

California Department of Transportation

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

January 5, 2022

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STATE CLEARINGHOUSE

SCH #: 2021120162
GTS #: 04-SOL-2021-00225
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Co/Rt/Pm: SOL/780/1.57

Danielle Crider, Acting Senior Planner
City of Benicia
250 East L Street
Benicia, CA 94510

Re: Eastern Gateway Mixed-Use Districts Mitigated Negative Declaration (MND)

Dear Danielle Crider:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Eastern Gateway Mixed-Use Districts 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 December 2021 IS/MND.

Project Understanding

The project proposes to adopt zoning and general plan amendments to establish mixed-use zoning in an existing commercial and residential area, referred to as the Eastern Gateway. The proposed mixed-use zoning will accommodate new multi-family housing in this area and streamline approval of new housing development. The project is located south of the Interstate (I)-780/East 5th Street interchange in Benicia.

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](#).

The project VMT analysis and significance determination are undertaken in a manner consistent with the Office of Planning and Research's (OPR) Technical Advisory. Per the IS/MND, this project is found to have a less than significant VMT impact, therefore working towards meeting the State's VMT reduction goals.

Lead Agency

As the Lead Agency, the City of Benicia 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.

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