

California Department of Transportation

DISTRICT 4
OFFICE OF TRANSIT AND COMMUNITY PLANNING
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July 5, 2022

Governor's Office of Planning & Research

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STATE CLEARINGHOUSE

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Victor Randall, Senior Planner
City of Benicia
250 E I Street
Benicia, CA 94510

Re: City of Benicia Housing Element and Safety Element Updates – Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR)

Dear Victor Randall:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the City of Benicia Housing Element and Safety Element Updates. 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 June 2022 NOP.

Project Understanding

The City of Benicia is proposing updates to the General Plan's Housing Element and Safety Element. One of the programs in the proposed Housing element will require that the city redesignate and rezone parcels to meet the Regional Housing Needs Allocation (RHNA) and the city has identified 133 parcels on approximately 104 acres as opportunity sites. As part of this effort the Safety Element will also be updated to reflect current science and to address climate change-related hazards.

Transportation 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 ([link](#)). Please note that current and future land use projects proposed near and adjacent to the State Transportation Network (STN) shall be assessed, in part, through

the TISG, and that a safety analysis may be initiated per Caltrans' Interim Safety Guidance ([link](#)).

Caltrans recommends that the Traffic Impact Analysis examine the potential impacts of the proposed April 2022 Draft Benicia Housing Opportunity Sites (proposed Opportunities Sites) on the I-780 freeway mainline, ramps and ramp intersections. With respect to the TISG and Interim Safety Analysis.

The City should also determine the number of off-street parking spaces created for each unit within each of the proposed Opportunity Sites.

Noise

The City should review the noise policies in the General Plan that apply to future developments proposed in the proposed Opportunities Site 1, 3 and 5 that would reside within 150 feet of the I-780 mainline.

Lead Agency

As the Lead Agency, the City of Benicia is responsible for all project mitigation, including any needed improvements to the STN. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures. If any significant impacts are identified in the DEIR, please consider fair share contribution to Plan Bay Area (PBA) 2050 projects and/or programs as 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