

DEPARTMENT OF TRANSPORTATION

DISTRICT 12

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a California Way of Life.***Governor's Office of Planning & Research****Dec 08 2021**

December 7, 2021

STATE CLEARINGHOUSE

Ms. Amber Gregg
Contract Planner
City of Laguna Niguel
30111 Crown Valley Parkway
Laguna Niguel, CA 92677

File: IGR/CEQA
SCH#2021110122
12-ORA-2021-01827
SR 1, PM 5.898

Dear Ms. Gregg,

Thank you for including the California Department of Transportation (Caltrans) in the review of The Cove at El Niguel project Notice of Preparation for the City of Laguna Niguel. The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment.

The project proposes the construction of 22 three-story condominium style homes configured in 6 triplex and 2 duplex buildings on approximately 2 acres and preservation of approximately 2.2 acres of open space. Regional access to the project area is provided by State Route 1 (SR 1) and State Route 73 (SR 73). Caltrans is a responsible agency for this project and upon review, we have the following comments:

Transportation Planning

1. To provide a better understanding of the project size, please consider including scales in Figures 1 and 2 in the Notice of Preparation document.
2. The Department firmly embraces racial equity, inclusion, and diversity. These values are foundational to achieving our vision of a cleaner, safer, and more accessible and more connected transportation system.

Caltrans recognizes our responsibility to assist communities of color and under-served communities by removing barriers to provide a more equitable transportation system for all.

Please consider including a discussion on equity in the Environmental Impact Report.

3. Caltrans supports projects which provide a diversity of housing choices and destinations accessible by Active Transportation (i.e. bicycle and pedestrian) and transit users. New development projects should incorporate opportunities to support sustainable and multimodal transportation options, including, but not limited to transit, walking and biking, and electric cars and bicycles.

"Provide a safe and reliable transportation network that serves all people and respects the environment"

Encroachment Permit

4. 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,



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