

## California Department of Transportation

DISTRICT 4  
OFFICE OF REGIONAL AND COMMUNITY PLANNING  
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[www.dot.ca.gov](http://www.dot.ca.gov)



June 12, 2023

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Will Gibson, Planner III  
San Mateo County  
455 County Center, 2nd Floor  
Redwood City, CA 94063

### **Re: North Fair Oaks Rezoning and General Plan Amendment Project – Draft Environmental Impact Report (DEIR)**

Dear Will Gibson:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the North Fair Oaks Rezoning and General Plan Amendment 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 DEIR.

#### **Project Understanding**

The project area is located in the unincorporated community of North Fair Oaks and made up of two non-contiguous subareas that are divided by a railroad right-of-way owned by Caltrain. The Project would change the County's Zoning Regulations with the goal of adopting more effective zoning to allow for more mixed-use designations and increasing the capacity for housing. The project will rezone 54 parcels to allow for higher-intensity and higher-density residential and/or residential mixed-use development. A portion of the proposed project site is located directly adjacent to State Route (SR)-82.

#### **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 ([link](#)).

The DEIR acknowledges that there could be significant VMT impacts associated with potential office development. Caltrans commends that the Lead Agency in proposing the Mitigation Measure TRA-2: Preparation of Transportation Demand Management Plan to reduce the potential VMT impacts. The implementation of the proposed mitigation measure for individual projects should be monitored and documented with progress reports to demonstrate effectiveness.

### **Multimodal Transportation Improvement**

Please review and include the reference to the *Caltrans District 4 Pedestrian Plan (2021)* and the *Caltrans District 4 Bike Plan (2018)* in the DEIR regulatory framework. These two plans studied existing conditions for walking and biking along and across the State Transportation Network (STN) in the nine-county Bay Area and developed a list of location-based and prioritized needs.

To help further reduce the project's potential VMT impacts, Caltrans recommends fair share contributions to the following active transportation improvement projects in support of building a multimodal transportation system to accommodate users of all ages and abilities:

- SR-82 Bike Safety Project (from Selby Lane to Brewster Avenue): provide bike lanes, replace existing on street parking and the rightmost travel lane with bike lanes, upgrade curb ramp to ADA standards, install and modify crosswalk to ladder style for visibility enhancement, add a Pedestrian Hybrid Beacon (PHB) at Laurel Street intersection
- Bicycle and pedestrian crossing improvements at El Camino Real and Selby Lane, identified in Caltrans D4 Bicycle Plan (2018) and Pedestrian Plan (2021)

In addition, in the Pedestrian System section on page 4.13-5, please consider adding the following information: at the intersection of Selby Lane and El Camino Real, the County of San Mateo and North Fair Oaks community has expressed interest in redesigning the crossing with a High-intensity Activated Crosswalk Beacon (HAWK) or PHB system, which may be pursued via the Caltrans encroachment permit with the County as the lead applicant.

### **Construction-Related Impacts**

Potential impacts to the State Right-of-Way (ROW) from project-related temporary access points should be analyzed. Mitigation for significant impacts due to construction and noise should be identified. Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits ([link](#)).

Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the STN.

### **Lead Agency**

As the Lead Agency, the County of San Mateo 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.

### **Encroachment Permit**

Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' ROW requires a Caltrans-issued encroachment permit. 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 package, digital set of plans clearly delineating Caltrans' ROW, digital copy 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. Your application package may be emailed to [D4Permits@dot.ca.gov](mailto:D4Permits@dot.ca.gov).

To obtain information about the most current encroachment permit process and to download the permit application, please visit Caltrans Encroachment Permits ([link](#)).

Will Gibson, Planner III  
June 12, 2023  
Page 4

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,

A handwritten signature in black ink that reads "Luo Yunsheng". The signature is written in a cursive, flowing style.

YUNSHENG LUO  
Acting District Branch Chief  
Local Development Review

c: State Clearinghouse