California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
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Randy Baez, Associate Planner
City of Milpitas
455 E. Calaveras Blvd
Milpitas, CA 95035

Re: Murphy Village Project – Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR)

Dear Randy Baez:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Murphy Village 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 September 2026 NOP.

Please note this correspondence does not indicate an official position or approval by Caltrans on this project.

Project Understanding
The proposed project would demolish the existing Milpitas Business Park, subdivide the 38.5-acre project site into 300 lots, and construct a total of 791 affordable residential units and include private open space parcels, built across two phases. The project is located within proximity to State Route (SR) 237 and Interstate 880 (I-880), both Caltrans Right-of-Way (ROW).

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*).

Caltrans looks forward to reviewing the VMT analysis in the DEIR when it is available.

Please consider including in the Local Transportation Analysis for this project, a traffic study for the on- and off-ramps at Zanker Road and westbound/eastbound SR 237, McCarthy Blvd and westbound/eastbound SR 237, and Tasman Dr and southbound/northbound I-880.

Construction-Related Impacts
Potential impacts to the State ROW from project-related temporary access points should be analyzed. Mitigation for significant impacts due to construction and noise should be identified. 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).

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