STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY Gavin Newsom, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 7- OFFICE OF REGIONAL PLANNING
100 S. MAIN STREET, SUITE 100
LOS ANGELES, CA 90012
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Making Conservation
a California Way of Life.

October 1, 2024

City of Lancaster
Attention: Jocelyn Swain, Senior Planner
44933 Fern Avenue
Lancaster, California 93534

RE: Westside Annexation and Specific Plan
Project – NOP
SCH# 2024081372
GTS# 07-LA-2024-04616
Vic. LA 14 PM: Multiple
LA 138 PM: 36.957

Dear Jocelyn Swain,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The proposed project would include annexation of the project site from unincorporated Los Angeles County into the City of Lancaster jurisdiction and adoption of the proposed North Lancaster Industrial Specific Plan, which would allow up to approximately 38.5 million square feet of industrial development.

After reviewing the NOP, Caltrans has the following comments:

- The project is adjacent to two State Highway facilities: SR 14 and SR 138. Caltrans right-of-way shall be excluded from annexation. Please see attached ROW maps for reference.
- Caltrans looks forward to reviewing the project's transportation impact analysis, and will closely monitor the following topics:
    - VMT impacts from the project, including induced freight trips from associated development. As required by SB 743, Caltrans recommends the Lead Agency develop a verifiable performance based VMT criteria. Significant transportation impacts should warrant consideration of mitigation measures, including transportation demand management and transportation system management. Projects anticipating a significant volume of induced freight trips may consider additional modes for goods

movement, including enhancing connections to existing or proposed freight rail facilities.

  - Queuing analysis as well as potential back-up and resulting speed differentials at the following interchanges:
    - SR 14 / SR 138
    - SR 14 / Ave A
    - SR 14 / Ave D
    - SR 14 / Ave F
    - SR 14 / Ave G
    - SR 14 / Ave H
  - Analysis of potential transportation safety impacts at the SR 14 / SR 138 (Ave D) interchange
  - Multimodal transportation analysis, including review of potential generation of pedestrian / bicycle / transit trips. Consideration of complete streets features in related street improvements (ADA curb ramps, sidewalks, bicycle lanes, high-visibility crosswalks, etc.)

- Portions of the of the Project site lie within Safety Zone C, Safety Zone D, and Safety Zone E of the General William J. Fox Airfield. Pursuant to the State Aeronautics Act, CPUC Code §21676(b), any development within safety zones or airport influence areas must comply with the safety criteria and restrictions outlined in the Airport Land Use Compatibility Plan. Therefore, the project must adhere to the safety criteria and restrictions outlined in the 2004 General William J. Fox Airfield Land Use Compatibility Plan (ALUCP), adopted by the ALUC pursuant to the PUC, Section 21674.

  California Public Utilities Code §21659 prohibits structural hazards near airports. Structures should not be at a height that will result in penetration of the airport imaginary surfaces. In accordance with Federal Aviation Regulation, Part 77 "Objects Affecting Navigable Airspace" a Notice of Proposed Construction or Alteration (Form 7460-1) may be required by the Federal Aviation Administration (FAA). For further information or a copy of Form 7460-1, please refer to the FAA website https://oeaaa.faa.gov/oeaaa/external/portal.jsp.

  Caltrans recommends further review of potential compatibility concerns related to airport obstructions and hazards to flight, such as:
  - Wildlife attractants: Project elements (e.g., open waste disposal areas) that could attract wildlife, posing a hazard to aircraft.
  - Lighting: Improper lighting design or excessive light intensity could interfere with night-time airport operations and can cause safety hazards to pilots.
  - Glare: Reflective surfaces (e.g., extensive use of solar panels) could create glare that disrupts pilots' visibility.

Finally, The Project area is located adjacent to SR 14 and SR 138. Caltrans has the jurisdiction for review and approval of any work that would affect the freeways and its facilities. Any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods.

If you have any questions, please contact project coordinator Jan Yonan, at jan.yonan@dot.ca.gov and refer to GTS# 07-LA-2024-04616.

Sincerely,

Anthony Higgins

Anthony Higgins
Acting LDR/CEQA Branch Chief

Cc: State Clearinghouse

B P R REG. NO	STATE	FEDERAL PROJECT NO.	EFFECTIVE DATE	SHEET NO.	TOTAL SHEETS
7	CALIF			7	7

DISTRICT R/W AGENT — BUREAU OF PUBLIC ROADS — DATE

FOR CONTINUATION SEE MAP NO. F1081-1

FOR CONTINUATION SEE MAP NO. F1080-5

PARCEL NO.	GRANTOR OR GRANTEE	AREA * ACQ.	EXCESS	TOTAL	INST.	RECORDING DATA DATE	O.R.	PARCEL NO	GRANTOR OR GRANTEE	AREA * ACQ.	EXCESS	TOTAL	INST.	RECORDING DATA DATE	O R	PARCEL NO.	GRANTOR OR GRANTEE	AREA * ACQ.	EXCESS	TOTAL	INST.	RECORDING DATA DATE	O.R.	PARCEL NO	GRANTOR OR GRANTEE	AREA * ACQ	EXCESS	TOTAL	INST.	RECORDING DATA DATE	O R	ISSUE DATE
C1582	For Grantor Information See Map No. F1080-3, Sheet 1 of 4																															

