

DEPARTMENT OF TRANSPORTATION

DISTRICT 7- OFFICE OF REGIONAL PLANNING
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*Making Conservation
a California Way of Life.*

July 18, 2025

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

RE: Westside Annexation and Specific Plan
Project – DEIR
SCH# 2024081372
GTS# 07-LA-2024-04825
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 involves two components: 1) annexation of the project site from unincorporated Los Angeles County into the City of Lancaster's jurisdiction and 2) adoption of the North Lancaster Industrial Specific Plan, which would allow up to approximately 38.5 million square feet of industrial development.

Annexation

This component of the project involves the annexation of 7,153 acres into the City of Lancaster's jurisdiction. As part of that process, a general plan amendment would be required to amend the General Plan Land Use Map to reflect annexation of the project site and application of the proposed land use designations, including nonurban residential, mixed use, industrial, public uses, multiple family residential, and specific plan. Additionally, the area would be pre-zoned to match the proposed general plan land use designations. This includes pre-zoning the specific plan area as Specific Plan (SP) and the 2 remainder of the annexation area as RR-2.5 (rural residential, minimum lot size 2.5 acres), Public (P), Mobile Home Park (MHP), Light Industrial (LI), and Mixed Use- Employment (MU-E).

Specific Plan

The second component of the project consists of the adoption of the North Lancaster Industrial Specific Plan on an 1,860 acre subset of the annexation area. The Specific Plan

is proposed to allow for a site-specific land use plan, development standards, design guidelines, infrastructure systems, and implementation strategies on which subsequent development activities would be implemented. The specific plan area would be divided into eight planning areas which would allow approximately 38.5 million square feet of light and heavy industrial uses based on a 0.5 floor area ratio. Within Planning Areas 2, 4, 6, 7, and 8, the project proposes to construct approximately 11.3 million square feet of industrial warehouse buildings and associated site improvements. The proposed development would be constructed over a 5-year duration.

After reviewing the DEIR, Caltrans has the following comments:

The project is adjacent to two State Highway facilities: SR 14 and SR 138. All Caltrans rights-of-way shall be excluded from all annexation plans. Please reference ROW Index maps F1080-IDX and F1082-IDX (attached) as required.

As stated in the DEIR's Vehicle Miles Traveled (VMT) analysis, the project will result in a Significant VMT Impact. It is anticipated that the home-based work VMT per employee will nearly double the currently adopted thresholds. The currently proposed mitigation are contributions to the City's VMT Impact Fee Program and/or implementation of CAPCOA recommended project design features that reduce VMT. These will be assessed and implemented on a project-by-project bases as they are being proposed.

Caltrans recommends that any project design features or VMT mitigation fees being used for transportation infrastructure be used to directly improve safety for all road users. These funds should not be used for any form of road widening or capacity expansion, which will only worsen VMT impacts. Please be aware that the impacts from this project will be the responsibility of the Lead Agency, including any requested or required changes to State ROW or facilities. Any new intersection(s) or the major modification of existing intersection(s) and local street interchange needs to be evaluated through the Intersection Safety and Operational Assessment Process (ISOAP).

Additionally, 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 Anthony Higgins, at anthony.higgins@dot.ca.gov and refer to GTS# 07-LA-2024-04825.

