

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 4

OFFICE OF TRANSIT AND COMMUNITY PLANNING

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6/1/2020

Governor's Office of Planning &amp; Research

**MAY 29 2020****STATE CLEARINGHOUSE***Making Conservation  
a California Way of Life.*

May 29, 2020

SCH # 2020050042

GTS # 04-SCL-2020-00752

GTS ID: 19536

SCL-82-23.49

Sheldon S. Ah Sing, AICP, Principal Planner  
City of Palo Alto  
250 Hamilton Avenue  
Palo Alto, CA 94301

**3585 El Camino Real Mixed-Use Project- Initial Study and Mitigated Negative Declaration (IS/MND)**

Dear Sheldon S. Ah Sing:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the 3585 El Camino Real Mixed-Use 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 May 2020 IS/MND.

***Project Understanding***

The proposed mixed-use residential and office development with 6,691 square feet (s.f.) is located at the northwest corner of El Camino Real, or State Route (SR)-82, and Matadero Avenue. The proposed project is permitted in the Neighborhood Commercial zoning district and the 0.14-acre project site is currently vacant, except for an 800 s.f. metal, partially dismantled quonset hut structure.

As proposed, the project would demolish the existing quonset hut structure and construct a three-story, mixed-use building with up to 2,374 s.f. of office space and three residential units. The first floor would contain 1,244 s.f. of office space and a separate common entryway for the upper residential units. Additional

office space and one residential unit would be located on the second floor, with the remaining two residential units located on the third floor.

The project site would be accessed via a driveway on Matadero Avenue. Pedestrian access to the project site would be provided via existing sidewalks on SR-82 for the first-floor office space, and Matadero Avenue for the second-floor office spaces and residential units.

### **Sidewalk and Curb Construction**

To ensure pedestrian safety, a new sidewalk in front of the property and a new curb ramp at the corner of SR-82 and Matadero Avenue should be constructed in accordance with Caltrans Standards. Please refer to the 2018 Standard Plans for detailed information: <https://dot.ca.gov/programs/design/ccs-standard-plans-and-standard-specifications>

### **Transportation Impact Fees**

Please identify project-generated travel demand and estimate the costs of transit and active transportation improvements necessitated by the proposed project; viable funding sources such as development and/or transportation impact fees should also be identified. We encourage a sufficient allocation of fair share contributions toward multi-modal and regional transit improvements to fully mitigate cumulative impacts on regional transportation. We also strongly support measures to increase sustainable mode shares, thereby reducing vehicle miles traveled (VMT).

### **Lead Agency**

As the Lead Agency, the City of Palo Alto is responsible for all project mitigation, including any needed improvements to the State Transportation Network (STN). The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

### **Encroachment Permit**

Please be advised that any permanent work or temporary traffic control that encroaches onto the Right of Way (ROW) requires a Caltrans-issued encroachment permit. If any Caltrans facilities are impacted by the project, those facilities, including the sidewalk and curb, must meet American Disabilities Act (ADA) Standards after project completion. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application, six (6) sets of plans clearly delineating the State ROW, six (6) copies of signed, dated and

Sheldon S. Ah Sing, AICP

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stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement.

To download the permit application and to obtain more information on all required documentation, visit <https://dot.ca.gov/programs/traffic-operations/ep/applications>.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Yunsheng Luo at [Yunsheng.Luo@dot.ca.gov](mailto:Yunsheng.Luo@dot.ca.gov).

Sincerely,

A handwritten signature in black ink that reads "Mark Leong". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Mark Leong  
District Branch Chief  
Local Development - Intergovernmental Review

cc: State Clearinghouse