

PUBLIC UTILITIES COMMISSION

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



June 17, 2026

ENVR 20260600005

Sarah Cluff
Senior Planner
City of San Marcos Planning Division
1 Civic Center Drive
San Marcos, CA 92069

Re: Sancerra Mission Road Mixed Use Development [SCH 2026050746](#) – *Notice of Preparation*

Dear Sarah Cluff,

The California Public Utilities Commission (Commission/CPUC) has 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 (DEIR)* for the proposed Sancerra Mission Road Mixed Use Development project. The City of San Marcos (City) is the lead agency and Sancerra Mission Road, LLC is the project applicant (Applicant).

The Applicant proposes to develop the project site located at 302 N. Pacific Street, San Marcos, California 92069 (Assessor's Parcel Numbers 219-114-10, -12, -13, and 219-304-10) into a residential townhome community consisting of 100 units, including four live-work units. The project site is located near the North County Transit District (NCTD) at-grade highway-rail crossing on [Mission Road at North Pacific Street](#) (Crossing No. 106E-114.50, DOT No. 027574T).

The 5.65-acre project will include 14 buildings totaling approximately 229,793 square feet of gross building area, comprised of 13 residential buildings and one bicycle storage building. Residential buildings will be approximately 35 feet in height, with unit sizes ranging from 1,351 to 1,919 square feet. Project amenities will include a centrally located courtyard, nearly one acre of common landscaped open space, and a private roadway.

This proposed development will likely increase both vehicular and pedestrian activity in the vicinity of the crossing and as such, RCEB recommends that the City review the existing conditions and implement any needed improvements to the crossing, either through a capital project led by the City or a condition of approval for the development, to bring it up to current standards and in compliance with ADA requirements. These would include, but not limited to, automatic pedestrian gates, tactile warning strips, and any required traffic signal operation modifications to allow for adequate timing for vehicles to clear the tracks upon a railroad preemption event. Any modifications to the crossing, including modification of the traffic signal operation or signal timing modifications, will need to be reviewed and authorized by the CPUC under CPUC's [General Order \(GO\) 88-B](#).

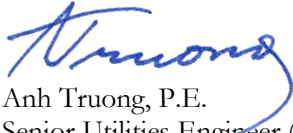
Any proposed crossing improvement project must also conform to the goals of the CPUC's Environmental and Social Justice Action Plan. This includes improving safety and access to transportation, improving local air quality and public health, and expanding outreach and public participation opportunities in disadvantaged communities. For more information, please visit <https://www.cpuc.ca.gov/esjactionplan>.

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

If you have any questions, please contact Sally Nguyen at (213) 334-9366, or sally.nguyen@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
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