

PUBLIC UTILITIES COMMISSION

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



June 17, 2026

ENVR 20260600003

Sean Oberbauer
Land Use/Environmental Planning Manager
County of San Diego
5510 Overland Ave., Suite 210
San Diego, CA 92123

Re: York Drive Senior Living [SCH 2025080638](#) – *Notice of Determination (NOD)*

Dear Sean Oberbauer,

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 York Drive Senior Living Project. The County of San Diego (County) is the lead agency.

The project site is located near 1822 – 1864 York Drive, Vista, CA. This site will consist of a four-story building with 183-unit deed-restricted senior living development with a parking lot on a 4.27-acre property. As part of the development, the building will include amenities for the residents such as a library, community kitchen, and landscaping.

The North County Transit District's (NCTD) Sprinter Line parallels the southwest side of property and northeast side of S Santa Fe Ave. The site can be accessed from the south from three directions by way of Woodland Dr from the northeast and/or from S Santa Fe Ave from the northwest or southeast approach. All three routes of access cross an at-grade highway-rail crossings along the Sprinter Line; [York Dr/Woodland Dr at S Santa Fe Ave](#) (DOT# 027571X, CPUC# 106E-111.95). The York Dr/Woodland Dr at S Santa Fe Ave at-grade highway-rail crossing in the southeast and northwest directions along S Santa Fe Ave consists of two through and one left turn lanes, while the northeast and southwest direction along Woodland Dr consists of one through lane and one left turn lane.

The project team should investigate the impact of increased vehicular, pedestrian, and bicycle traffic through the at-grade highway-rail crossing and any necessary supplemental measures to mitigate this increase, such as but not limited to installation of active pedestrian gates with an emergency exit, and installation of additional street lighting at the crossing. Additionally, the [Project's MND/IS](#) notes that the nearby NCTD Buena Creek Sprinter Station as a transit opportunity for the senior residents, however, there are no sidewalk along Santa Fe Rd for the senior residents to walk to/from the station. The County should also consider installing a sidewalk along Santa Fe Rd to provide walkable access to/from the station. These measures can be accomplished through a capital project funded by the County or a condition of approval for the development, and should also bring the crossings up to current standards and in 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

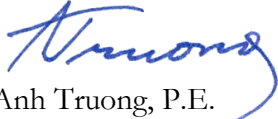
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health, and expanding outreach and public participation opportunities in disadvantaged communities. For more information, please visit <https://www.cpuc.ca.gov/esjactionplan>.

RCEB staff is available to discuss any potential safety impacts or concerns at the crossings and address any questions from the County.

If you have any questions, please contact Howard Huie at (415) 308-0533, or howard.huie@cpuc.ca.gov.

Sincerely,



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

cc: State Clearinghouse, state.clearinghouse@opr.ca.gov
Michael Kenney, michael.kenney@sdcounty.ca.gov
Hasib Baha, hasib.baha@sdcounty.ca.gov
Brian Helms, bhelms@nctd.org
Jerry Romana, jromana@nctd.org
Harry Crowell, harryc@wholeinone.us
Joseph Balbas, balbasconst@gmail.com