

# California Department of Transportation

DISTRICT 4  
OFFICE OF REGIONAL AND COMMUNITY PLANNING  
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1500 Warburton Avenue  
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Governor's Office of Planning & Research

**Jan 02 2024**

**STATE CLEARINGHOUSE**

## Re: Mission Point Project – Draft Environmental Impact Report (DEIR)

Dear Rebecca Bustos:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Mission Point 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 Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the November 2023 DEIR.

### Project Understanding

The proposed project would establish a new mixed-use neighborhood in a transit-supported area. The project proposes up to 4,913,000 gross square feet (gsf) of new development, including 1.8 million gsf of residential uses, 3 million gsf of office/Research & Development space, 100,000 gsf of neighborhood retail uses, 10,000 gsf of childcare facilities, along with 3,000 gsf of community space. The project is located approximately 1.2 miles from State Route (SR)-237.

### 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 Vehicle Miles Traveled (VMT) analysis for land use projects, please review Caltrans' Transportation Impact Study Guide ([link](#)).

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Based on the DEIR, this project qualifies as a transit-supportive project per the Office of Planning and Research's guidance and the City's VMT policy. Caltrans commends the Lead Agency on the transit oriented mixed-use development. This project supports the State's goals to reduce greenhouse gas emissions and improve multimodal transportation options for land use development.

### **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, please visit Caltrans Transportation Permits ([link](#)).

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

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Marley Mathews, Transportation Planner, via [LDR-D4@dot.ca.gov](mailto:LDR-D4@dot.ca.gov). For future early coordination opportunities or project referrals, please contact [LDR-D4@dot.ca.gov](mailto:LDR-D4@dot.ca.gov).

Sincerely,



YUNSHENG LUO

Branch Chief, Local Development Review  
Office of Regional and Community Planning

c: State Clearinghouse