

## PUBLIC UTILITIES COMMISSION

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



December 16, 2024

ENVR 20241200001

Joshua Winter  
City of Upland  
460 N. Euclid Avenue  
Upland, CA 91786

**Re:**

**Euclid Villas (Development Plan Review No. DPR-23-0006) [SCH 2024120010](#) — *Notice of Exemption***  
**Magnolia Villas (Development Plan Review No. DPR-23-0005) [SCH 2024120011](#) — *Notice of Exemption***

Dear Mr. Winter:

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 Exemption (NOE)* for the proposed Euclid Villas and Magnolia Villas projects. City of Upland (City) is the lead agency.

The Project Applicant proposes to construct two 4-story apartment buildings including residential amenity/supportive common open space, a community kitchen, computer lab, laundry rooms, and a food retail/restaurant building. The project is located adjacent to the N. 2<sup>nd</sup> Avenue at-grade highway rail crossing (CPUC No. 101SG-36.98, DOT No. 026172H) and Euclid Avenue at-grade highway rail crossing (CPUC No. 101SG-36.81, DOT No. 026173P).

The proposed project lies in the vicinity of active railroad tracks. In March of 2024, RCEB authorized a General Order 88-B (GO88-B) request from the City to construct pedestrian improvements at the Euclid Ave crossing (XREQ20240200007). At the time, it was not known that the adjacent parcel was planned for future residential development. Now, with a future residential development being planned for the adjacent parcel, the pedestrian improvements authorized at Euclid Ave will provide great safety benefits for future increases in pedestrian activity from the proposed residential developments.

RCEB is not aware of any proposed improvements for the N. 2<sup>nd</sup> Ave crossing. The Historic Upland Downtown area is just immediately north of this crossing with many businesses and restaurants along with the Metrolink Upland station. With the two adjacent parcels south of the crossings being developed with residential dwellings and within walking distance of the Historic Upland Downtown area, it would be expected that the pedestrian activity at this crossing will increase significantly. As such, RCEB recommends that the City improves the N. 2<sup>nd</sup> crossing, similar to the Euclid Ave crossing, to accommodate the future increase in pedestrian activity at the crossing, either through a capital project led by the City or a condition of approval for the developments adjacent to the crossing. In addition, a careful review of the vehicular traffic volumes should be analyzed to ensure that vehicles do not queue over the crossing and if the adjacent stop-controlled intersections should be signalized.

RCEB 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 Sergio Licon at (213) 503-4866, or [sergio.licon@cpuc.ca.gov](mailto:sergio.licon@cpuc.ca.gov).

Sincerely,

Joshua Winter  
ENVR 20241200001  
December 16, 2024

A handwritten signature in blue ink, appearing to read 'Anh Truong', with a large, sweeping flourish underneath.

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)  
Maria Leible, Metrolink, [LeibleM@scrra.net](mailto:LeibleM@scrra.net)