

## PUBLIC UTILITIES COMMISSION

505 VAN NESS AVENUE  
SAN FRANCISCO, CA 94102



March 10, 2026

ENVR 20260300005

Jonathan Olivas  
City of Gilroy Community Development Department  
7351 Rosanna St,  
Gilroy, CA 95020

Re: Notice of Determination for the proposed 315 Las Animas Multi-Family Residential (Park 315). Project SCH# 2002022084.

Dear Jonathan Olivas:

The California Public Utilities Commission's (CPUC/Commission) Rail Crossing Engineering Branch (RCEB) is taking this opportunity to address the City of Gilroy's (City) Notice of Determination for the proposed 315 Las Animas Multi-Family Residential Project (Park 315). RCEB staff offers the following comments:

Commission Requirements and Policy

The Commission has jurisdiction over the safety of highway-rail crossings (crossings) in California. The Commission has exclusive power over the design, alteration, and closure of crossings, pursuant to Public Utilities Code Section 1201 et al. Based on Commission Rules of Practice and Procedure, Rule 3.9, an application to the Commission is required to construct a railroad across a public road. The 315 Las Animas Multi-Family Residential Project (Park 315) is subject to several other Commission rules and regulations. The proposed project's design criteria will need to comply with the California Manual on Uniform Traffic Control Devices (MUTCD) and Commission General Orders (GO's). The following GO's, among others, may be applicable:

- GO 26-D (regulations governing clearances on railroads and street railroads with reference to side and overhead structures, parallel tracks, the crossing of public roads, highways, and streets)
- GO 72-B (rules governing the construction and maintenance of crossings at grade of railroads with public streets, roads, and highways)
- GO 75-D (regulations governing standards for warning devices for at-grade highway-rail crossings)
- GO 88-B (rules for altering public highway-rail crossings)
- GO 95 (rules for overhead electric line construction)
- GO 118 (regulations governing the construction, reconstruction, and maintenance of walkways adjacent to railroad trackage and the control of vegetation adjacent thereto).

Specific Project Comments

According to the NOD and supporting documentation, the City of Gilroy has approved a project at the site at 315 Las Animas Avenue, which currently encompasses 27.55 acres previously evaluated for industrial use. The project will establish a land-use plan that includes a mix of multi-family housing, a clubhouse, and green open space on a site with no structures. Currently, the applicant proposes to develop the site with a 530-unit multi-family housing project comprising 38 buildings totaling 877,661 square feet, including townhouses, mid-rise apartments, and a mixed-use amenity building.

The site borders or lies near the following Union Pacific Railroad (UPRR) crossings:

<b>Crossing Name</b>	<b>CPUC Number</b>	<b>DOT Number</b>
Private (Monterey Rd)	001E-75.35-X	753730D
Cohansey Avenue	001E-75.15	755176W
Las Animas Avenue	001E-75.50	755177D

RCEB notes that the original 2003 Environmental Impact Report (EIR) for the Las Animas Annexation and Pre-Zoning included a specific mitigation measure (Mitigation Measure #13) to improve the railroad crossing at Las Animas Avenue and Monterey Road (Private). However, the 2025 Final EIR Addendum for the proposed project explicitly removes this requirement, stating that the improvement is no longer applicable as an EIR mitigation measure for the new multi-family residential development.

The dismissal of this mitigation measure is particularly concerning, given the project's location. The proposed site is situated immediately adjacent to a highly active rail corridor on the Union Pacific Railroad's (UPRR) Coast Subdivision line. In addition to the Las Animas crossing, the project site lies in proximity to the Monterey Road private crossing at Milepost 75.35 and the Cohansey Avenue crossing at Milepost 75.15.

The introduction of 530 residential units will significantly increase pedestrian, bicycle, and vehicular activity near this active rail line. Because the previous crossing improvements have been set aside, it is critical that the City fully re-evaluate how the new neighborhood will interact with these adjacent rail facilities to ensure public safety.

RCEB recommends that the City conduct a thorough traffic study to identify trip generation from the development, potential traffic routes to and from the freeway access, increases in traffic volumes, and impacts on traffic and queues over each railroad crossing. The traffic study can be used to determine needed modifications to any roadways and their geometry, traffic signal system upgrades, including implementing or updating railroad preemption for queue mitigation, as well as modifications to UPRR crossings. This may include considering

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pedestrian circulation patterns or destinations with respect to railroad right-of-way and compliance with the Americans with Disabilities Act.

Mitigation measures to consider include, but are not limited to, the planning for grade separations, improvements to existing at-grade crossings due to increases in traffic volumes, and continuous vandal-resistant fencing or other appropriate barriers to limit the access of trespassers onto the railroad ROW.

Field Diagnostic meetings are required at all impacted crossings. The Field Diagnostic Team consists of staff and representatives from the City, the CPUC, UPRR, and other stakeholders. This review includes a detailed analysis of the crossing. During the field diagnostic review, the Field Diagnostic Team evaluates appropriate hazard elimination recommendations and determines whether the project's development is feasible.

Any proposed crossing improvement project, including signal timing modifications and full or partial pedestrian treatments, will require authorization from the Commission under CPUC General Order 88-B (GO 88-B) and must also conform to the goals of the CPUC's Environmental and Social Justice Action Plan.

The Commission is the responsible agency under CEQA section 15381 regarding this project. As such, we greatly appreciate the opportunity to work with the City to improve public safety at crossings. We request that RCEB be kept informed of all developments associated with the 315 Las Animas Multi-Family Residential Project (Park 315). Meetings should be arranged with the Commission's RCEB staff to discuss relevant safety issues and conduct diagnostic reviews of any proposed and impacted crossing locations within the proposed Park 315 Project.

If you have any questions, please contact Eyitejumade "Ade" Sogbesan via email at [es3@cpuc.ca.gov](mailto:es3@cpuc.ca.gov).

Sincerely,



Eyitejumade 'Ade' Sogbesan  
Utilities Engineer  
California Public Utilities Commission  
Rail Safety Division  
Rail Crossings and Engineering Branch

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