STATE OF CALIFORNIA

TRANSPORTATION AGENCY
DEPARTMENT OF PUBLIC WORKS

DIVISION OF HIGHWAYS

R/W MAP

NO. F1080-6
07- L.A.14 - 71.0

100 0 100

FILE NO. 15134-C (Por.)
DATE 1-14-65
R.W.P.E. Tomita
SR. Berg

LEGEND: ıııııııı ACCESS DENIED ✦ EXCLUDES STREET AREA
* AREA IN SQUARE FEET UNLESS OTHERWISE NOTED
( ) PREVIOUS RECORD DATA

Sheet 4 of 4

BPR REG NO	STATE	FEDERAL PROJECT NO.	EFFECTIVE DATE	SHEET NO	TOTAL SHEETS
7	CALIF			6	8

DISTRICT R/W AGENT — BUREAU OF PUBLIC ROADS — DATE

T. 8 N. R. 12 W.
S. B. M.
Sec. 32
Sec. 29
Sec. 29
FOR CONTINUATION SEE MAP F1081-4
FOR CONTINUATION SEE MAP F1081-6
See Map No. F1081-4
See Map No. F1081-4
See Map No. F1081-4
Section Line
1/4 1/4 Section Line
1/4 1/4 Sec. Line
1/4 Sec. Line
℄ RTE. 14 FWY.
4655 N 0°28'45" W ℄ FWY. 60
65 4670 75 4679
C1608
C6874
SW1/4, NE1/4, SE1/4
C6875
NW1/4, NE1/4, SE1/4
S1/2, W1/2, E1/2, SE1/4
DD 031608 -02-02
DD 031608 -02-01
DD 036874 -02-02
DD 036874 -02-01
DD 036875 02-01
DD 036875 02-02
DD 031608 -01-01
DD 031608 -01-01
DD 031608 -01-01 Correction
N00°24'56"W (N.00°28'45" W.)
N.00°28'45"W. 1681.43'
N 00°24'13" W.
2,650.00'
662.50'
662.50'
1325.00'
1209.77'
1706.96'
1445.42'
2.28 Ac.
2.25 Ac.
263.42'
N.385,277.35 E.235,650.12
N.385,488.01 E.235,727.36
N.385,805.31 E.235,762.71
N.384,600.711 E.235,740.381
N.384,640.723 E.235,740.099
N.384,602.112 E.235,912.775
N.385,328.710 E.236,051.703
N.385,571.660 E.236,044.671
N.385,031.979 E.236,085.180
N.384,856.612 E.236,161.655
N.384,785.771 E.236,242.306
N.384,646.096 E.236,407.330
N.384,714.24 E.236,424.89
N.387,250.68 E.235,750.62
N.387,253.03 E.236,050.61
N.387,256.029 E.236,388.944
N.384,659.768 E.236,863.341
N.384,649.962 E.236,887.421
N.384,556.95 E.236,513.16
N.384,540.95 E.236,513.29
N 0°27'49" W 80.00'
S 0°27'41" E 96.50'
Par. 2
Parcel 2
W1/2, E1/2, SE1/4, SE1/4 SE1/4
E1/2, W1/2, SE1/4, SE1/4, SE1/4
W1/2, W1/2, SE1/4, SE1/4 SE1/4
4,236,000.
4,237,000
4,386,000
4,387,000
4,387,261.62 4,237,056.72
Sec. 29

PARCEL NO.	GRANTOR OR GRANTEE	AREA * ACQ.	AREA * EXCESS	AREA * TOTAL	INST.	RECORDING DATA DATE	RECORDING DATA O.R.
DD031608 -01-01	Boyer	Also see F1081-4			D.D.	5-20-77	77-530188
Affects DD031608-01-01	Boyer	(Correction)			Q.C.	4-2-79	79-354160
DD031608 -01-01	Boyer	Also see F1081-4			D.D	4-2-79	79-354161

PARCEL NO.	GRANTOR OR GRANTEE	AREA (in Acres) ACQ.	AREA (in Acres) EXCESS	AREA (in Acres) TOTAL	INST.	RECORDING DATA DATE	RECORDING DATA O.R.
C1608	Sessler, et al	19.69	W .179 E 8.771	19.69	Fee	1-13-66	D3174-994
C6874	Kupp. Ent. Inc.	10.00	W .231 E 5.430	10.00	Fee	2-17-66	D3210-555
C6875	Allen, et ux	10.00	W .453 E 5.443	10.00	Fee	1-26-66	D3187-562
DD031608-02-01	Nash				DD	4-17-74	D6238-429
DD 031608-02-02	Budish				DD	4-23-74	D6244-877
DD036875 02-02	State to Toth				D.D.	7-12-74	D6344-469
DD036875 02-01	State to Raczetux.				D.D.	9-17-74	D6416-290
DD036874 -02-02	Sakai				D.D.	1-31-75	D6546-266
DD036874 -02-01	Mancherian				DD	2-28-75	D6572-602

ISSUE DATE	
E.P.	7-20-73
E.P.	11-12-73
DF	11-21-74

STATE OF CALIFORNIA
TRANSPORTATION AGENCY
DEPARTMENT OF PUBLIC WORKS
DIVISION OF HIGHWAYS

R/W MAP
NO. F1081-5
07-LA-14-72.3

100 0 100

FILE NO. 15023-C (Por)
DATE 2-23-64
R.W.P.E. TOMITA
SR. BERG

LEGEND: ⊥⊥⊥⊥⊥ ACCESS DENIED ✦ EXCLUDES STREET AREA
* AREA IN SQUARE FEET UNLESS OTHERWISE NOTED
( ) PREVIOUS RECORD DATA