

DEPARTMENT OF TRANSPORTATION

DISTRICT 12

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a California Way of Life.*

April 18, 2024

Ms. Amy Stonich
Assistant Director of Community Development
City of Lake Forest
25550 Commercentre Drive, Suite 100
Lake Forest, CA 92630

File: LDR/CEQA
SCH#: 2024030755
12-ORA-2024-02543
SR 241, PM 22.455

Governor's Office of Planning & Research**Apr 18 2024****STATE CLEARINGHOUSE**

Dear Ms. Stonich,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Notice of Preparation for the IPT Enterprise Business Center LLC Project in the City of Lake Forest. 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 demolition of an existing 144,906 sq ft building to build a new 35-foot tall, 165,803 sq ft industrial building with gated truck loading and approximately 301 parking spaces. Additionally, the project also involves off-site improvements at 5 intersections. Regional access to the project area is provided by State Route 241 (SR 241). Caltrans is a commenting agency for this project and upon review, we have the following comments:

1. Please include a Vehicle Miles Traveled (VMT) based Traffic Impact Study (TIS). Please use the Governor's Office of Planning and Research Guidance to identify VMT related impacts.
2. The TIS may also need to identify the future project's near-term and long-term safety or operational issues, on or adjacent to any existing or proposed State facilities.
3. The project includes off-site improvements at five intersections within the city at Bake Parkway/Commercentre Drive, Bake Parkway/Dimension Drive, Dimension Drive/Commercentre Drive, Bake Parkway/Dimension Drive, and Lake Forest Drive/Rancho Parkway. As such, Caltrans encourages the City of Lake Forest to provide a discussion on potentially improving multimodal transportation (walking, biking, and transit) opportunities for residents, visitors, and workers to address accessibility, safety, and environmental benefits. New development projects should also be encouraged to incorporate opportunities to support sustainable and multimodal transportation options, including, but not limited to transit, walking, biking, shared and electric vehicles.

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

The improved multimodal connections to the project can encourage workers to utilize alternative transportation options, thus reducing GHG emissions, congestion, and VMT.

4. Delivery areas need to be clearly marked so delivery drivers are easily seen by either on-street traffic or delivery yard employees, other truck drivers, or warehouse operations (such as forklifts).
5. Non-motorized travel for workers should be accommodated (such as bike lockers, showers) or pedestrian access so that workers can choose alternative transportation.
6. Installing bicycle parking for workers encourages active transportation, especially in areas supported by transit.

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 (805) 732-8047 or Joseph.Jamoralin@dot.ca.gov

Sincerely,



SCOTT SHELLEY
Branch Chief, Local Development Review-Climate Change-Transit Planning
District 12