

DEPARTMENT OF TRANSPORTATION

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Governor's Office of Planning & Research

OCT 03 2019

STATE CLEARINGHOUSE

October 3, 2019

Marie Luna
City of Lake Forest
25550 Commercentre Drive
Lake Forest, CA 92630

File: IGR/CEQA
SCH#: 2018071035
12-ORA-2018-01201
SR 241, PM 22.661
I-5, PM 19.217

Dear Ms. Luna,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Draft Environmental Impact Report (DEIR) for the proposed Nakase Nursery/Toll Brothers Project in the City of Lake Forest. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability.

The proposed project consists of up to 675 two- and three-story single-family residential units, 101 affordable apartment units for senior citizens in a two to three story building, an elementary school site accommodating up to 1,000 students, parks and open space, an internal circulation system and a multipurpose water quality basin. State Route (SR) 241 is located approximately 0.07 miles northeast of the project site and Interstate 5 (I-5) is located approximately 3.8 miles southwest of the project site. Caltrans is a commenting agency on this project and upon review, we have the following comments:

Transportation Planning:

1. Caltrans appreciates the project's efforts to incorporate bicycle, pedestrian, and trail facilities into project development. These facilities will encourage residents to utilize Active Transportation and as a result, increase regional connectivity, improve air quality, and reduce congestion. Should further guidance on bicycle and pedestrian facilities be needed, please consider referring to Caltrans' "Complete Streets Element Toolbox" document.
2. Consider adding wayfinding signage to guide residents to the Serrano Creek Trail. This will encourage residents to utilize the trail.

3. Please also consider adding a connection to the Serrano Creek Trail at the point near the intersection of S Street and M Street. This will ensure that bicyclists and pedestrians will have a safe and direct connection to the trail, thus encouraging them to utilize the trail. Otherwise, the next closest connections to the Serrano Creek Trail are located near Rancho Parkway and Neighborhood 5, which are on opposite ends of the project site.
4. Bicycle parking that is well-placed, easy to find, and secure enables people to feel comfortable locking up their bicycle at a destination and encourages the use of active transportation. We recommend the provision of ample and secure bicycle parking, particularly at Central Park, Neighborhood Park, and at the proposed elementary school.

Environmental:

5. Please add a discussion of proposed ADA facilities offered from the project.
6. On Table 4-A: Summary of related projects section of the Draft EIR document, please update the list of projects since most of the projects are stated to be reported from early to mid-2018.

Hydraulics:

7. All existing Caltrans drainage facilities should be protected during construction and existing flow patterns shall be maintained.
8. Final construction plans need to be reviewed and approved by the Hydraulics Branch during the Encroachment Permit Process.

Encroachment Permits:

9. 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. Please coordinate with Caltrans to meet requirements for any work within or near State ROW. 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/>

City of Lake Forest
October 3, 2019
Page 3

Please continue to keep us informed of this project and any future developments that could potentially impact State transportation facilities. If you have any questions or need to contact us, please do not hesitate to contact Joseph Jamoralin at (657) 328-6276 or Joseph.Jamoralin@dot.ca.gov

Sincerely,



SCOTT SHELLEY
Branch Chief, Regional-IGR-Transit Planning
District 12