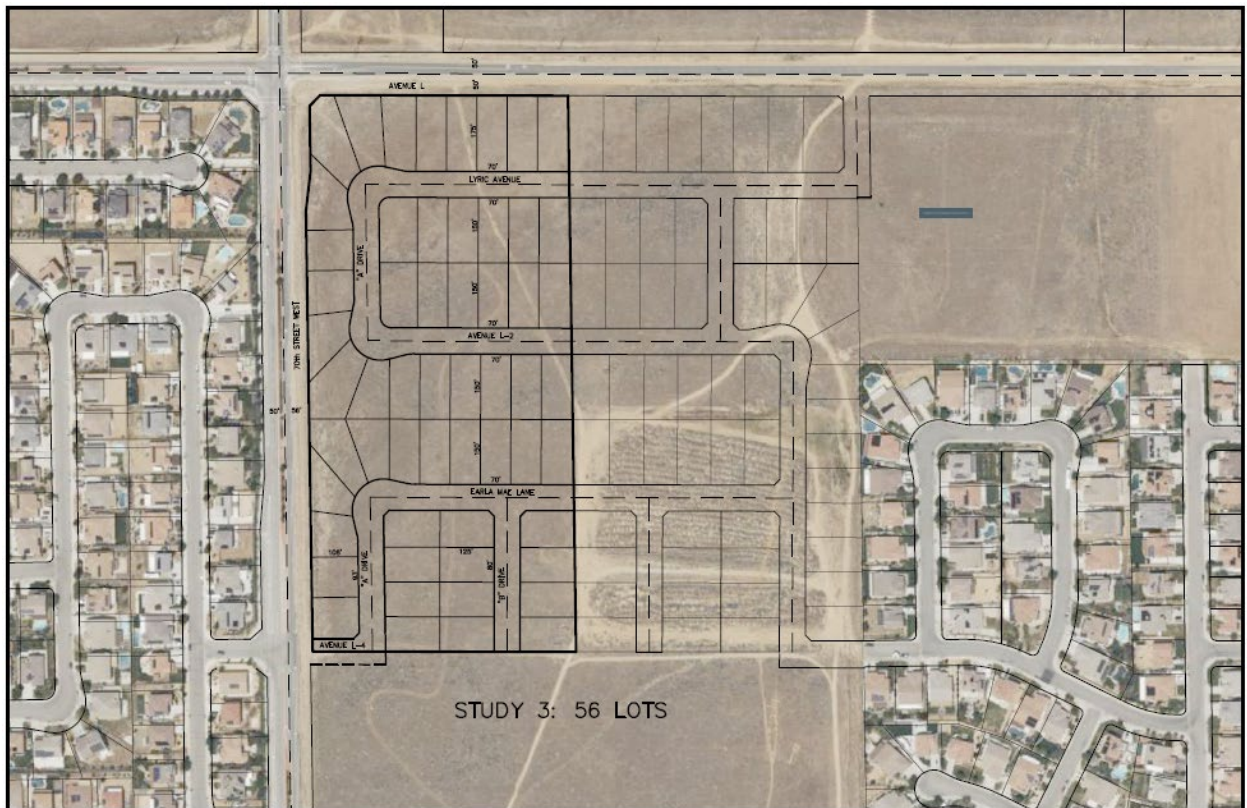


TECHNICAL MEMORANDUM

<p>To: Kevin Wilson Project Manager KB Home</p> <p>Date: August 1, 2024</p> <p>RE: Lancaster Development VMT Assessment</p>	<p>From: Sean Daly, AICP, PTP Iteris, Inc. 801 South Grand Avenue, Suite 750 Los Angeles, CA 90017</p>
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The following is an estimate of the vehicle miles traveled of a 56-lot residential development at the southeast corner of Avenue L and 70th Street West in the City of Lancaster. The parcels that compose the site are APN: 3204-004-024 for the west parcel, and four eastern parcels 3204-004-041, 3204-004-042, 3204-004-043, and 3204-004-044. The zoning for the site is: R-10,000. A map of the site plan is shown in Figure 1

Figure 1: Site Plan



Transportation Conditions

Access to the project site would be from 70th Street West and Avenue L. The site plan has a connection along the Avenue L-4 alignment via an internal street from 70th Street West to the existing W Avenue L-4. The closest transit is 60th Street West with Antelope Valley Transit Authority (AVTA) Line 97 terminating at Avenue L and AVTA Line 9 continuing along 60th Street West between Avenue L-8 and Avenue I. Area transit routes are shown in **Figure 2**. Note the On-Request Microtransit Ride Service -

Pilot Program is not available in the Project area.

Figure 2: Area Transit Routes



Vehicle Miles Traveled Analysis

The Southern California Association of Governments travel demand model was used to assess the forecasted project area average residential vehicle miles traveled (VMT) per capita as compared to the City average consistent with City of Lancaster guidelines, specifically the City of Lancaster Vehicle Miles Traveled (VMT) Mitigation Fee Program (April 22, 2022). The mitigation program stipulates a fee of \$150 for each daily

