

## California Department of Transportation

DISTRICT 4  
OFFICE OF REGIONAL AND COMMUNITY PLANNING  
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May 22, 2025

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Brianne Harkousha, Community Development Director  
City of Pacifica  
1800 Francisco Blvd  
Pacifica, CA 94044

### Re: 570 Crespi Drive Project — Draft Environmental Impact Report (DEIR)

Dear Brianne Harkousha:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the 570 Crespi Drive 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 2025 DEIR.

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

#### Project Understanding

The proposed project would develop one two-story mixed-use building and two three-story residential buildings to construct one commercial condominium and 19 residential condominiums on a 1.68-acre parcel. Proposed off-site improvements for the project include tree removal and construction of a new driveway and associated parking spaces at the northern portion of the existing adjacent Pacific Community Center, directly adjacent to a state-owned parking lot that is within Caltrans right-of-way (ROW). Some of the proposed modifications for the off-site improvements will require a Caltrans-issued encroachment permit. The project site itself is also within 500 feet of State Route (SR) 1.

#### Travel Demand Analysis

The project vehicle miles traveled (VMT) analysis and significance determination were undertaken in a manner consistent with the Office of Land Use and Climate Innovation's (LCI) Technical Advisory. The commercial and residential components of

the proposed project were evaluated separately. Per the DEIR, VMT impacts for the commercial component of the proposed project was determined to be less than significant while VMT impacts for the residential component were found to be significant and unavoidable. Proposed mitigation measures include the integration of affordable and below market rate housing, implementation of a subsidized or discounted transit program, and providing improvements to the pedestrian network. The proposed mitigation measures should be documented with annual monitoring reports to demonstrate effectiveness.

Please also consider the following measures to further mitigate the project's residential VMT impact:

- Provide secure bike parking,
- Provide traffic calming measures,
- Implement a shared vehicle program (car/bike/E-bike/scooter).

Please additionally note that the City/County Association of Governments of San Mateo County (C/CAG) recently published its Final Report for the VMT/Greenhouse Gas (GHG) Model Mitigation Program ([link](#)). The VMT/GHG Model Mitigation Program was awarded through Caltrans' Sustainable Transportation Planning Grant Program and intends to assist project sponsors and developers in identifying feasible options for mitigating VMT and GHG emission impacts of land use and VMT-inducing transportation projects in the County. The City is encouraged to collaborate with Caltrans and C/CAG to explore more citywide or regional VMT mitigation options where feasible.

### **Hydrology**

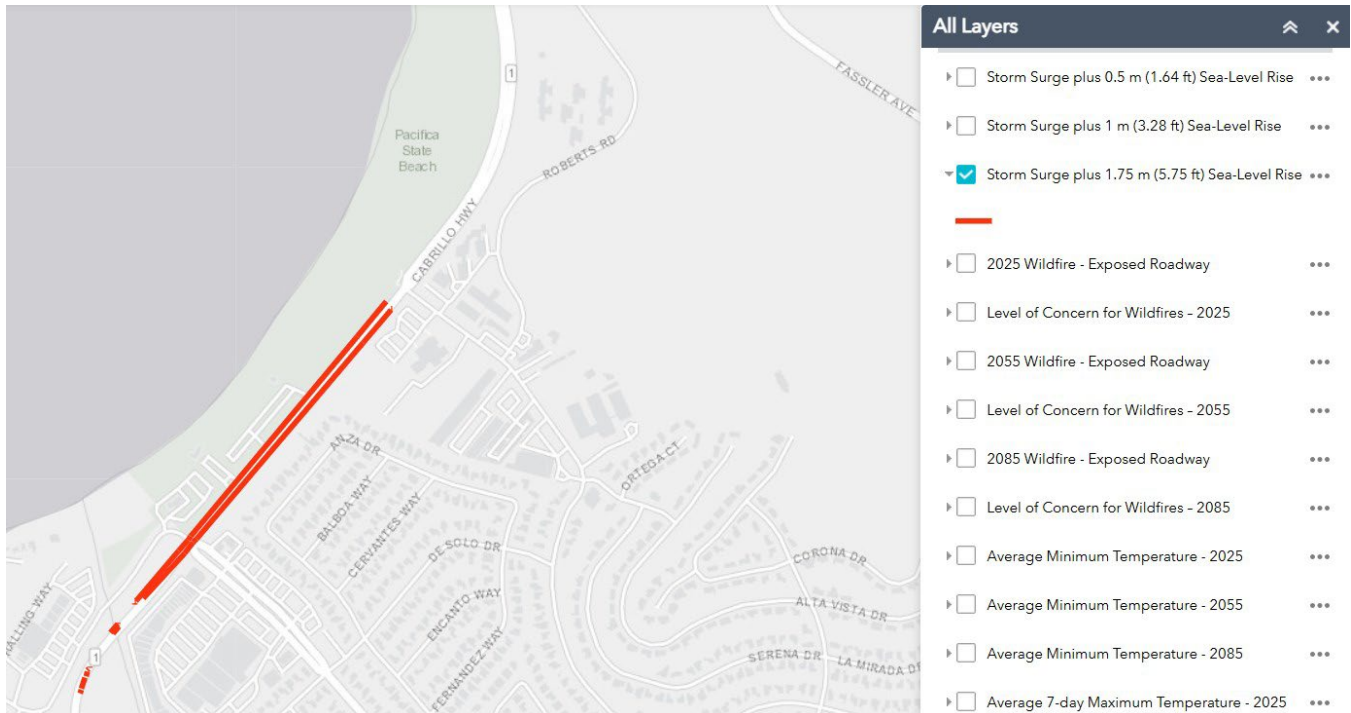
Please ensure that any increase in storm water runoff to State Drainage Systems or Facilities be treated, contained on project site, and metered to preconstruction levels. Any floodplain impacts must be documented and mitigated.

