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8/10/2020

July 28, 2020

Governor's Office of Planning & Research

**Jul 28 2020**

**STATE CLEARINGHOUSE**

City of Lynwood  
Community Development Department – Planning Division  
Attn: Alfredo Perez, Planning Associate  
11330 Bullis Road  
Lynwood, California 90262

RE: 2800 – 2820 E. Imperial Highway (Gas  
Station and 7-11) Project – Mitigated  
Negative Declaration (MND)  
SCH# 2020070234  
GTS# 07-LA-2020-03317  
Vic. LA-105 PM R10.873

Dear Alfredo Perez,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The Project proposes the construction, use and maintenance of a new automotive fueling station (automobile service station category) with a 3,180 square foot canopy, 12 fuel dispensing stations, and 12 parking stalls; a 2,588 square foot convenience market; and an approximately 4,600 square foot automated carwash with approximately 23 drying stations. The site is presently undeveloped and bounded by East Imperial Highway and Fernwood Avenue to the north, the Glenn Anderson (105) Freeway to the south, and vacant/undeveloped land to the east. The subject site is zoned West Town Center Neighborhood (Lynwood Transit Area Specific Plan). The entire site consists of 73,811 square feet (1.69 acres).

The nearest State facility to the proposed project is Interstate 105. After reviewing the MND, Caltrans has the following comments:

The project is located in the Town Center District of the Lynwood Transit Area Specific Plan (LTASP), which was adopted in August 2016. As stated in the LTASP, the purpose of the Plan is to “*establish a land use framework that emphasizes a compact, urban form that relies less heavily on the private automobile.*” Through extensive public participation it was determined that this project site would provide much needed green space throughout the district as a linear park. The design strategy approved by the community for this area is stated as, “*A safe pedestrian and bicycle pathway and a linear park adjacent to the I-105 would connect this district with adjacent neighborhoods, parks, and the Metro station.*” In addition to the Class I Bike Path along Fernwood

Avenue, the residents of the Lynwood also specified that Class II Bike Lanes be installed on Imperial Highway.

As proposed, the Project does not conform to the LTASP. The design is inconsistent with the objectives and wishes that the community established for the area. The Project puts an auto-oriented land uses where more walking, biking, and transit options are desired, with no conditions to provide for the bike lanes or multi-use path designated by the community. The physical design of the building is also not in compliance with the design standards established by the LTASP's Town Center District, with street facing parking lots and no pedestrian-oriented building frontages. An effort should be made to incorporate project design features that include maintaining space for the proposed bikeway and overall greater consistency with the LTASP. Additionally, if an exception is granted for a Gas Station land use, the project may induce additional Vehicle Miles Travelled (VMT), which is in conflict with California's established goals and mandates for Greenhouse Gas (GHG) reduction. Caltrans recommends land uses, urban design principles, and transportation options that better meet the needs and wishes of the Lynwood community and all Californians.

Due to the Project's proximity to Caltrans facilities, multiple reviews and permits may be required in addition to permits for the transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles. We recommend large size truck trips be limited to off-peak commute periods.

If you have any questions, please contact project coordinator Anthony Higgins, at [anthony.higgins@dot.ca.gov](mailto:anthony.higgins@dot.ca.gov) and refer to GTS# 07-LA-2020-03317.

Sincerely,



MIYA EDMONSON

IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse