

PUBLIC UTILITIES COMMISSION

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



October 17, 2025

ENVR 20251000005

Anna L. Arroyo
City of Santa Paula
970 Ventura Street
Santa Paula, CA 93060

Re: Condominium Project [SCH 2025091187](#) — *Notice of Exemption*

Dear Anna L. Arroyo,

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 Exemption (NOE) of a Conditional Use Permit* for the proposed 213-Unit Condominium Project at 895 Faulkner Road. The City of Santa Paula (City) is the lead agency.

The City's NOE describes a Conditional Use Permit (Permit), Design Review, and Vesting Tentative Tract to allow construction of a 213-unit condominium over real property (property) at 895 Faulkner Road, Santa Paula. The Permit would provide additional housing for future residents, which may benefit from increase in housing availability. To the north of the property runs the Sierra Northern Railway, Santa Paula Branch Line tracks, and to the southwest is the [Todd Lane at-grade highway railroad crossing](#) (CPUC # 001BE-412.35-X, DOT # 745701X).

Given the potential addition of residential dwelling and parking facilities at the property, pedestrian and vehicular activity in the vicinity of this crossing and track can be expected to increase. Todd Lane is presently a private crossing. However, if plans are contemplated to convert it to a public crossing as an alternate route, the City should reach out to RCEB to discuss plans in detail.

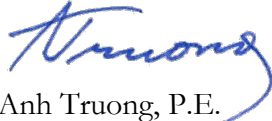
Any proposed crossing improvement project to convert the private crossing to a public crossing will require CPUC authorization by filing a [Formal Application](#), and must also conform to the goals of the CPUC's Environmental and Social Justice Action Plan. This includes improving safety and access 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 Oliver Garcia at (213) 369-4674, or oliver.garcia@cpuc.ca.gov.

Anna L. Arroyo
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October 17, 2025

Sincerely,



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

cc: State Clearinghouse, state.clearinghouse@opr.ca.gov
Matthew Blackburn, Sierra Northern Railroad, mblackburn@sierrarailroad.com
Yuri Gurevich, SP Harridge LLC, yuri@harridgedevelopmentgroup.com