

DEPARTMENT OF TRANSPORTATION

DISTRICT 4

OFFICE OF TRANSIT AND COMMUNITY PLANNING

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www.dot.ca.gov

Governor's Office of Planning & Research

June 24 2021Making Conservation
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June 24, 2021

SCH #: 2008032074

GTS #: 04-CC-2017-00478

GTS ID: 6883

Co/Rt/Pm: CC/680/22.2

Gary Kupp, Senior Planner
Contra Costa County
Department of Conservation and Development
30 Muir Road
Martinez, CA 94553

Re: Bayview Estates Residential Project + Draft Environmental Impact Report (DEIR)

Dear Gary Kupp:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Bayview Estates Residential Project. We are committed to ensuring that impacts to the State's multimodal transportation system and to our natural environment are identified and mitigated to support a safe, sustainable, integrated and efficient transportation system. The following comments are based on our review of the May 2021 DEIR.

Project Understanding

The project is in the Vine Hill area of unincorporated Contra Costa County, California east of the I-680/Arthur Road interchange. The undeveloped project site is zoned for Heavy Industrial under the existing Contra Costa County General Plan. The project proposes to amend the General Plan to reflect a Single Family Residential (High Density) land use on the project site. The site would be developed with 144 single-family dwelling units and a private park.

Travel Demand Analysis

With the enactment of Senate Bill (SB) 743, Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, and multimodal improvements. For more information on how Caltrans assesses Transportation Impact Studies, please review Caltrans' Transportation Impact Study Guide.

Caltrans' acknowledges that the project Vehicle Miles Travelled (VMT) analysis and significance determination are undertaken in a manner consistent with the Office of Planning and Research's (OPR) Technical Advisory. Per the DEIR and TRF-3, this project is found to have Significant and Unavoidable Impacts. Subsequently, transportation demand measures have been identified to mitigate the impacts when possible. Please consider further measures to mitigate the project's impact to VMT:

- Project design to encourage mode shift like walking, bicycling and transit access;
- Participation/Formation in/of a Transportation Management Association (TMA) in partnership with other developments in the area;
- Aggressive trip reduction targets with Lead Agency monitoring and enforcement;
- VMT Banking and/or Exchange program (please reach out to Contra Costa County Transportation Authority for more information); and/or
- Addition/ Increase in number of affordable housing units in the project.

Lead Agency

As the Lead Agency, the Contra Costa County Department of Conservation and Development is responsible for all project mitigation, including any needed improvements to the State Transportation Network (STN). The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Construction-Related Impacts

Potential impacts to the State Right-of-Way (ROW) from project-related temporary access points should be analyzed. Mitigation for significant impacts due to construction and noise should be identified. Project work that requires movement of oversized or excessive load vehicles on state roadways requires a transportation permit that is issued by Caltrans. To apply, visit: <https://dot.ca.gov/programs/traffic-operations/transportation-permits>.

Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the STN.

Equitable Access

If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These

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access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Laurel Sears at laurel.sears@dot.ca.gov. Additionally, for future notifications and requests for review of new projects, please contact LDIGR-D4@dot.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Mark Leong". The signature is written in a cursive, flowing style with a long horizontal tail stroke extending to the right.

MARK LEONG

District Branch Chief

Local Development - Intergovernmental Review

c: State Clearinghouse