

DEPARTMENT OF TRANSPORTATION

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*Making Conservation
a California Way of Life.*

7/13/2020

Governor's Office of Planning & Research

Jul 14 2020

STATE CLEARINGHOUSE

July 13, 2020

Kelene Strain
Chambers Group INC
5 Hutton Center Drive Suite 750
Santa Ana, CA 92707

File: IGR/CEQA
SCH#: 2020060274
12-ORA-2020-01403
I-5, PM 18.803

Dear Ms. Strain,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Mitigated Negative Declaration for the Mountain View Affordable Housing Community 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 project proposes the demolition of an existing office building located at 24551 Raymond Way to construct a 71-unit affordable housing apartment complex on the proposed 1.965-acre site. Regional access to the plan area is provided by Interstate 5 (I-5) and State Route 241 (SR 241). Caltrans is a responsible agency for this project and upon review, we have the following comments:

Transportation Planning

1. 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. Improvements may include providing secure bicycle parking, pedestrian-oriented LED lighting, and continental crosswalk striping. 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.

Nearby existing bicycle facilities include the Class II bicycle lanes on Muirlands Boulevard that provide a direct connection to the Class I Aliso Creek Bikeway. Please consider connectivity to these facilities during project development.

2. Caltrans supports the project's inclusion of long-term bike parking. Long-term bike parking should offer security and weather protection, and should also be designed to accommodate different sizes/types of bikes (e.g. cargo bike, bike with trailer).
For additional guidance on providing functional bike parking, see the attached "Essentials of Bike Parking" guidance created by the Association of Pedestrian and Bicycle Professionals (link to online PDF: <https://www.apbp.org/Publications>).
3. Caltrans encourages the City of Lake Forest to consider transit mobility opportunities to connect current transit bus service to include the nearby train station for Metrolink and Amtrak Pacific Surfliner rail services. These rail services provide both commuter regional and interregional/intercity rail services.
4. Caltrans encourages increased transit ridership, this would help reduce Vehicle Miles Traveled in compliance with SB 743. OCTA Bus Route 89 serves within the project vicinity with stops located along El Toro and Raymond Way. This bus route stops at the Laguna Hills Transportation Center for regional transit connectivity including the nearest train station, Irvine Station.
5. Please coordinate with OCTA regarding transit improvements closer to the Mountain View Affordable Housing development site and ensure the construction will not interfere with any transit services.

Freight

6. Please consider incorporating designated areas/parking for freight delivery, package, and transportation network company's pickup and drop-off.
7. We recommend the development to offer pick-up point services or automated parcel systems to allow for deliveries that can be made with one truck stop instead of multiple stops to individual residences.

Encroachment Permit

8. 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/>

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,

A handwritten signature in black ink, appearing to read "Scott Shelley". The signature is fluid and cursive, with the first name "Scott" being more prominent than the last name "Shelley".

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