

## PUBLIC UTILITIES COMMISSION

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



April 27, 2026

ENVR 20260400012

Greg Stones  
City of Lompoc  
100 Civic Center Plaza  
Lompoc, CA 93436

**Re: The Village at PCH Residential Project [SCH 2026040514](#) — *Notice of Exemption***

Dear Greg Stones,

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 project described as "*The Village at PCH Residential Project*". The City of Lompoc (City) is the lead agency.

The City proposes development consisting of 86 new residential units with parking, landscaping, site improvements/amenities, landscaping, parking lot landscaping, and private open space situated on approximately 2.87 acres of vacant land in the City of Lompoc.

Approximately 360 feet west of the proposed development is the [Chestnut Ave. and "A" Street at-grade crossing](#) (CPUC # 001EHA-0.17, DOT # 745452U). It is equipped with Commission Standard 8-A automatic warning device flashers. Approximately 380 feet west of the lot's south egress is the [East Walnut Ave. at-grade crossing](#) (CPUC # 001EHA-0.37, DOT # 745454H). It is equipped with passive crossbucks and stop sign warning devices.

Given the multi-home residential development of the land, pedestrian and vehicular activity in the vicinity of the crossings and track can be expected to increase. The project team should investigate the impact of increased vehicular and pedestrian traffic at the crossings and any necessary measures to mitigate this increase, such as but not limited to signalization of the intersections of Chestnut Ave. and Walnut Ave. with "A" Street, installing gate-arm type railroad warning devices, lighting, and trespass-preventive channelization. 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.

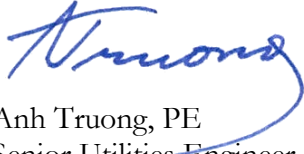
Any proposed crossing improvement project will require authorization from the CPUC through [General Order 88-B](#) and must also conform to the goals of the CPUC's Environmental and Social Justice Action Plan. This includes improving safety and access to transportation, improving local air quality and public health, and expanding outreach and public participation opportunities in disadvantaged communities. For more information, please visit <https://www.cpuc.ca.gov/esjactionplan>.

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

Greg Stones  
ENVR 20260400012  
April 27, 2026

If you have any questions, please contact Oliver Garcia at (213) 369-4674, or [oliver.garcia@cpuc.ca.gov](mailto:oliver.garcia@cpuc.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Anh Truong', written in a cursive style.

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

cc: State Clearinghouse, [state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov)  
Cecilia Ceja, City of Lompoc [c\\_ceja@ci.lompoc.ca.us](mailto:c_ceja@ci.lompoc.ca.us)  
Kenneth Tom, Union Pacific Railroad, [ktom@up.com](mailto:ktom@up.com)  
Richard Koerner, Olsson (UPRR PM Consultant), [rkoerner@olsson.com](mailto:rkoerner@olsson.com)