

DEPARTMENT OF TRANSPORTATION

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a California Way of Life*

October 24, 2024

Kendall Brekke, Senior Planner
City of Lancaster
44933 Fern Avenue
Lancaster, CA 93534

RE: Site Plan Review No. 23-014–
Mitigated Negative Declaration (MND)
SCH #2024091087
GTS #07-LA-2024-04638
Vic. LA 14/PM 65.35

Dear Kendall Brekke,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The Lead Agency proposes the construction and operation of an industrial/warehouse facility on approximately 4.33 acres on 8th Street West, north of Avenue L-6. In a wider context, the subject area is primarily light industrial. The facility would consist of one 92,528 square-foot building and associated onsite improvements, to be occupied by industrial uses with office space. Landscaping would be provided throughout the Project site, including in the parking lot. Access to the Project site would be provided by one driveway on the west side of the Project site at 8th Street West. Parking would be provided on the south and north sides of the proposed building and would include a total of 93 parking stalls and 16 truck bays. Van, electric vehicle, and accessible parking would be included in this parking total.

After reviewing the MND, Caltrans has the following comments:

In July 2020, the City of Lancaster adopted standards and thresholds for analyzing projects with respect to vehicle miles traveled (VMT). A series of screening criteria were adopted and if a project satisfies one of these criteria, a VMT analysis is not required. The Proposed Project does not qualify for any of the screening criteria, and subsequent VMT analysis determined that the Proposed Project must reduce its VMT by 135 to be 15% below the City's thresholds. However, on January 24, 2023, the City of Lancaster City Council adopted the Vehicle Miles Traveled Impact Fee Mitigation Program and certified

the accompanying Final Program Environmental Impact Report, Findings, and Statement of Overriding Considerations. Given the Project's nature, Caltrans concurs with the Mitigation Measure for the Project to pay \$26,925 to mitigate its VMT impacts in accordance with the City's Vehicle Miles Traveled Impact Fee Mitigation Program.

Given that the property to the south of the Project site is the location of the Lancaster Department of Motor Vehicles, it is recommended that the Lead Agency consider opportunities for landscaping in the parking lot to provide a physical barrier between pedestrians and vehicles frequenting either site use. Incorporating median islands and landscaped dividers can enhance safety for all by encouraging slower vehicle speeds and offering optimal routes for foot traffic, reducing the risk of collision.

Any transportation of heavy construction equipment and/or materials that requires the use of oversized transport vehicles on State Highways will require a Caltrans transportation permit. Caltrans recommends limiting construction traffic to off-peak periods to minimize the potential impact on State facilities. 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. We look forward to the coordination of our efforts to ensure potential impacts to the highway facilities and traveling public are discussed and addressed before work begins.

If you have any questions, please contact project coordinator Frances Duong, at frances.duong@dot.ca.gov and refer to GTS #07-LA-2024-04638.

Sincerely,



Anthony Higgins
Acting LDR/CEQA Branch Chief

Cc: State Clearinghouse