

California Department of Transportation

DISTRICT 12
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September 15, 2025

Ms. Amy Stonich
Assistant Director of Community Development
City of Lake Forest
100 Civic Center Drive
Lake Forest, CA 92630

File: LDR/CEQA
SCH: 2024030755
12-ORA-2024-02890
SR 241, PM 22.455

Dear Ms. Stonich,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Draft Environmental Impact Report for the IPT Enterprise Business Center LLC Project in the City of Lake Forest. The mission of Caltrans is improving lives and communities through transportation.

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. Caltrans supports 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, wayfinding signage, and comfortable connections to nearby active transportation and/or transit facilities. 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. Continue to incorporate Complete Streets in project development.
2. Caltrans supports the inclusion of bicycle storage facilities pursuant to CALGreen code. Caltrans also recommends following bicycle parking best practices described in the "Essentials of Bike Parking" guide created by the Association of

Pedestrian and Bicycle Professionals (link to online PDF:
<https://www.apbp.org/Publications>).

Bike parking should be installed a minimum of 24" away from walls and other objects (e.g., trash cans, plants, etc.). With the growing popularity of electric bikes and cargo/utility bikes (which tend to be bigger and heavier), Caltrans also recommends that bicycle storage facilities be designed to accommodate a range of bicycle styles, sizes, and weights.

3. The provided documents mention several bicycle lanes near the project location, but do not appear to mention the Class II bicycle lanes on Dimension Drive, Monarch, and Catalina to the west and northwest of the project limits, despite mentioning bicycle lanes that are a further distance from the project. Please account for these missing bike lanes in the relevant analyses and language.
4. OCTA Community Route 177 is located within proximity of the project site. Please consider encouraging or incentivizing the use of public transit among construction workers of the proposed development and future employees. Increasing multimodal transportation will lead to a reduction to congestion, Vehicle Miles Traveled, and improve air quality.

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 Joseph Jamoralin at Joseph.Jamoralin@dot.ca.gov.

Sincerely,



[Scott Shelley \(Sep 15, 2025 16:21:16 PDT\)](#)

Scott Shelley
Branch Chief, Local Development Review-Climate Change-Transit Grants
Caltrans, District 12