

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 12

1750 EAST 4<sup>TH</sup> STREET, SUITE 100

SANTA ANA, CA 92705

PHONE (657) 328-6000

FAX (657) 328-6522

TTY 711

[www.do.ca.gov/caltrans-near-me/district12](http://www.do.ca.gov/caltrans-near-me/district12)*Making Conservation  
California Way of Life.*

May 19, 2025

Ms. Monica Covanubias  
Planning Services Division  
11222 Acacia Parkway  
Garden Grove, California 92840

File: IGR/CEQA  
SCH#: 2022060174  
LDR LOG #2025-02795

Dear Ms. Covanubias,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Notice of Preparation for an Environmental Impact Report for the Site B-2 Hotel Project. An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the proposed B-2 Hotel Project and was approved by the City in 2022. Thereafter, Unite Here Local 11, among others, filed a lawsuit challenging the City's MND. (Perez et al. v. City of Garden Grove et al. OCSC Case No. 30-2022-01281816-CU-WM-CC.) In compliance with the Writ and pursuant to CEQA Guidelines Section 15163, the City is preparing a Supplemental Environmental Impact Report (SEIR) to evaluate the Greenhouse Gas and VMT impacts of the Project. The proposed Project involves construction of a full-service, maximum height of 350 feet, hotel with a hotel program entertainment/pool deck (height of approximately 61 feet) on the 3.72-acre site. The proposed hotel would include 500 guest suites with balconies and guest amenities/services such as a themed pool experience with lazy river, theater, a ballroom, meeting rooms, food and beverage spaces, themed amenities and shops, an arcade and spa and fitness center. The proposed Project would also include a five-level (approximately 61 feet) parking garage (four levels above grade and one level below grade) with a total of 528 spaces inclusive of spaces available for valet parking. The project site is located at the northwest corner of Harbor Boulevard and Twintree Avenue, along the west and east sides of Thackery Drive, east of Tamerlane Drive in the City of Garden Grove.

The mission of Caltrans is Improving lives and communities through transportation. Caltrans is a reviewing agency on this project and has the following comments:

1. Our previous comments in the letter dated June 28, 2022, are still standing (copy attached).

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2. Project applicant should consider including a Transportation Demand Management (TDM) analysis as part of the DEIR, which should identify opportunities to minimize customer and employee VMT where possible, and propose strategies such as, but not limited to, carpooling, transit incentives, schedule staggering, and support for bicycle accessibility.
3. Please ensure that appropriate detours, signage, and safety measures for pedestrians and bicyclists are planned for the construction phase.
4. 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. This may include planning for appropriate safety measures for bicyclists and pedestrians in the project area, such as pedestrian-oriented LED lighting, high-visibility continental crosswalk striping, wayfinding signage, and safe connections to existing and proposed bicycle facilities. Complete Streets improvements promote regional connectivity, improve air quality, reduce congestion, and increase safety for all modes of transportation.

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 at Maryam Molavi at [Maryam.Molavi@dot.ca.gov](mailto:Maryam.Molavi@dot.ca.gov).

Sincerely,



Scott Shelley (May 19, 2025 15:39 PDT)

Scott Shelley  
Branch Chief – Local Development Review/Climate Change/Transit Grants  
District 12