PUBLIC UTILITIES COMMISSION
320 West 4th Street, Suite 500, Los Angeles, CA 90013

September 2, 2026 ENVR 20260800006

Kyle Bell
Senior Planner
City of Grover Beach
154 S. 8th Street
Grover Beach, CA 93433

Re: Development Application DA-25-0009 (201W Grand) CDP/TM/USE SCH 2026080198 – *Notice of Exemption (NOE)*

Dear Kyle Bell,

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 Application DA-25-0009 (201W Grand) CDP/TM/USE Project. The City of Grover Beach (City) is the lead agency.

The project site is located at 201 West Grand Ave, Grover Beach, CA 93433. The project proposes to construct a new four-story mixed-use building consisting of 39 residential condominiums, 4,100 square-feet of commercial/outdoor patio space. The project includes a request for a 20% density bonus pursuant to State Density Bonus Law and a request for a waiver to allow two residential units along the ground floor.

The project is situated north-east of the W. Grand Avenue /North 2nd Street and is approximately 200 feet east of the W. Grand Avenue at-grade crossing (DOT# 745374P, CPUC# 001E-260.85) (crossing) of the Union Pacific Railroad Santa Barbara Subdivision. W. Grand Avenue consists of a 5-lane roadway with two sidewalk curb-mounted Commission Standard 9 and two median curb-mounted Commission Standard 9 warning devices. Additionally, the proposed project is in near vicinity to the Amtrak Grover Beach passenger train station.

The City should investigate the impact of increased vehicular and pedestrian traffic through this at-grade highway-rail crossing and the train station, and any necessary supplemental measures to mitigate this increase, such as but not limited to installation of pre-signals for the westbound approach of W. Grand Avenue, adequate street lighting, ADA-compliant pedestrian sidewalk treatments, active pedestrian gates and channelization at the crossing. Additionally, access to and from the Amtrak station to W. Grand Ave should be evaluated to ensure safe passage of pedestrians through 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 Oliver Garcia at (213) 369-4674, or oliver.garcia@cpuc.ca.gov.

Sincerely,

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

cc: State Clearinghouse, state.clearinghouse@opr.ca.gov
Nina Simonetti, Amtrak
Kenneth Tom, Union Pacific Railroad
Richard Koerner, Olsson, UPRR Public Projects Consultant
Ben Fine, Coastal Community Builders