

California Department of Transportation

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April 19, 2023

11-SD-805
PM 3.65
SCH 2023030752
MND Nirvana Business Park

Mr. Oscar Romero
City of Chula Vista
276 Fourth Avenue
Chula Vista, CA 91910

Governor's Office of Planning & Research

Apr 19 2023

STATE CLEARINGHOUSE

Dear Mr. Romero:

Thank you for including the California Department of Transportation (Caltrans) in the review process for the proposed Nirvana Business Park at Main Street and Interstate 805 (I-805). The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Caltrans has the following comments:

Traffic Analysis

The project's Local Mobility Analysis dated January 12, 2023, Section 12.0 Conclusions, states that the project is expected to generate a 23.95 VMT/employee while the location-based screening map by SANDAG shows a baseline average regional VMT/employee of 18.9. Caltrans does not agree with the conclusion statement in the following Vehicle Miles Traveled (VMT) Section:

Vehicle Miles Traveled (VMT)

The Project is located in a VMT efficient area (at or below the base year average VMT/employee) based on the applicable location-based screening map produced by SANDAG. The baseline average regional VMT/employee is 18.9 per the SANDAG Series 14 (Year 2016) ABM2+ data.

Using the SANDAG screening map for industrial projects under per employee measurements, the Project would be expected to generate 23.95 VMT/employee. Hence, the Project would not require a VMT analysis and the Project is presumed to have a less than significant VMT impact.

Mr. Oscar Romero
April 19, 2023
Page 2

If you have any questions or concerns, please contact Roger Sanchez, LDR Coordinator, at (619) 987-1043 or by e-mail sent to roger.sanchez-rangel@dot.ca.gov.

Sincerely,

Maurice A. Eaton

MAURICE EATON
Branch Chief
Local Development Review