

DEPARTMENT OF TRANSPORTATION

DISTRICT 7

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a California Way of Life*

November 9, 2023

Keri Colgrove
City of Lancaster
44933 Fern Ave
Lancaster, CA 93534

RE: Tentative Tract Map 69560 / Variance
23-001 - Mitigated Negative Declaration
(MND)
SCH # 2023100256
Vic. LA-14/PM R66.393
GTS # 07-LA-2023-04338

Dear Keri Colgrove:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. The project proposes to develop a public charter school on the vacant portion of the property with the church facility operations to remain. The proposed project would consist of the subdivision of approximately 3.5 acres for the construction of and occupancy of 15 single-family residential lots in the R-7,000 zone. The lots range in size from 8,075 square feet to 10,026 square feet. Access to the subdivision would be provided from Avenue J-6, Avenue J-5, and 8th Street East. All the streets within the development would be public. The applicant is also requesting a variance to reduce the required corner lot width from 75 feet to a minimum of 61 feet. The City of Lancaster is the Lead Agency under the California Environmental Quality Act (CEQA).

The closest state facility is State Route 14. After reviewing the project's MND, Caltrans has the following comments:

- The project site is within a 15-minute walk from the intersection of Avenue J and Challenger Way, which features amenities such as several transit stops and commercial activities. According to the City of Lancaster's Master Plan of Complete Streets, the improvements will create bike buffer zones and improve sidewalk conditions. To create a stronger Complete Streets element along Challenger Way, Caltrans recommends the following multimodal improvements for this project:
 - Incorporate bicycle infrastructure along Challenger Way, such as protected Class IV bikeways, to improve safety and comfort for all road users.

- Be sure to include canopy trees, bioswales, bicycle parking facilities, and street furniture to provide a comfortable and sustainable environment to encourage active transportation modes and improve community health.
- In addition to bioswales, incorporate permeable paving surfaces wherever possible to manage stormwater, replenish groundwater, and prevent pollution runoff.
- Use high-visibility continental crosswalks, curb extensions, count-down signal heads, and pedestrian refuge islands.
- Caltrans has the following comments applicable to the construction period:
 - Work with Caltrans Office of Permits, Multi-Modal Unit, for a designated truck route for construction trucks to transport construction equipment to and from the construction sites.
 - Construction vehicles/equipment should use alternative routes to avoid congested state facilities, especially during peak hours.
 - Cover construction trucks with tarpaulin to avoid debris spillage onto State facilities.

As a reminder, any transportation of heavy construction equipment and/or materials that requires the use of oversized transport vehicles on State Highways will need a Caltrans transportation permit. Caltrans recommends that the Project limit 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.

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-2023-04338.

Sincerely,

Anthony Higgins for

MIYA EDMONSON
LDR/CEQA Branch Chief

cc: State Clearinghouse