

**DEPARTMENT OF TRANSPORTATION**

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*Making Conservation  
a California Way of Life*

September 13, 2024

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

RE: Conditional Use Permit No. 23-001  
GTS # 07-LA-2024-04609  
SCH # 2024080570  
Vic. SR 14                    PM 65.609

Dear Jocelyn Swain:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. The project proposes to construct a mixed-use development consisting of 181 apartment units in two buildings; a 235-room hotel; 3 retail/restaurant pads; and a club house. The apartment buildings would be 81,348 square feet and 82,580 square feet; the hotel would be 162,352 square feet; and the three retail/restaurant pads would total 12,800 square feet. The apartment units would be a mix of one-and two-bedroom units with outdoor recreational amenities. The site would have a total 799 parking spaces provided in the center of the development and the spaces for the apartments would be primarily in an underground garage. Access to the development would be from two driveways on 15th Street West. As part of the proposed project, a tentative tract map, general plan amendment and zone change have also been requested. The tentative tract map would subdivide the subject property into six parcels. The general plan designation and zoning on the subject property is currently Non-Urban Residential (NU) and RR-2.5 (rural residential, minimum lot size 2.5 acres). The General Plan Amendment and Zone Change would change these designations to Mixed-Use (MU) and Mixed Use – Commercial (MU-C). 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.

The Vehicle Miles Traveled Impact Fee Mitigation Program states that, “the proposed project shall pay \$150 per VMT that needs to be reduced to mitigate its VMT impacts in accordance with the city’s Vehicle Miles Traveled Impact Fee Mitigation Program approved by the City Council on January 24, 2023.” The criteria for determining significant VMT impacts must promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses. After the project is completed, Caltrans recommends that a follow-up study be conducted to ensure the assumptions/projections were accurate, and the mitigation measures are effective. If not, new mitigation measures will need to be implemented.

Due to the proximity of this project’s site to SR 14, Caltrans Right-of-Way Engineering requests that the Lead Agency submit a proposed tract map for review. Additionally, 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. A permit is required for any heavy construction equipment or materials that need 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](mailto:Jaden.Oloresisimo@dot.ca.gov) and refer to GTS # 07-LA-2024-04609.

Sincerely,



Anthony Higgins  
Acting LDR/CEQA Branch Chief

cc: State Clearinghouse