

PUBLIC UTILITIES COMMISSION

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



October 2, 2026

ENVR 20260900006

John Signo
Planning Manager
City of South Gate
8650 California Avenue
South Gate, CA 90280

Re: South Gate Tow Yard Project SCH [2026071027](#)– Notice of Determination (NOD)

Dear John Signo,

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 Determination (NOD)* for the South Gate Tow Yard Project. The City of South Gate (City) is the lead agency.

The City, along with Commercial Development Resources Inc. (Applicant), plans to amend the city Zoning Map by changing the designation of the rear property in the vicinity of a [present towing business](#) to match the designation of the front portion of the property, noted as M3 or Heavy Manufacturing. The Applicant seeks to expand their towing business from the front portion to occupy the entire site, which will include vehicle storage paving, site lighting, and a 560 square-foot office building. This site lies approximately 500-600 feet south of the a Union Pacific Railroad (UPRR) at-grade highway-rail crossing ([Rayo Avenue](#), CPUC no. 003A-8.10, DOT no. 810960L).

CPUC and the City have been coordinating planned improvements at the crossing that includes lane additions along Rayo Avenue as well as restriping and median installations. CPUC staff along with a diagnostic team at the location observed queuing across the crossing due to the volume of traffic and vehicles obstructing traffic through their turn movements from both the Amazon facility on the northeast quadrant and a business on the northwest quadrant. With the introduction of additional industrial use along Rayo in the vicinity and anticipated increases in vehicular traffic as a result, the City and Applicant should consider prioritizing the railroad crossing improvements in order to prevent queuing across the crossing and increasing motorist safety. These include raised medians in both directions and the addition of lanes and turn-pockets to prevent movements that cause queuing. The project should also implement pedestrian improvements to upgrade the crossing to be in compliance with current standards and ADA requirements. The future Southeast Gateway Line project will implement improvements at the crossing and thus, the City should coordinate these improvements with that project. In addition, the tow property should be configured to allow tow vehicles to enter onto the property to wait for processing and not require the tow vehicles to wait on Rayo Ave where it could cause queueing over the tracks.

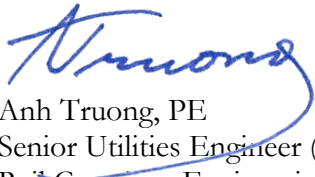
Any proposed crossing modifications will require authorization from the CPUC through a [General Order 88-B request](#) and must also conform to the goals of the CPUC's Environmental and Social Justice Action Plan. This includes improving safety and access to transportation, improving local air quality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

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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 Richard Le at (213) 999-9053, or richard.le@cpuc.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Anh Truong', with a large loop at the end.

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

cc: State Clearinghouse, state.clearinghouse@opr.ca.gov
Lisa Nielsen, Commercial Development Resources Inc., LNielsen@cdrwest.com
Kenneth Tom, Union Pacific Railroad, ktom@up.com
Nick Vineyard, Benesch, NVineyard@benesch.com
Andrew Jacobs, Benesch, AJacobs@benesch.com