

PUBLIC UTILITIES COMMISSION

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



April 15, 2026

ENVR 20260400004

Andrew Gonzales
Planning Manager
City of Placentia – Development Services Department
401 E. Chapman Ave
Placentia, CA 92870

**Re: Development Plan Review No. DPR2025-03 (Placentia & Orangethorpe Townhomes)
SCH [2026030518](#) – Notice of Exemption (NOE)**

Dear Andrew Gonzales,

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 Exemption (NOE)* for the Development Plan Review No. DPR2025-03 (Placentia & Orangethorpe Townhomes) Project. The City of Placentia (City) is the lead agency.

The project site is located at project site proposes to build 11 three story, townhome style buildings consisting of 75 residential condominium units and five live work units.

The Burlington Northern Santa Fe Railway (BNSF) Kimberly Industrial lead parallels W. Orangethorpe Ave and perpendicular to S. Placentia Ave. The site can be accessed from the north by way of S. Placentia Ave, which crosses BNSF's at-grade highway-rail crossing, [Placentia Ave](#) (DOT# 026687V, CPUC# 002-167.70-C). The Placentia Ave at-grade highway-rail crossing consists of a 5-lane roadway, two north and three south, with active railroad warning devices.

The project team should investigate the impact of increased vehicular and pedestrian traffic through the at-grade highway-rail crossing and any necessary supplemental measures to mitigate this increase, such as but not limited to installation traffic pre-signals to prevent queuing of vehicles on the track, installation of street lighting, and detectable warning surfaces for pedestrians at the crossing. These measures can be accomplished through a capital project funded by the City or a condition of approval for the development, and should also bring the crossings up to current standards and in compliance with ADA requirements.

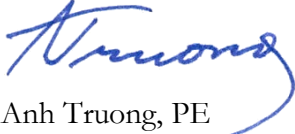
Any proposed crossing modifications will require authorization from the CPUC through a [General Order 88-B request](#) and must also conform to the goals of the CPUC's Environmental and Social Justice Action Plan. This includes improving safety and access to transportation, improving local air quality and public 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 Howard Huie at (415) 308-0533, or howard.huie@cpuc.ca.gov.

Andrew Gonzales
ENVR 20260400004
April 15, 2026

Sincerely,

A handwritten signature in blue ink, appearing to read 'Anh Truong', written over a faint circular stamp or watermark.

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

cc: State Clearinghouse, state.clearinghouse@opr.ca.gov
Gilad Ganish, Orangethorpe Investment Partners LLC, gilad@blackwood.com
Dionisio Martinez, BNSF, dionisio.martinez@bnsf.com