

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
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Governor's Office of Planning & Research

August 19, 2022

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STATE CLEARINGHOUSE

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Patrick Kelly, Director of Building & Planning
City of Mill Valley
26 Corte Madera Avenue
Mill Valley, CA 94941

Re: City of Mill Valley 2023-2031 General Plan Housing and Land Use Element Update and Zoning Amendments Notice of Preparation (NOP) for Draft Environmental Impact Report (DEIR)

Dear Patrick Kelly:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the City of Mill Valley 2023-2031 General Plan Housing and Land Use Element Update Project. We are committed to ensuring that impacts to the State's multimodal transportation system and to our natural environment are identified and mitigated to support a safe, sustainable, integrated and efficient transportation system. The following comments are based on our review of the July 2022 NOP.

Project Understanding

The City of Mill Valley is updating its Housing Element in order to update the City's housing policies and programs and to accommodate the Regional Housing Needs Allocation (RHNA) for the City as determined by the California Department of Housing and Development and the Association of Bay Area Governments. In accordance with State law, the eight-year planning period for the updated Housing Element will extend from 2023 to 2031; this is also referred to as the 6th Cycle Housing Element Update. The Housing Element update also requires amendments to the General Plan Land Use Element, as well as the Mill Valley Municipal Code, including the Zoning Ordinance.

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

Transportation Impact Studies, please review Caltrans' Transportation Impact Study Guide ([link](#)). Please note that current and future land use projects proposed near and adjacent to the State Transportation Network (STN) may be assessed, in part, through the TISG.

Transportation Impact Fees

We encourage a sufficient allocation of fair share contributions toward multi-modal and regional transit improvements to fully mitigate cumulative impacts to regional transportation. We also strongly support measures to increase sustainable mode shares, thereby reducing VMT. Caltrans welcomes the opportunity to work with the City and local partners to secure the funding for needed mitigation. Traffic mitigation or cooperative agreements are examples of such measures.

Lead Agency

As the Lead Agency, the City of Mill Valley 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

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.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, or for future notifications and requests for review of new projects, please email LDR-D4@dot.ca.gov.

Sincerely,



MARK LEONG
District Branch Chief
Local Development Review

c: State Clearinghouse