater, art room, lounge, and multi-purpose rooms. Outdoor spaces are anticipated to include a memory care garden, swimming pool with outdoor exercise area, outdoor seating area with fire pit, outdoor dining areas, meditation spaces, and roof decks. The development of the new community would require demolition and removal of the existing two commercial buildings, surface parking (including existing asphalt concrete pavement, curb, and gutter), fence and block wall, landscaping, yard lights, signage, and all above-ground water and gas lines on the project site. All existing utility sewer, water, and gas lines below grade would be disconnected and capped. The nearest State Route to the project site is SR-1.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Caltrans is a responsible agency on this project and has the following comments:

Traffic Operations

1. Page 79- Table C: Construction Trip Generation Summary indicates that Trip Generation (Overlapping Phases-Existing) is increased by 471 daily trips. Therefore, please submit a Traffic Management Plan For any anticipated Impact during construction on any State Highway facilities.

System Planning

2. Caltrans supports the inclusion of bicycle storage facilities pursuant to CALGreen code. Caltrans also recommends following bicycle parking best practices described 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>). 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.
3. Caltrans supports 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, wayfinding signage, 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. Continue to incorporate Complete Streets in project development.

Freight

4. For residential proposed projects, consider how many individual packages will be delivered daily to individual residences within the areas identified for increased housing production. Shared drop-off locations can help reduce the amount of driving done by delivery trucks and can increase the efficiency of deliveries in densely developed areas. Similarly, high-density residential developments should consider automated parcel systems (i.e., Amazon Lockers) so that deliveries can be made with one truck stop instead of multiple stops to individual residences.

Encroachment Permit

5. In the event of any work performed within Caltrans right-of-way an encroachment permit will be required prior to construction. Please submit all applications and associated documents/plans via email to D12.Permits@dot.ca.gov until further notice. Caltrans Encroachment Permits will be transitioning to an online web portal base for all applications in Fall 2023. Further details to be announced on the Caltrans Encroachment Permits homepage. Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (657) 328-6246. For specific details on Caltrans Encroachment Permits procedure and any future updates regarding the application process and permit rates, please visit the Caltrans Encroachment Permits homepage at <https://dot.ca.gov/programs/traffic-operations/ep>.

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 Maryam Molavi, at Maryam.Molavi@dot.ca.gov.

Sincerely,



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

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Final Audit Report

2023-06-05

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