

**DEPARTMENT OF TRANSPORTATION**

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*Making Conservation  
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Governor's Office of Planning & Research

**Mar 22 2021**

**STATE CLEARINGHOUSE**

March 22, 2021

Jocelyn Swain  
City of Lancaster  
44933 Fern Avenue  
Lancaster, CA 93534

RE: Tentative Tract Map No. 61248 – Mitigated  
Negative Declaration (MND)  
SCH # 2021030359  
GTS # 07-LA-2021-03523  
Vic. LA-14/PM: R66.262

Dear Jocelyn Swain:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced MND. The project is a subdivision for 157 single family residential lots in the R-7,000 zone in Lancaster, which has a minimum lot size of 7,000 square feet. Access to the subdivision would be provided from Avenue J and all streets within the subdivision would be private. The City of Lancaster is the Lead Agency under the California Environmental Quality Act (CEQA).

The project is located approximately 5.5 miles away from the State Route 14 and Avenue J interchange. From reviewing the MND, Caltrans has the following comments:

- The MND states "The project site is located within a low VMT area; specifically, this area has a VMT which is at least 15% below the Antelope Valley Planning Area (AVPA) threshold. As such, a VMT analysis is not required and no impacts would occur."
- The *Technical Advisory on Evaluating Transportation Impacts in CEQA* by the California Governor's Office of Planning and Research (OPR), dated December 2018 ([http://opr.ca.gov/docs/20190122-743\\_Technical\\_Advisory.pdf](http://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf)), states: "Residential and office projects that locate in areas with low VMT, and that incorporate similar features (i.e., density, mix of uses, transit accessibility), will tend to exhibit similarly low VMT. Maps created with VMT data, for example from a travel survey or a travel demand model, can illustrate areas that are currently below threshold VMT...such maps can be used to screen out residential and office projects from needing to prepare a detailed VMT analysis."
- Therefore, please provide details on any low VMT features, such as transit accessibility, that this project includes, as well as a map illustrating that this project will be located in a low VMT area. This would be sufficient evidence that this project does not need to prepare a detailed VMT analysis and would not result in significant VMT impacts.

The following information is included for your consideration. The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Furthermore, Caltrans encourages Lead Agencies to implement Transportation Demand Management (TDM) strategies that reduce VMT and Greenhouse Gas (GHG) emissions. For additional TDM strategies that the City of Lancaster may want to consider integrating into this project to further reduce, please refer to:

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

- The 2010 *Quantifying Greenhouse Gas Mitigation Measures* report by the California Air Pollution Control Officers Association (CAPCOA), available at <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>, or
- *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8) by the Federal Highway Administration (FHWA), available at <https://ops.fhwa.dot.gov/publications/fhwahop12035/index.htm>.

Also, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. Caltrans recommends that the project limit construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause delays on any State facilities, please submit a construction traffic control plan detailing these delays for Caltrans' review.

If you have any questions about these comments, please contact Emily Gibson, the project coordinator, at [Emily.Gibson@dot.ca.gov](mailto:Emily.Gibson@dot.ca.gov), and refer to GTS # 07-LA-2021-03523.

Sincerely,



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