STATE OF CALIFORNIA GAVIN NEWSOM, *Governor*

PUBLIC UTILITIES COMMISSION

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

October 27, 2025 ENVR 20251000009

Ashley Knight
Assistant Planner
City of Bakersfield
1715 Chester Avenue
Bakersfield, CA 93301

Re: Crossroads Plaza Commercial Center SCH 2008041160 – *Notice of Determination (NOD)*

Dear Ashley Knight,

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 Crossroads Plaza Commercial Center Project (project). The City of Bakersfield (City) is the lead agency.

The project site is located at 5901 Gosford Road. The proposed Project consists of approximately 75 net acres (80.02 gross acres including road right-of-way) containing approximately 786,370 square feet of retail commercial, on the west side of Gosford Road, between Panama Lane and Harris Road. The Project proposes to develop the following: a retail store containing 138,621 square feet, with 10,817 square feet containing a garden center; restaurants containing 42,741 square feet; and a community retail center containing approximately 605,008 square feet, with 26,568 square feet containing a garden center.

The San Joaquin Valley Railroad (SJVR) Sunset subdivision parallels the west side of Gosford Road. The site can be accessed from two routes, both of which crosses an at-grade highway-rail crossings along the SJVR Sunset subdivision; Harris Road (DOT# 932258R, CPUC# 103SN-0.60) and Panama Lane (DOT# 030017K, CPUC# 103SN-1.10). The Harris Road at-grade highway-rail crossing consists of a 4-lane paved asphalt roadway with automatic railroad warning devices. The Panama Lane at-grade highway-rail crossing consists of a 2-lane paved asphalt roadway with automatic railroad warning devices.

The City should investigate the impact of increased vehicular and pedestrian traffic through these two at-grade highway-rail crossing and any necessary supplemental measures to mitigate this increase, such as but not limited to installation of traffic control(s) to regulate additional vehicular movement, ADA-compliant pedestrian sidewalk(s) through the crossing, and installation of street lighting at the crossings. 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.

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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 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
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