

# California Department of Transportation

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

March 29, 2022

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## STATE CLEARINGHOUSE

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Co/Rt/Pm: CC/4/20.52

Dana Ayers, AICP, Director  
City of Clayton  
Community Development Department  
6000 Heritage Trail  
Clayton, CA 94517

### **Re: City of Clayton 6<sup>th</sup> Cycle Housing Element Update and Associated Land Use Element and Zoning Code Amendments Notice of Preparation (NOP)**

Dear Dana Ayers, AICP:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the City of Clayton 6th Cycle Housing Element Update and Associated Land Use Element and Zoning Code Amendments (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 March 2022 NOP.

#### **Project Understanding**

The project involves a comprehensive update of the City of Clayton's General Plan Housing Element for the 2023-2031 housing cycle. The updated Housing Element will establish programs, policies, and actions to further the goal of meeting existing and projected housing needs of all income levels and will identify how the City of Clayton (City) plans to accommodate its Regional Housing Needs Allocation of 570 units through the year 2031. The project includes focused updates to the Land Use Element and parallel amendments to the City's Zoning Code related to the Housing Element amendment. In addition, a Programmatic Environmental Impact Report (Program EIR) will be prepared to evaluate the environmental impacts resulting from implementation of the proposed project and will recommend mitigation measures to avoid or reduce significant impacts, where applicable. The project encompasses the entire City and is located roughly eight miles from the State Route (SR)-4/Railroad Avenue interchange.

### **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 for projects impacting the State Transportation Network (STN), please refer to Caltrans' Transportation Impact Study Guide ([link](#)).

Additionally, Caltrans requests the following:

- Projects within the City of Clayton are consistent with California Government Code Section 65088-65089.10 Congestion Management; and
- The City gain a determination of conformity from the Contra Costa Transportation Authority to determine that the Project is consistent with and conforms to the Regional Transportation Plan Consistency Requirements of the County's Congestion Management Plan (CMP).

### **Transportation Impact Fees**

We encourage a sufficient allocation of fair share contributions toward multimodal 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.

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](mailto:LDR-D4@dot.ca.gov).

Sincerely,



MARK LEONG  
District Branch Chief  
Local Development Review  
c: State Clearinghouse