

PUBLIC UTILITIES COMMISSION

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



June 11, 2025

ENVR 20250600001

Emily Rubalcava
City of Santa Clarita
23920 Valencia Blvd
Santa Clarita, CA 91355

Re: Newhall Mixed-Use Project: Master Case 24-134 [SCH 2005021012](#) — *Notice of Determination*

Dear Emily Rubalcava,

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 *Notice of Determination (NOD)* for the proposed Newhall Mixed-Use Project: Master Case 24-134 project. The City of Santa Clarita (City) is the lead agency and Serrano Development Group is the project applicant (Applicant).

The Applicant proposes to redevelop the sites at 24316 Main Street, 24300 Main Street, and 24300 Main Street, near the Market Street Metrolink at-grade highway rail crossing (101VY-29.93, 746017R) into a full-block development that will consist of a five-story mixed-use building. This will include 78 apartment units, 5,300 square feet of commercial space, and parking with vehicular access from Railroad Avenue and Market Street.

This proposed development will likely increase both vehicular and pedestrian activity in the vicinity of the crossing and as such, RCEB recommends that the City review the existing conditions and implement any needed improvements to the crossing, either through a capital project led by the City or a condition of approval for the development, to bring it up to current standards and in compliance with ADA requirements. These would include, but not limited to, automatic pedestrian gates, tactile warning strips, and any required traffic signal operation modifications to allow for adequate timing for vehicles to clear the tracks upon a preemption event on the traffic signals. Any modifications to the crossing, including modification of the traffic signal operation, will need to be reviewed and authorized by the CPUC under CPUC's [General Order \(GO\) 88-B](#).

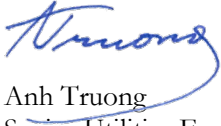
Any proposed crossing improvement project must also conform to the goals of the CPUC's Environmental and Social Justice Action Plan. This includes improving safety and access to transportation, improving local air quality and public health, and expanding outreach and public participation opportunities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

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

Emily Rubalcava
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Sincerely,

A handwritten signature in blue ink, appearing to read "Anh Truong", with a large, sweeping flourish that extends to the right and loops back under the name.

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

cc: State Clearinghouse, state.clearinghouse@opr.ca.gov
Maria Leible, Southern California Regional Rail Authority/Metrolink, leiblem@scrra.net
Tail Lane, Serrano Development Group, tlane@serranodevelopment.com