

California Department of Transportation

DISTRICT 7
100 SOUTH MAIN STREET, SUITE 100 | LOS ANGELES, CA 90012
PHONE (213) 897-0362 | FAX (213) 897-0360 TTY 711
www.dot.ca.gov



June 2, 2026

City of Baldwin Park
Nick Baldwin
14403 East Pacific Avenue 2nd Floor
Baldwin Park, CA 91706

RE: Bassett Villas Project
– Mitigated Negative Declaration (MND)
SCH # 2026050229
GTS # 07-LA-2026-05070

Dear Nick Baldwin:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced environmental document. The project proposes 104 townhome units with private two car garages on vacant portion of project site. Project also includes development of a leasing office, recreational building, public park, dog park, common open spaces, and guest surface parking.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Regional access to the site is provided by Interstate 10 (I-10) and Interstate 605 (I-605). Caltrans is a commenting agency on this project and has the following comments:

According to Appendix K – Transportation Impact Analysis, the project is estimated to generate a total of 702 daily vehicle trips with 42 vehicle trips occurring in the AM peak hour and 53 vehicle trips occurring in the PM peak hour. Any potential VMT impacts to the State Highway System will need to be mitigated via the Lead Agency initiating any needed improvements.

All construction haul vehicles accessing the State Highway System must use routes approved by Caltrans. Any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods for the construction and operation phases. Construction truck loads should be covered with a tarpaulin cover.

"Provide a safe and reliable transportation network that serves all people and respects the environment"

Nick Baldwin
June 2, 2026
Page 2

The applicant shall ensure that construction-related traffic does not adversely impact operations on the State Highway System. All temporary traffic control within or affecting state highways shall comply with the most current edition of the California Manual on Uniform Traffic Control Devices (CA MUTCD) and Caltrans standards. The applicant shall ensure that public safety and mobility are maintained during construction.

If you have any questions, please feel free to contact Mr. Joseph Jamoralin, the project coordinator, at (805) 732-8047 and refer to GTS # 07-LA-2026-05070.

Sincerely,

A handwritten signature in black ink that reads "Anthony Higgins". The signature is written in a cursive, flowing style.

Anthony Higgins
Acting LDR Branch Chief

Cc: State Clearinghouse