

California Department of Transportation

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

February 20, 2024

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STATE CLEARINGHOUSE

Brandon Phipps, Community Development Director
City of Sausalito
420 Litho Street
Sausalito, CA 94965

Re: City of Sausalito 6th Cycle Housing Element Programs – Draft Environmental Impact Report (DEIR)

Dear Brandon Phipps:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the City of Sausalito 6th Cycle Housing Element Programs. 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 Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the January 2024 DEIR.

Project Understanding

This project constitutes the actions necessary to implement Program 4 of the 6th Cycle Housing Element. Program 4 would create a total capacity for development of 908 housing units, including a capacity for 811 units based on opportunity sites that would be subject to the program of rezoning as identified in the Housing Element. This program involves the City completing rezoning or adoption of overlay zones to allow densities at identified opportunity sites.

Travel Demand Analysis

The project's vehicle miles traveled (VMT) analysis and significance determination are undertaken in a manner consistent with the Office of Planning and Research's (OPR) Technical Advisory. Per the DEIR, this project is found to have a significant and unavoidable VMT impact. Caltrans commends the Lead Agency in requiring future

development projects identified in this program to implement travel demand measures (TDM) to reduce VMT.

Using Caltrans' Smart Mobility Framework Guide ([link](#)), the proposed project site is identified as a predominately Suburban Community where community design is primarily low-density residential development and regional accessibility can vary. Please also consider the measures listed below that have been quantified by California Air Pollution Control Officers Association (CAPCOA) and shown to have different efficiencies reducing regional VMT:

- Implementation of a neighborhood electric vehicle (EV) network, including designated parking spaces for EVs
- Participation/Formation in/of a Transportation Management Association (TMA) in partnership with other developments in the area
- Aggressive trip reduction targets with Lead Agency monitoring and enforcement
- Transit access supporting infrastructure (including bus shelter improvements and sidewalk/ crosswalk safety facilities)
- Real-time transit information systems
- Discounted transit programs
- Increased density
- Increased location efficiency
- Increased mixed-use development
- Increased transit accessibility
- Integration of affordable housing
- Orientation of Project towards non-auto corridor
- Location of project near bicycle network
- Pedestrian network improvements

Equity and Public Engagement

We will achieve equity when everyone has access to what they need to thrive no matter their race, socioeconomic status, identity, where they live, or how they travel. Caltrans is committed to advancing equity and livability in all communities. We look forward to collaborating with the City to prioritize projects that are equitable and provide meaningful benefits to historically underserved communities.

Caltrans encourages the City to foster meaningful, equitable and ongoing public engagement in the Housing Element update process to ensure future transportation decisions and investments reflect community interests and values. The public engagement process should include community-sensitive and equity-focused approaches seeking out the needs of individuals from underserved, Tribal, and low-income communities, the elderly, and individuals with disabilities.

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Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Lisel Ayon, Associate Transportation Planner, via LDR-D4@dot.ca.gov. For future early coordination opportunities or project referrals, please contact LDR-D4@dot.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Luo Yunsheng". The signature is fluid and cursive, with the first name "Luo" being more prominent and the last name "Yunsheng" written in a more connected, flowing style.

YUNSHENG LUO
Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse