

## PUBLIC UTILITIES COMMISSION

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



February 3, 2025

ENVR 20250100007

Sean del Solar  
City of San Marcos  
4601 Civic Center Drive  
San Marcos, CA 92069

**Re:**

**Armorlite Lofts [SCH 2024020372](#) — *Notice of Preparation of a Draft EIR***

Dear Sean del Solar:

The California Public Utilities Commission (Commission/CPUC) has jurisdiction over rail crossings (crossings) in California. 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 Preparation of a Draft EIR (NOP)* for the proposed Armorlite Lofts projects. The City of San Marcos (City) is the lead agency.

The Project Applicant proposes to construct a 5 story (4 stories over podium parking) mixed-use building consisting of 165 residential units with 5,600 square feet of ground floor commercial. The project is located adjacent to the N Las Posas Road (CPUC No. 106E-114.78, DOT No. 027576G) at-grade crossing and Palomar College Station Ped West (CPUC No. 106E-114.99-D, DOT No. 967087R) at-grade pedestrian crossing.

The proposed project lies in the vicinity of active railroad tracks. In August of 2002, RCEB authorized a General Order 88-B (GO88-B) request from the City to widen the road at the N Los Posas Road crossing (XREQ20020800018). At the time, it was not known that the neighboring parcel was planned for future residential/commercial development. Now, with a future residential/commercial development being planned for the neighboring parcel, pedestrian and traffic improvements may be needed at N Los Posas Road to provide greater safety benefits for future increases in pedestrian and vehicular activity. As such, RCEB recommends that the City review the existing conditions and implement any needed improvements either through a capital project led by the City or a condition of approval for the developments adjacent to the crossing.

RCEB is available to discuss any potential safety impacts or concerns regarding the crossing and address any questions from the City.

If you have any questions, please contact Howard Huie at (415) 308-0533, or [howard.huie@cpuc.ca.gov](mailto:howard.huie@cpuc.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Anh Truong", is written over a blue circular stamp.

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

CC: State Clearinghouse, [state.clearinghouse@opr.ca.gov](mailto:state.clearinghouse@opr.ca.gov)  
Scott Shroyer, NCTD, [sshroyer@nctd.org](mailto:sshroyer@nctd.org)  
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