

# California Department of Transportation

DISTRICT 4  
OFFICE OF REGIONAL AND COMMUNITY PLANNING  
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May 9, 2024

SCH #: 2022100572  
GTS #: 04-CC-2022-00764  
GTS ID: 28053  
Co/Rt/Pm: CC/4/VAR

Kelsey Gunter, Associate Planner  
City of Pittsburg  
65 Civic Avenue  
Pittsburg, CA 94565

Governor's Office of Planning & Research

**May 09 2024**

**STATE CLEARINGHOUSE**

## **Re: Bay Walk Mixed Use Project — Notice of Preparation (NOP) for Draft Environmental Impact Report (DEIR)**

Dear Kelsey Gunter:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Bay Walk Mixed Use Project. 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 April 2024 NOP.

Please note this correspondence does not indicate an official position by Caltrans on this project and is for informational purposes only.

### **Project Understanding**

The Bay Walk Mixed Use Project would include remedial activities such as the demolition of the vacant Pittsburg Power Plant and all associated structures, as well as the development of a range of uses including approximately 1,800 residential units, 35,000 square feet (sq ft) of Employment Center Industrial (ECI) and/or commercial uses, 40,000 sq ft of retail or commercial uses, and various park, recreation, and open space areas.

### **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](#)).

If the project meets the screening criteria established in the City's adopted VMT policy to be presumed to have a less-than-significant VMT impact and exempt from detailed VMT analysis, please provide justification to support the exempt status in alignment with the City's VMT policy. Projects that do not meet the screening criteria should include a detailed VMT analysis in the DEIR.

Additionally, please include a queueing analysis for the Railroad Ave and State Route (SR)-4 Eastbound and Westbound Ramp intersections to determine whether the additional traffic will significantly impact the on/off ramps. The project applicant should coordinate with the City of Pittsburg for any mitigations resulting from significant impacts on Caltrans roadway network.

### **Construction-Related Impacts**

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 Llisel Ayon, Associate 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