The off-site improvements adjacent to the Pacifica Community Center will convert the existing landscaped area into a paved parking lot. The increased runoff from this paved area is expected to flow into the state-owned parking lot. During the Encroachment Permit application stage, please provide drainage plan and hydrologic calculations showing pre-and post-construction conditions for the off-site improvements.

### **Climate Change/Sea Level Rise**

The proposed project is located near a high-priority segment of SR 1 identified in the 2020 Caltrans District 4 Adaptation Priorities Report ([link](#)). Please ensure that Caltrans remains informed about the various climate stressors affecting the project location, and the ongoing development and implementation of adaptation and resilience

initiatives. Caltrans is particularly interested in the efforts to enhance coastal resilience along its shoreline. The image below illustrates how a combination of storm surge and 1.75 meter of sea level rise (SLR) will affect SR 1 at the intersection with Crespi Drive. Given the proximity of the project location to vulnerable sections of SR 1, please consider climate impacts such as SLR and storm surge that will affect the project and its surrounding location.



Source: Caltrans Climate Change Vulnerability Assessment Map

Rising groundwater levels could be a concern, as coastal groundwater may increase in response to rising sea levels. Shallow groundwater can float on the underlying seawater, exacerbating this issue.

Given these considerations, please keep Caltrans District 4 updated on any ongoing construction efforts, especially those related to drainage improvements. For inquiries or concerns within District 4's geographical boundaries, please contact the Caltrans Bay Area Climate Change Planning Coordinator at [Lucius.Wu@dot.ca.gov](mailto:Lucius.Wu@dot.ca.gov).

### 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).

### **Lead Agency**

As the Lead Agency, the County is responsible for all project mitigation, including any needed improvements to the STN. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

### **Equitable Access**

A reminder that if any Caltrans facilities are impacted by the project, those facilities must meet Americans with 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 temporary or permanent work including traffic control that encroaches in, under, or over any portion of the State highway ROW requires a Caltrans-issued encroachment permit.

The Office of Encroachment Permits requires 100% complete design plans and supporting documents to review and circulate the permit application package. The review and approval of encroachment projects is managed through the Encroachment Permits Office Process (EPOP) or the Project Delivery Quality Management Assessment Process (QMAP), depending on project scope, complexity, and completeness of the application. Please use the following resources to determine the appropriate review process:

- TR-0416 Applicant's Checklist ([link](#))
- Caltrans Encroachment Projects Processes – Information Video ([link](#))
- Flowchart, Figure 1.2 in Section 108, Overview of the Encroachment Review Process, of Chapter 100 – The Permit Function, Caltrans Encroachment Permit Manual ([link](#))

The permit approval typically takes less than 60 days, but may take longer depending on the project scope, size, complexity, completeness, compliance with applicable laws, standards, policies, and quality of the permit package submitted. Projects requiring exceptions to design standards, exceptions to encroachment policies, or external agency approvals may need more time to process.

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To obtain more information and download the permit application, please visit Caltrans Encroachment Permits ([link](#)).

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Yunsheng Luo'.

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

c: State Clearinghouse