

DEPARTMENT OF TRANSPORTATION

DISTRICT 7

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September 13, 2024

Jocelyn Swain
City of Lancaster
Community Development Dept.
44933 Fern Avenue
Lancaster, CA 93534

RE: Conditional Use Permit No. 23-018
GTS # 07-LA-2024-04605
SCH # 2024080524
Vic. SR 14 PM 65.667

Dear Jocelyn 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 the construction and operation of a Maverik fueling station and 5,637 square foot convenience market with alcohol sales. The convenience market is located along 15th Street West with an outdoor patio located at the northeast corner of the project site. The fueling pumps (fueling island) are located in the center of the project site and consist of a total of 20 fueling positions in five rows. The southern most fueling pump could be utilized for future hydrogen fueling. The southwest corner of the project site is reserved for future hydrogen fuel support equipment. Access to the project site would be from driveways located on Avenue L and 15th Street West. The driveway on Avenue L would be located on the western end of the project site and would be right-in/right-out only. The driveway on 15th Street West would be located at the southern end of the project site and would allow for full turning movements. Parking will be provided throughout the project site and a total of parking spaces would be provided. A 6' concrete block wall would be located along the southern and western property lines and meandering sidewalks would be provided along Avenue L and 15th Street West. Landscaping would be provided around the perimeter of the project site, in the parking areas and near the patio area. The applicant is also requesting approval an ABC license to allow for the off-sale of beer and wine. As part of the proposed project, a general plan amendment and zone change have also been requested. The existing general plan designation on the subject property is currently Non-Urban Residential (NU) and the zoning is RR-2.5 (single family residential, minimum lot size 2.5 acres). These designations do not support a fueling station and convenience market. The applicant is requesting to change the general plan designation to C (Commercial) and the zoning to CPD (Commercial Planned Development). The City of Lancaster is the Lead Agency under the California Environmental Quality Act (CEQA).

The closest state facility is SR 14. After reviewing the project's documents, Caltrans has the following comments:

Caltrans aims to reach zero traffic-related fatalities and serious injuries by 2050 as there is a direct link between impact speeds and the likelihood of fatality or serious injury. To reach this goal, Caltrans encourages the Lead Agency to improve pedestrian and bicyclist amenities along W. Avenue L and connect to community destinations. The most effective methods to reduce pedestrian and bicyclist exposure to vehicles are through physical design and geometrics.

These methods include constructing physically separated facilities such as Class IV bikeways, wide sidewalks, curb extensions, pedestrian refuge islands, landscaping, street furniture, reducing overall parking, and narrowing roadways. Additionally, visual indicators like pedestrian and bicyclist warning signage, flashing beacons, crosswalks, signage, and striping should be used alongside physical design improvements to signal to motorists that they should expect and yield to pedestrians and cyclists.

Caltrans will require an Encroachment Permit for work performed within the State Right-of-way. Caltrans recommends limiting large truck travel and construction traffic to off-peak commute hours. Caltrans requires a permit for any heavy construction equipment and or materials that require the use of oversized transport vehicles on State highways. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing these issues for Caltrans' review.

If you have any questions, please feel free to contact Jaden Oloresisimo, the project coordinator, at Jaden.Oloresisimo@dot.ca.gov and refer to GTS # 07-LA-2024-04605.

Sincerely,



Anthony Higgins
Acting LDR/CEQA Branch Chief

cc: State Clearinghouse