

PUBLIC UTILITIES COMMISSION

320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013



September 24, 2022

CORS 2022090004

Megan Taggart
City of Palmdale
38250 Sierra Highway
Palmdale, CA 93550

Governor's Office of Planning & Research

Sep 26 2022

STATE CLEARINGHOUSE

Sent by email to: Mtaggart@cityofpalmdale.org

**Re: Antelope Valley Commerce Center
SCH 2022090009 — Notice of Preparation**

Dear Megan Taggart:

The California Public Utilities Commission (Commission/CPUC) has jurisdiction over rail crossings (crossings) in California. CPUC ensures that crossings are safely designed, constructed, and maintained. The Commission's Rail Crossings Engineering Branch (RCEB) is in receipt of the *Notice of Preparation (NOP)* for the proposed Antelope Valley Commerce Center Project (Project). City of Palmdale (City) is the lead agency.

The Project Applicant proposes to develop 433.7-acre property with approximately 379.4 acres of industrial uses, 7.1 acres of commercial-flex uses, to allocate approximately 26.8 acres for open space and 20.4 acres for roadways. The Specific Plan would permit up to 8,263,332 square feet (SF) of industrial building space intended to accommodate a mixture of manufacturing, warehousing, parcel hub, fulfillment center, light industrial and associated uses, and approximately 61,855 SF of commercial-flex building space intended to accommodate commercial retail and small-scale manufacturing and sales.

The project is located near the highway rail crossing (CPUC No. 001B-409.10, DOT No. 750642) east of the intersection of Sierra Hwy and Avenue M (Columbia Way). On February 8, 2018, CPUC staff met with representatives from Cities of Palmdale and Lancaster, Caltrans, Metrolink, and UPRR for a diagnostic meeting to discuss safety improvements to the crossing. The City of Lancaster is the lead agency for this crossing improvement project and is actively in preliminary engineering design for these improvements.

Any development adjacent to the railroad right-of-way (ROW) should be planned with the safety of the rail corridor in mind. New developments may increase pedestrian or vehicular traffic volumes not only on streets and at intersections, but also at nearby rail crossings. Traffic impact studies should analyze rail crossing safety and potential mitigation measures.

In addition, construction or modification of public crossings requires authorization from the Commission. RCEB representatives are available to discuss any potential safety impacts or concerns at crossings. Please continue to keep RCEB informed of the project's development. More information can be found at: <http://www.cpuc.ca.gov/crossings>.

If you have any questions, please contact Chris Palas at (213) 999-3403, or cpp@cpuc.ca.gov.

Megan Taggart
SCH 2022090009
September 24, 2022

Sincerely,

Chris Palas
Utilities Engineer
Rail Crossings Engineering Branch
Rail Safety Division

CC: State Clearinghouse, state.clearinghouse@opr.ca.gov
Kenneth Tom, UPRR, ktom@up.com
Donald Filippi, Metrolink, FillippiD@scrra.net