

**DEPARTMENT OF TRANSPORTATION**

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*Making Conservation  
a California Way of Life*

May 9, 2024

Megan Taggart, Deputy Director  
Economic and Community Development  
City of Palmdale  
38250 Sierra Highway  
Palmdale, CA 93550

Governor's Office of Planning & Research

**May 10 2024**

**STATE CLEARINGHOUSE**

RE: Housing Opportunity Project-TTM 24-001,  
CDEV 24-0001 and SPR 24-0003  
SCH # 2024040327  
Vic. LA-14/PM R58.19, LA-138/PM 46.73  
GTS # GTS-2024-04501-MND

Dear Megan Taggart:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced environmental document. The proposed project consists of the construction of a 330-dwelling unit development composed of 152 affordable walkup apartments, 84 market-rate apartments, 60 townhomes, and 34 cottages along with the improvements necessary to support the development and a 2-acre public park.

On page 96 of the Draft Initial Study/Mitigated Negative Declaration, "Based on the land uses proposed with the Project, the proposed Project would be consistent with the City's recently adopted Palmdale 2045 General Plan update. The VMT analysis in the Palmdale 2045 General Plan Update Final EIR demonstrated that the 2045 General Plan would reduce the total VMT per service population in comparison to existing conditions." Please clarify and validate this statement with reference to VMT numbers and pages from the 2045 General Plan update.

The Project proposes design elements to promote walking, biking, and transit, aiming to reduce residential VMT. Of the 330 units, 152 are affordable, and exempt from VMT analysis due to their lower VMT. Affordable units also generate fewer daily vehicle trips than market-rate units, resulting in a 13.2% reduction in trip generation. While transit service isn't adjacent, the Project's density exceeds transit-supportive levels, facilitating potential future service. A designated curb space for transit is planned, aligning with

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AVTA's transit exploration. A commute trip reduction program will encourage alternatives to driving alone. Additionally, a public park (1.95 acres) aims to reduce VMT by providing recreational opportunities. Complete street design features, including sidewalks and crosswalks, further promote walking and biking, aligning with guidelines to reduce VMT from new developments.

There are 1,931 project daily trips, many trips would utilize the State facilities on SR-14 and SR-138. There is no traffic safety analysis provided on the State facilities from the environmental document. However, the applicant should be ready to make a fair share contribution if the City is planning any improvements on the State facilities in the project vicinity.

We encourage the Lead Agency to evaluate the potential Intelligent Transportation System (ITS) applications in order to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements. For additional TDM options, please refer to the Federal Highway Administration's *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8). This reference is available online at:

<http://ops.fhwa.dot.gov/publications/fhwahop12035/fhwahop12035.pdf>

For this project, any transportation of heavy construction equipment and/or materials that require the use of oversized transport vehicles on State highways will need a Caltrans transportation permit. Any large-size truck trips be limited to off-peak commute periods. Truck drivers should cover construction trucks with tarpaulin to avoid debris spillage onto the State Highway.

If you have any questions, please feel free to contact Mr. Alan Lin the project coordinator at (213) 269-1124 and refer to GTS # GTS-2024-04501-MND.

Sincerely,



MIYA EDMONSON  
LDR/CEQA Branch Chief

email: State Clearinghouse