

PUBLIC UTILITIES COMMISSION

505 Van Ness Ave, San Francisco, CA 94102



September 29, 2026

ENVR 20260900005

Jessica Leal
Associate Planner
San Joaquin County Community Development Department
1810 East Hazelton Ave
Stockton, CA 95205

Re: Administrative Use Permit No. PA-2600080 SCH [2026090358](#)– *Notice of Exemption (NOE)*

Dear Jessica Leal,

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 Administrative Use Permit No. PA-2600080 Project (Project). San Joaquin County (County) is the lead agency.

The project site is a 110-acre parcel located in Tracy, north of Arbor Road and on both sides of Sugar Road, with Holly Drive running north–south through the northern portion of the project site, and is identified by APN 212-160-02. The Administrative Use Permit application is for a 100,665 square-foot speculative shell warehouse building under the Use Type: Warehouse, Storage, and Distribution; Indoor. The project also includes speculative office tenant improvements, site grading, fencing, trash enclosures, electrical and fire pump rooms, site and building lighting, dock levelers, vehicle parking, installation of electrical transformers, and landscaping and leach field improvements. Site access is proposed from Arbor Avenue, a county-maintained road, and a private road off Sugar Road.

The project site is adjacent to the public [Arbor Avenue at-grade highway-rail crossing](#) (crossing) (DOT# 753057F, CPUC #001TTL-84.96-C) over the Union Pacific Railroad (UPRR) track. Arbor Avenue is an east-west, 2-lane roadway. The crossing is equipped with two passive CPUC Standard 1-R Crossbuck devices (signage posted on each approach requiring roadway users to yield to train traffic.) The existing railroad track continues into the project site north of the crossing.

Given increased industrial, commercial, and truck traffic associated with the proposed project, the County should evaluate the potential impacts of the development on the existing public crossing. In particular, Arbor Avenue should be evaluated to determine how roadway traffic accessing the proposed facility will be accommodated through the existing crossing and whether crossing improvements are warranted, such as active warning devices with automatic gate arms, concrete crossing panel extensions, installation of raised medians, pedestrian warning treatments, and additional lighting at the crossing for roadway users. These measures can be accomplished by a condition of approval for the development, or through a capital project funded by the County, and should also bring the crossing up to current standards and in compliance with ADA requirements.

Any proposed private crossings over the existing railroad track within the project site must be safely designed, constructed, and maintained. Typically, private crossings are governed by an agreement

Jessica Leal
ENVR 20260900005
September 29, 2026

between the private roadway owner and railroad. If an agreement cannot be reached by those parties, the CPUC is empowered to determine the particulars of private crossings.

Any proposed modifications to public crossings would 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 are available to discuss any potential safety impacts or concerns at the crossings and address any questions from the County.

If you have any questions, please contact me at (916) 268-8050, or at Jordan.Peterson@cpuc.ca.gov.

Sincerely,

Jordan S. Peterson, EIT

Digitally signed by Jordan S. Peterson, EIT
DN: C=US, E=jordan.peterson@cpuc.ca.gov,
O=CPUC Rail Safety Division, OU=Rail
Crossings and Engineering Branch,
CN="Jordan S. Peterson, EIT"
Date: 2026.09.29 09:46:35-07'00'

Jordan S. Peterson
Rail Crossings & Engineering Branch
Rail Safety Division
California Public Utilities Commission

cc: State Clearinghouse, state.clearinghouse@opr.ca.gov
Louie Bautista, louieb@ccarchitects.com
Amber Stoffels, UPRR, amber.stoffels@up.com
Cliff Cessna, Benesch (UPRR Public Projects Consultant), cCESSNA@benesch.com