

PUBLIC UTILITIES COMMISSION

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



February 6, 2025

ENVR 20250100008

Brenda Magana
City of Palmdale
38250 Sierra Highway
Palmdale, CA 93550

Re: Tentative Parcel Map 83738, Site Plan Review 22-008, Environmental Impact Report 22-001, General Plan Amendment 22-001, Zone Change 22-001, Specific Plan 22-001 [SCH 2022090009](#) — *Notice of Determination*

Dear Brenda Magana,

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 Determination (NOD)* for the proposed Tentative Parcel Map 83738, Site Plan Review 22-008, Environmental Impact Report 22-001, General Plan Amendment 22-001, Zone Change 22-001, Specific Plan 22-001 project. The City of Palmdale (City) is the lead agency.

The Project Applicant proposes to subdivide a plot of land, totaling 432.9 acres, approximately 0.02 miles east of the Avenue M at-grade highway rail crossing (CPUC No. 001B-409.10, 101VY-73.02, DOT No. 750642H). A phased development plan will be implemented to construct a commerce center that includes industrial, commercial, and open space land uses.

Presently, the city of Lancaster, in coordination with the city of Palmdale, is implementing a Section 130 improvement project at the crossing which includes pedestrian improvements on the north side of Avenue M. The Section 130 project, however, does not provide for pedestrian improvements on the south side of the crossing due to absence of a sidewalk on the south side of Avenue M and any trip generators. It is typical that cities condition developers to improve adjacent roadways that abut the development, which includes sidewalks. Given that the City's project proposes a variety of commercial, industrial, and open space uses, it would be expected that pedestrian activity in the vicinity of the crossing will increase.

As such, RCEB recommends that should the City's or developer's project include the installation of sidewalks for the development, the project should also include pedestrian treatments to the south side of the crossing, including pedestrian warning devices and gates as well as channelization, mirroring what is currently proposed on the north side for the Section 130 project. Additionally, any modifications to the roadway approaches to the crossing or traffic signal operations at Avenue M and Sierra Highway will require authorization from CPUC.

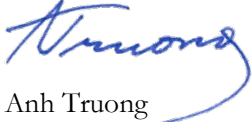
Any proposed crossing improvement project must also conform to the goals of the CPUC's Environmental and Social Justice Action Plan. This includes improving safety and access to transportation, improving local air quality and public health, and expanding outreach and public participation opportunities in disadvantaged communities. For more information, please visit <https://www.cpuc.ca.gov/esjactionplan>.

RCEB is available to discuss any potential safety impacts or concerns at the crossings and address any questions from the City.

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If you have any questions, please contact Richard Le at (213) 999-9053, or richard.le@cpuc.ca.gov.

Sincerely,



Anh Truong
Senior Utilities Engineer (Supervisor)
Rail Crossings Engineering Branch
Rail Safety Division

cc: State Clearinghouse, state.clearinghouse@opr.ca.gov
Maria Leible, Southern California Regional Rail Authority/Metrolink, leiblem@scrra.net
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