

PUBLIC UTILITIES COMMISSION

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



June 26, 2026

ENVR 20260600007

Mindy Fogg
Principal Planner
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria, CA 93013

Re: [The Farm Project](#) - [SCH 2026060392](#) – *Notice of Preparation (NOP)*

Dear Mindy Fogg,

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 Preparation (NOP)* for The Farm Project (Project). The City of Carpinteria (City) is the lead agency.

The project site is located at 5885 Carpinteria Avenue. The Project's Northern Parcel is a housing development which contemplates 191 total dwelling units comprised of 94 townhomes and 97 single-family dwellings. The Project provides a mix of market rate and affordable units. In total, the development contemplates 497,032 square feet (sf) of residential floor area and a density of 6.97 residential units per acre. In addition, the Project would improve existing trails on its Southern Parcel and provide additional trails on the open space elements on both sides of the railroad.

The Union Pacific Railroad (UPRR) Santa Barbara Subdivision bisects the Project's Northern and Southern Parcels. There is an existing trail, the [Carpinteria Bluffs Trail](#), which provides informal, at-grade access between the Parcels across the railroad tracks.

The City should investigate the impact of increased pedestrian traffic through this trail and any additional trails constructed by the Project, as well as consider any necessary supplemental measures to mitigate this increase, such as but not limited to grade-separation of the trail(s) from the railroad tracks, and installation of street lighting. Mitigations should be provided along the development to deter trespassing on and across the UPRR right-of-way. 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 will require authorization from the CPUC through 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.

Mindy Fogg
ENVR 20260600007
June 26, 2026

Sincerely,



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

cc: State Clearinghouse, state.clearinghouse@opr.ca.gov
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