

PUBLIC UTILITIES COMMISSION

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



October 5, 2026

ENVR 20260900007

Shannon Edwin
Associate Planner
City of Lancaster
44933 Fern Avenue
Lancaster, CA 93534

Re: Site Plan Review No. 25-006 SCH [2026090584](#)– *Notice of Exemption (NOE)*

Dear Shannon Edwin,

The California Public Utilities Commission (Commission/CPUC) has jurisdiction over rail crossings (crossings) in California. The 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 Exemption (NOE)* for the Site Plan Review No. 25-006 project. The City of Lancaster (City) is the lead agency.

The City, along with Koloe, LLC (Applicant), plans to allow a new multi-tenant commercial center to be constructed on a parcel of [land](#) south of the intersection of Avenue J and Trevor Avenue. This site will house multiple commercial buildings with 2 drive-throughs. Approximately 600 feet west of this site is the [Avenue J at-grade highway-rail crossing](#) (CPUC no. 001B-406.10/101VY-76.05, DOT no. 750641B).

Presently, the city of Lancaster is implementing a Section 130 improvement project at the crossing which includes new pedestrian facilities, new traffic signals along with updated signal operations, and roadway improvements. The scope of this project does not include consideration for this future site development, and as such CPUC recommends that the city conduct a traffic study to investigate any queuing potential from vehicular access to the site that may cause vehicles to queue over the crossing. This is especially vital if the city intends to signalize the intersection of Trevor Avenue and Avenue J, or create a separate, new signalized intersection for the site. Should there be any queuing potential over the crossing, the city should implement a separate improvement project at the crossing with updated timing and queue detection/prevention measures for eastbound traffic on Avenue J.

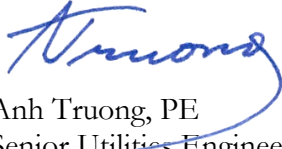
Any proposed crossing modifications will require authorization from the CPUC through a [General Order 88-B request](#) and must also conform to the goals of the CPUC's Environmental and Social Justice Action Plan. This includes improving safety and access to transportation, improving local air quality 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 staff is available to discuss any potential safety impacts or concerns at the crossings and address any questions from the City.

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

Shannon Edwin
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Sincerely,

A handwritten signature in blue ink, appearing to read 'Anh Truong', with a large, sweeping flourish extending from the end of the name.

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

cc: State Clearinghouse, state.clearinghouse@opr.ca.gov
Dao La, City of Lancaster, dla@cityoflanasterca.gov
Ingo Giani, Koloe, LLC, igiani@g-developments.com
Kenneth Tom, Union Pacific Railroad, ktom@up.com
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Richard Koerner, Olsson, rkoerner@olsson.com