

PUBLIC UTILITIES COMMISSION

505 Van Ness Ave, San Francisco, CA 94102



May 14, 2026

ENVR 20260500003

Jose Cortez
Senior Planner
City of Oakley
3231 Main Street
Oakley, CA 94561

Re: Stonecreek Subdivision 9647 Project (TM 02-23) [SCH 2024100226](#) – Notice of Determination (NOD)

Dear Jose Cortez,

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 Determination (NOD)* for the Stonecreek Subdivision 9647 Project (TM 02-23). The City of Oakley (City) is the lead agency.

The project site is located southwest of the intersection of Kings Canyon Way and Sierra Trail Boulevard in the City of Oakley. The proposed project would subdivide the project site into 176 single-family residential lots. On-site improvements would include approximately one acre of open space within a 75-foot setback from Marsh Creek, a 2.43-acre park in the northwest corner of the project site, and a 2.7-acre stormwater detention basin in the northeast corner of the site. An internal roadway network would connect to existing roadways to provide site access, including Teton Road and Kings Canyon Way to the north of the site, and Sellers Avenue to the east.

The site is located adjacent to [Sellers Avenue](#) (DOT# 029651X, CPUC# 002-1143.60) at-grade highway-rail crossings on the Burlington Northern Santa Fe (BNSF) Railway Stockton subdivision track. The Sellers Avenue at-grade highway-rail crossing consists of a two-lane roadway with active railroad warning devices on each approach.

The City should investigate the impacts of increased vehicular and pedestrian traffic at this at-grade highway-rail crossing and identify any necessary supplemental measures to mitigate these impacts. Such measures may include, but are not limited to, installation of ADA-compliant sidewalks, pedestrian active railroad warning devices, and street lighting at the crossing. These improvements may be delivered through a City-funded capital project or as a condition of project approval and should bring the crossing up to current standards and into compliance with ADA requirements.

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>.

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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 me at (415) 791-2612, or ramineh.medhat@cpuc.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Ramineh Medhat". The signature is written in a cursive style with a large initial "R".

Ramineh Medhat
Utilities Engineer
Rail Crossings and Engineering Branch
Rail Safety Division

cc: State Clearinghouse, state.clearinghouse@opr.ca.gov
Dionisio Martinez, Dionisio.Martinez@BNSF.com
Jeff Schroeder, jschroeder@ponderosahomes.com