

PUBLIC UTILITIES COMMISSION

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



June 18, 2025

ENVR 20250600002

Mindy Fogg
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

Re: Surfliner Inn Project [SCH 2025051396](#) — *Notice of Preparation*

Dear Mindy Fogg,

The California Public Utilities Commission (Commission/CPUC) has regulatory 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 Preparation (NOP) of a Draft Environmental Impact Report* for the proposed Surfliner Inn Project. The City of Carpinteria (City) is the lead agency.

The City proposes development on both sides of Union Pacific Railroad (UPRR) tracks on the northwest side of Linden Avenue, consisting to the north, a two-story contemporary cottage-style hotel, and to the south, a new 93-space parking lot. The proposed hotel would have a building footprint of approximately 15,500 square feet; the interior floor space is proposed to be 28,290 square feet in size and contain 36 guest rooms. The project would be operated under a conjunctive parking arrangement which would accommodate parking for hotel guests, hotel employees, and the general public within the proposed parking lots. Adjacent to the southwestern side of the proposed hotel runs the UPRR Santa Barbara Subdivision tracks, and at the southern corner of the property is the Linden Avenue at-grade highway railroad crossing (CPUC # 001E-377.90, DOT # 745632S).

Given the addition of lodging and parking facilities at the properties, pedestrian and vehicular activity in the vicinity of this crossing and track can be expected to increase. RCEB recommends installing fencing between the new parking lot and the railroad right-of-way. The project team should also investigate the impact of increased vehicular and pedestrian traffic on the Linden Avenue crossing and any necessary supplemental measures to mitigate this increase; such as but not limited to lighting, detectable warning surfaces, vehicle-channelizing median curbs, off-quadrant railroad warning devices, and automatic pedestrian gates. In addition, the Amtrak station access should be realigned to allow the station access to be in front of the warning device. These improvements can be accomplished through a capital project funded by the City or a condition of approval for the development and should also bring the crossing up to current standards and in compliance with ADA requirements.

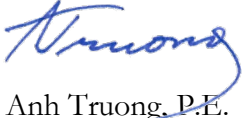
Any proposed crossing improvement project will require authorization from the CPUC through [General Order 88-B](#) and must also conform to the goals of the CPUC's Environmental and Social Justice Action Plan. This includes improving safety and access to transportation, improving local air quality and 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 Oliver Garcia at (213) 369-4674, or oliver.garcia@cpuc.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Anh Truong".

Anh Truong, P.E.
Senior Utilities Engineer (Supervisor)
Rail Crossings Engineering Branch
Rail Safety Division

cc: State Clearinghouse, state.clearinghouse@opr.ca.gov
Kenneth Tom, Union Pacific Railroad, ktom@up.com