

California Department of Transportation



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August 20, 2025

Jocelyn Swain
City of Lancaster
44933 Fern Avenue
Lancaster CA 93534

RE: Site Plan Review No. 24-010 (MND)
SCH # 2025070909
GTS # 07-LA-2025-04861

Dear Jocelyn Swain,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. The City of Lancaster is proposing the development of two parcels, which would provide two options for the site: 1) development of an approximately 510,000 square foot (sf) warehouse building or 2) development of a trailer parking facility. The warehouse option involves the construction and operation of a 510,000 sf industrial warehouse with 40,000 sf of office space. The proposed building would be tilt-up concrete construction with elements of insulated metal panels and would be approximately 50 feet in height. Access to the warehouse building would be provided via Avenue F-8 from 30th Street West. Additionally, landscaping would be provided throughout and around the perimeter of the site. A detention basin is also proposed along the southern project boundary. A total of 152 trailer parking spaces and 236 passenger vehicle parking spaces, including electric vehicle charging spaces, and bicycle parking would be provided. The trailer parking facility option would construct approximately 929 trailer parking spaces as ancillary parking for an nearby industrial uses. No buildings would be construction on the site under this option. Access to the trailer parking facility would be provided via Avenue F-8 from 30th Street West. Additionally, landscaping would be provided throughout and around the perimeter of the site. Construction of either option would be expected to start construction in January 2026.

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The nearest State facilities are U.S. State Highway 14. After reviewing the Mitigated Negative Declaration (MND), Caltrans has the following comments:

Caltrans encourages the Lead Agency to incorporate multi-modal infrastructure along and within the development boundaries to meet community placemaking and safe urban design objectives. This infrastructure, encompassing ADA-compliant design, adequate sidewalks, high-visibility crosswalks, Class IV bike lanes, and bike parking, is crucial for establishing a fully accessible Complete Street that supports pedestrians, bicyclists, and transit riders.

Caltrans recommends limiting large truck travel and construction traffic to off-peak commute hours. A permit for any heavy construction equipment and or materials that require the use of oversized transport vehicles on State highways. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing potential impacts for Caltrans review.

Should you have any questions, please feel free to contact Nestor Lemus, the project coordinator, at Nestor.Lemus@dot.ca.gov and refer to GTS # 07-LA-2025-04861.

Sincerely,



MIYA EDMONSON
LDR/CEQA Branch Chief

cc: State Clearinghouse