

DEPARTMENT OF TRANSPORTATION

DISTRICT 4
OFFICE OF TRANSIT AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D
OAKLAND, CA 94623-0660
PHONE (510) 286-5528
TTY 711
www.dot.ca.gov

Governor's Office of Planning & Research



*Making Conservation
a California Way of Life.*

Oct 02 2020

October 2, 2020

STATE CLEARINGHOUSE

SCH # 2020090059
GTS # 04-SON-2020-00490
GTS ID: 20395
Co/Rt/Pm: SON/101/3.9

Brittany Bendix, Deputy Planning Manager
City of Petaluma Planning Division
11 English Street
Petaluma, CA 94952

Project - Scannell Mixed-Use Development Project Notice of Preparation (NOP)

Dear Brittany Bendix:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Scannell Mixed-Use Development 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 September 2020 NOP.

Project Understanding

The proposed project is a mixed-use development that would develop office, commercial, residential, retail, and open space uses on a former industrial site. The proposed commercial component of the project would include office space in a two-story building to be occupied by Amy's Kitchen as its corporate headquarters, with full build out to 147,305 gross square feet of office use. The proposed project would also include two additional two-story buildings containing approximately 46,440 gross square feet of additional commercial space and a three-story structured parking garage accommodating up to 330 off-street parking spaces, with a portion of the ground floor dedicated to retail space. An additional 65 parking spaces would be provided on-street. The residential component of the project will include up to 275 dwelling units and 250 off-street parking spaces. The project site is near U.S.-101.

"Provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability"

Travel Impact 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](#).

If the project meets the screening criteria established in the City's adopted VMT policy to be presumed to have a less-than-significant VMT impact and exempt from detailed VMT analysis, please provide justification to support the exempt status in alignment with the City's VMT policy. Projects that do not meet the screening criteria should include a detailed VMT analysis in the DEIR, which should include the following:

- A VMT analysis pursuant to the City's guidelines, or if the City has no guidelines, the Office of Planning and Research's Guidelines . Projects that result in automobile VMT per capita above the threshold of significance for existing (i.e. baseline) city-wide or regional values for similar land use types may indicate a significant impact. If necessary, mitigation for increasing VMT should be identified. Mitigation should support the use of transit and active transportation modes. Potential mitigation measures that include the requirements of other agencies such as Caltrans are fully enforceable through permit conditions, agreements, or other legally binding instruments under the control of the City.
- A schematic illustration of walking, biking and auto conditions at the project site and study area roadways. Potential safety issues for all road users should be identified and fully mitigated.
- The project's primary and secondary effects on pedestrians, bicycles, travelers with disabilities and transit performance should be evaluated, including countermeasures and trade-offs resulting from mitigating VMT increases. Access to pedestrians, bicycle, and transit facilities must be maintained.
- Clarification of the intensity of events/receptions to be held at the location and how the associated travel demand and VMT will be mitigated.

Brittany Bendix, Deputy Planning Manager

October 2, 2020

Page 3

Multimodal Planning

The project's primary and secondary effects on pedestrians, bicyclists, travelers with disabilities, and transit users should be evaluated, including countermeasures and trade-offs resulting from mitigating VMT increases. Access for pedestrians and bicyclists to transit facilities must be maintained.

Lead Agency

As the Lead Agency, the City of Petaluma 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.

Construction-Related Impacts & Encroachment Permit

Please be advised that any temporary traffic control that encroaches onto the State Right of Way (ROW) requires a Caltrans-issued encroachment permit. Potential impacts to the State ROW from project-related temporary access points should be analyzed. Project work that requires movement of oversized or excessive load vehicles on state roadways requires a transportation permit issued by Caltrans. Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to U.S.-101. For more information, and to apply, visit: <https://dot.ca.gov/programs/traffic-operations/transportation-permits>.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Mark Leong at mark.leong@dot.ca.gov. Additionally, for future notifications and requests for review of new projects, please contact LDIGR-D4@dot.ca.gov.

Sincerely,



Mark Leong
District Branch Chief
Local Development - Intergovernmental Review
cc: State Clearinghouse