

DEPARTMENT OF TRANSPORTATION

DISTRICT 12

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www.do.ca.gov/caltrans-near-me/district12*Making Conservation
California Way of Life.*

October 16, 2025

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

File: IGR/CEQA
SCH#: 2022060174
LDR LOG #2022-02496

Dear Ms. Covarrubias,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Draft Supplemental Environmental Impact Report for the Site B-2 Hotel 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 mission of Caltrans is Improving lives and communities through transportation. Caltrans is a reviewing agency on this project and has the following comment:

1. Consider installing high visibility crosswalks in all three existing crosswalks at the intersection of Twintree Lane and Harbor Blvd to increase visibility of pedestrian crossings.

Ms. Monica Covanubias
October 16, 2025
Page 2

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.

Sincerely,


Scott Shelley (Oct 16, 2025 09:40:39 PDT)

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