

**DEPARTMENT OF TRANSPORTATION**  
DISTRICT 7- OFFICE OF REGIONAL PLANNING  
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Governor's Office of Planning & Research

APR 18 2019

STATE CLEARINGHOUSE

April 11, 2019

Jocelyn Swain  
Principal Planner  
City of Lancaster  
44933 Fern Avenue  
Lancaster, CA 95534

RE: Tentative Tract Map No. 74101/  
Conditional Use Permit No. 16-09  
SCH# 2019039075  
GTS# 07-LA-2019-02369  
Vin. LA-14/ PM: 66.169

Dear Ms. Swain:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project consists of an 86 residential lot subdivision on lots smaller than would normally be allowed in the R-10,000 zone in exchange for share amenities including parks and open space. Approximately 16.2% of the development would be parks with amenities and walking trails. All interior streets and the open space would be privately maintained.

The nearest State facility to the proposed project is State Route (SR) -14. After reviewing the Mitigated Negative Declaration (MND), Caltrans has the following comments:

In order to further evaluate any impacts to state facilities, please include the following two items in the final study/environment report for our review:

- Provide the expected trip generation and circulation to and from the development
- Include a Traffic Impact Study to properly address the impact of the added traffic volumes to SR-14 and Avenue K on and off-ramp locations.

As a reminder, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles of State highways will need a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods.

Also, storm water run-off is a sensitive issue for Los Angeles and Ventura counties. The project need to be designed to discharge clean run-off water. The completed project could incorporate green design elements that can capture storm water. Incorporating

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measures such as permeable pavement, landscaping, and trees to reduce urban water run-off should be considered.

We look forward to reviewing any additional documents and will provide additional comments at that time, if warranted. If you have any questions, please contact project coordinator Mr. Carlo Ramirez, at [carlo.ramirez@dot.ca.gov](mailto:carlo.ramirez@dot.ca.gov) and refer to GTS# 07-LA-2019-02369.

Sincerely,



MIYA EDMONSON  
IGR/CEQA Branch Chief  
cc: Scott Morgan, State Clearinghouse