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Governor's Office of Planning & Research

MAY 29 2020**STATE CLEARINGHOUSE***Making Conservation
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May 28, 2020

SCH # 2020040363
GTS # 04-SON-2020-00454
GTS ID: 19352
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Doug Bush, Project Planner
Sonoma County Permit and Resource
Management Department
2250 Ventura Avenue
Santa Rosa, CA 95403

Boyes Springs Food Center Mixed Use – Draft Mitigated Negative Declaration (MND)

Dear Doug Bush:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Boyes Springs Food Center 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 April 2020 Draft MND and associated plans.

Project Understanding

This project would redevelop an existing mixed-use development in an urban service area by increasing the total number of housing units and increasing the amount of commercial space on the site. The project is located in the Boyes Springs area, approximately $\frac{3}{4}$ of a mile north of the City of Sonoma. The proposed redevelopment of the project site would result in 37 total residential units, including eight for-sale townhomes divided between two detached buildings and 29 rental units distributed between two mixed-use buildings. Eight units, or 21.6% of the residential units would be offered at rents affordable to low-income tenants. The redevelopment would also include 7,000 square feet of commercial retail/restaurants. 87 parking spaces would be provided throughout the site, including stacked parking. The project is located adjacent to State Route (SR)-12.

Bicycle and Pedestrian Considerations

The plans show an uncontrolled, marked crosswalk at the SR-12/Sierra Drive intersection. A high-visibility crosswalk with advance yield markings and rectangular rapid flashing beacons (RRFB) should be considered at this location.

Currently, pedestrians are prohibited from crossing at the SR-12/Calle del Monte and SR-12/Arroyo Road intersections. With the addition of housing units, shop space, and a pedestrian promenade, consideration should be given to providing marked and enhanced crosswalks to accommodate potential added demand and improve the local pedestrian network.

An architectural schematic design shows shared lane markings, or “sharrows” in the bike lane instead of standard bike lane pavement markings. Please ensure that this is corrected.

Hydraulics

Any storm runoff to State right-of-way (ROW) must be metered to pre-construction levels.

Lead Agency

As the Lead Agency, Sonoma County 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 ROW requires a Caltrans-issued encroachment permit. If any Caltrans facilities are impacted by the project, those facilities 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 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.

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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 Andrew Chan at 510-622-5433 or andrew.chan@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

c: State Clearinghouse