

California Department of Transportation

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

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September 20, 2022

STATE CLEARINGHOUSE

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Co/Rt/Pm: MRN/101/13.6

Heather Abrams, Town Manager
Town of Fairfax
142 Bolinas Road
Fairfax, CA 94390

Re: Town of Fairfax 2023-2031 Housing, Land Use, and Safety Elements Amendments, and Zoning Amendments Notice of Preparation (NOP) for Draft Environmental Impact Report (DEIR)

Dear Heather Abrams:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Town of Fairfax Housing, Land Use, and Safety Elements 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 August 2022 NOP.

Project Understanding

The project includes preparing a 6th cycle housing element to be adopted as a general plan amendment, amending/updating the land use and safety elements of the general plan, and amending the zoning ordinance to: 1) modify existing zoning district regulations that apply to proposed housing opportunity sites to comply with state mandate, and 2) rezone one housing opportunity site.

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

"Provide a safe and reliable transportation network that serves all people and respects the environment"

Transportation Impact Fees

We encourage a sufficient allocation of fair share contributions toward multi-modal 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.

Lead Agency

As the Lead Agency, the Town of Fairfax 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.

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