

PUBLIC UTILITIES COMMISSION

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



May 6, 2025

ENVR 20250400006

Kendall Brekke
City of Palmdale
44933 Fern Ave
Lancaster, CA 93534

Re: Site Plan Review No. 24-003, General Plan Amendment No. 24-001, Zone Change No. 24-001 [SCH 2025040920](#) — *Mitigated Negative Declaration*

Dear Kendall Brekke,

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 *Mitigated Negative Declaration (MND)* for the proposed Site Plan Review No. 24-003, General Plan Amendment No. 24-001, Zone Change No. 24-001 project. The City of Lancaster (City) is the lead agency and Synergy Consulting is the project applicant (Project Applicant).

The Project Applicant proposes to construct and operate two industrial buildings on a parcel of land bordered by Avenue L-12, Division Street, and Avenue M approximately 700 feet west of the Avenue M at-grade highway rail crossing (CPUC No. 001B-409.10, 101VY-73.02, DOT No. 750642H). Currently, the site calls for 51 loading docks, 148 trailer parking spaces, and 443 automobile parking spaces as well as driveway access to all three aforementioned streets. Additionally, a condition of the project requires it "to install roadway improvements including sidewalks and bicycle lanes as appropriate".

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.

As such, RCEB recommends that the project should also consider including 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.

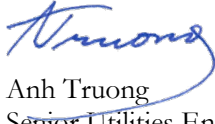
Any proposed crossing improvement project must also conform to the goals of the CPUC's Environmental and Social Justice Action Plan. This includes improving safety and access to transportation, improving local air quality and public health, and expanding outreach and public participation opportunities 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

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