

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D | OAKLAND, CA 94623-0660
www.dot.ca.gov



June 19, 2024

SCH #: 2024050927
GTS #: 04-SM-2022-00578
GTS ID: 28264
Co/Rt/Pm: SM/280/24.181

Sam C. Fielding, Associate Planner
City of Daly City
333 90th Street
Daly City, CA 94015

Re: 455 Hickey Boulevard Office Redevelopment Project – Mitigated Negative Declaration (MND)

Dear Sam Fielding:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the 455 Hickey Boulevard Office Redevelopment 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 May 2024 MND.

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

Project Understanding

The proposed project will demolish the existing five-story office building and three-level parking garage to construct one of two development options: (1) Office Building or (2) Medical Office Building. Under the Office Building development option, the project would construct a 280,000-square-foot and eight-story office building above three levels of podium parking. Under the Medical Office development option, the project would construct a 180,000-square-foot and five-story medical office building above three levels of podium parking. A total of 900 parking spaces would be provided under either development option. The project site is located directly adjacent to the southbound Interstate 280 (I-280) on-ramp from Hickey Blvd.

Travel Demand Analysis

The project vehicle miles traveled (VMT) analysis and significance determination are undertaken in a manner consistent with the City/County Association of Governments

of San Mateo County (C/CAG) VMT analysis guidelines. Per the MND, this project is found to have a less than significant VMT impact. Caltrans commends the Lead Agency for requiring a Travel Demand Management (TDM) plan prior to project approval. The proposed measures identified in the TDM plan should be documented with annual monitoring reports to demonstrate effectiveness.

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).

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

Encroachment Permit

Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' Right of Way (ROW) requires a Caltrans-issued encroachment permit. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application package, digital set of plans clearly delineating Caltrans' ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement.

The checklist TR-0416 ([link](#)) is used to determine the appropriate Caltrans review process for encroachment projects. The Office of Encroachment Permit requires 100% complete design plans and supporting documents to review and circulate the permit application package. To obtain more information and download the permit application, please visit Caltrans Encroachment Permits ([link](#)). Your application package may be emailed to D4Permits@dot.ca.gov.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Luana Chen,

Sam Fielding, Associate Planner
June 19, 2024
Page 3

Transportation Planner, via LDR-D4@dot.ca.gov. For future early coordination opportunities or project referrals, please contact LDR-D4@dot.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Yunsheng Luo". The signature is written in a cursive, flowing style.

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

c: State Clearinghouse