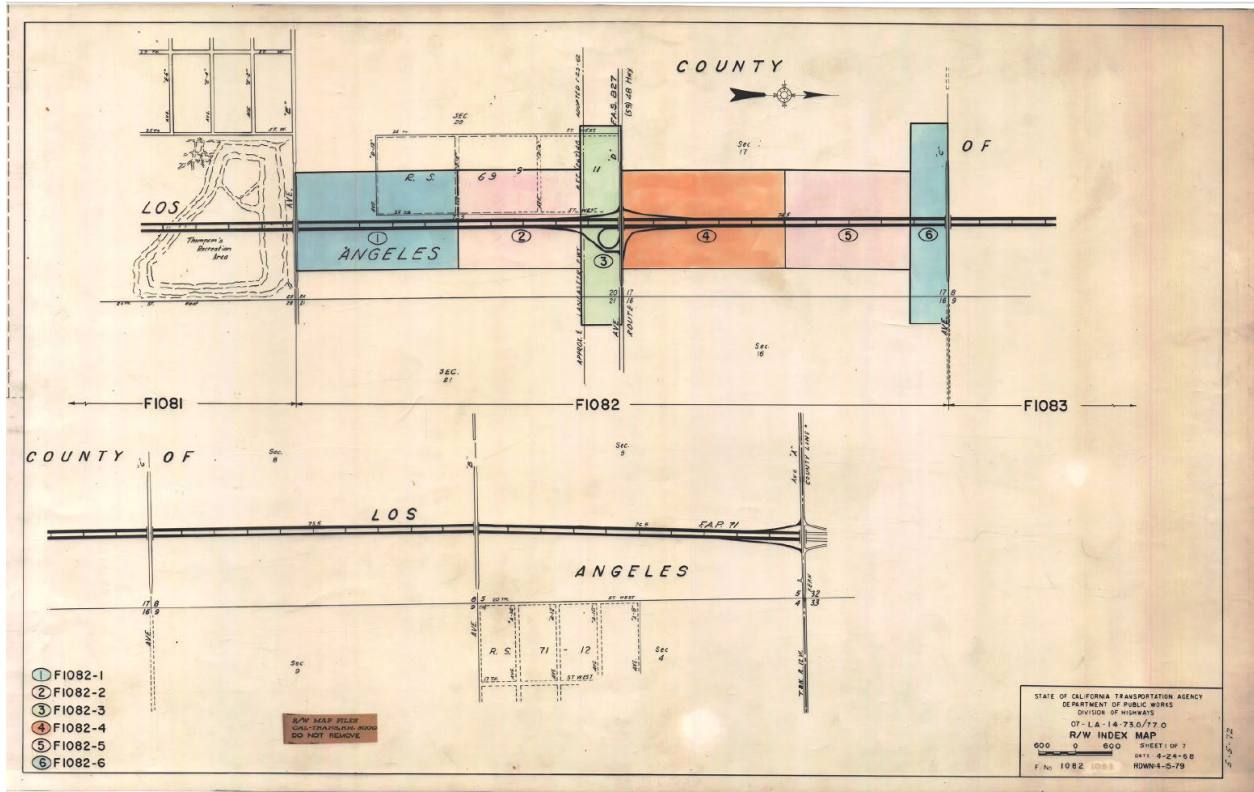
Sincerely,



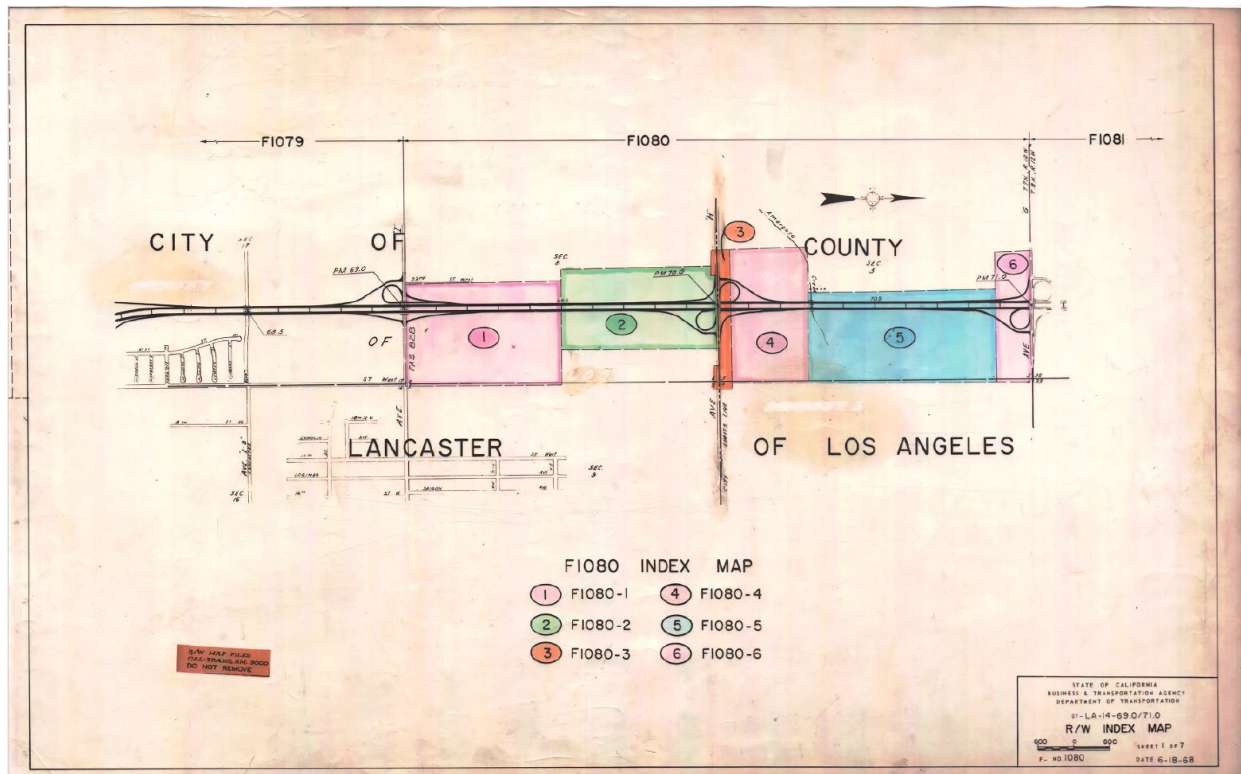
Miya Edmonson
LDR Branch Chief

Cc: State Clearinghouse

Index Map: F1082-IDX



Index Map: F1080-IDX



"Provide a safe and reliable transportation network that serves all people and respects the environment"