California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
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Eric Anderson, Planning Manager
City of Mountain View
500 Castro St, P.O. Box 7540
Mountain View, CA 94039-7540

Re: The R3 Zoning District Update Project – Draft Environmental Impact Report (DEIR)

Dear Eric Anderson:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the R3 Zoning District Update 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 2026 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 will update the City of Mountain View's General Plan, Zoning Code, Zoning Map, and various Precise Plans to account for 10,000-16,000 additional residential units through the year 2050. The update would apply to approximately 8,350 parcels, covering about 1,260 acres citywide, including a number of parcels adjacent to the State Transportation Network (STN). The project area encompasses segments of several State highways, including U.S. Route 101, State Route (SR) 82, SR 85, and 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*).

The project VMT analysis and significance determination are undertaken in a manner consistent with the City's approved qualitative infill housing VMT assessment approach. Per the DEIR, this project is found to have a less than significant VMT impact as it would allow for increased residential densities in the R3 Zoning District and promotes infill development and affordable housing, therefore working towards meeting the State's VMT reduction goals.

Integrated Transportation and Land Use Planning
Transportation and housing are integrally connected. The R3 Zoning District Update Project provides a mechanism to reflect current transportation and land use policy and adopt efficient land-use strategies such as transit-oriented, infill and mixed-use developments that can potentially reduce vehicle miles traveled and address climate change.

Please review and include reference to the current California Transportation Plan (CTP) in the DEIR. CTP 2050 (*link*) envisions that the majority of new housing located near existing housing, jobs, and transit, and in close proximity to one another will reduce vehicle travel and GHG emissions, and be accessible and affordable for all Californians, including disadvantaged and low-income communities. The location, density, and affordability of future housing will dictate much of our future travel patterns, and our ability to achieve the vision outlined in CTP 2050. Caltrans encourages the City to consider and explore the potential of excess state-owned property for affordable housing development, per Executive Order N-06-19.

Caltrans supports collaboration with local agencies to work towards a safe, functional, interconnected, multi-modal transportation network integrated through efficient and equitable land use planning and policies. The City should also continue to coordinate with Caltrans to identify and implement necessary network improvements and impact mitigation.

Equity and Public Engagement
We will achieve equity when everyone has access to what they need to thrive no matter their race, socioeconomic status, identity, where they live, or how they travel. Caltrans is committed to advancing equity and livability in all communities. We look forward to collaborating with the City to prioritize projects that are equitable and provide meaningful benefits to historically underserved communities.

Caltrans encourages the City to foster meaningful, equitable and ongoing public engagement in the R3 Zoning District Update process to ensure future transportation decisions and investments reflect community interests and values. The public engagement process should include community-sensitive and equity-focused

approaches seeking out the needs of individuals from underserved, Tribal, and low-income communities, the elderly, and individuals with disabilities.

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

Sincerely,

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

c: State Clearinghouse