

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D | OAKLAND, CA 94623-0660
www.dot.ca.gov



October 21, 2024

SCH #: 2024070676
GTS #: 04-MRN-2024-00330
GTS ID: 33443
Co/Rt/Pm: MRN/VAR/VAR

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

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

Dear Brandon:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the City of Sausalito Amended 6th Cycle Housing Element. 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 September 2024 DEIR.

Please note this correspondence does not indicate an official position by Caltrans on this project and is for informational purposes only.

Project Understanding

The proposed project seeks to amend the City of Sausalito's 6th Cycle Housing Element to add housing and mixed-use zones that correspond with slightly lower minimum densities to provide more variety in housing types, meet the City's RHNA requirements, and affirmatively further fair housing; make publicly owned sites available for development during the 2023-2031 planning period; and clarify implementation of housing streamlining provisions. The proposed project would also amend the Land Use, Circulation, and Community Design, Historic, and Cultural Preservation Elements to be consistent with the Amended Housing Element. The City would rezone opportunity sites to create a minimum development capacity of 958 housing units (maximum 1,147 housing units), including a minimum of 697 units (maximum 811 units). Sites proposed for rezoning include sites subject to a vote of the electorate under Ordinance 1022 and Ordinance 1128.

General Comments

Please change all references to the Sacramento County Coroner on pages ES-41 and 3.4-47 to the Marin County Coroner.

The 3.14 Transportation section seems to be missing in the DEIR. Please update the DEIR by including the Transportation section.

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 Vehicle Miles Traveled (VMT) analysis for land use projects, please review Caltrans' Transportation Impact Study Guide ([link](#)).

The DEIR stated that this project would have a significant and unavoidable VMT impact. Please note that the Transportation of Marin (TAM)'s VMT Reduction and Mobility Enhancement Toolkit project has been awarded through Caltrans Sustainable Transportation Planning grant program. Caltrans encourage the City to coordinate with TAM and Caltrans to explore more citywide or regional VMT mitigation options when feasible. Also, we encourage promoting feasible active transportation modes for all future housing developments included in this Housing Element Update.

For future individual housing projects that would have a significant and unavoidable VMT impact, the lead agency may consider requesting fair share contributions to a regional transit improvement project to help reduce VMT:

- Regional Transportation Planning (RTP) project - Express Bus/Service Expansion from the Golden Gate Bridge, Highway and Transportation District: the project proposes to implement improvements to existing express bus service along US-101 and I-580, including frequency upgrades (20–40-minute peak headways on routes 4, 18, 27, 101, 40X and 56X). Increased frequency for bus service along the project area could encourage public transit ridership.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Melissa Hernandez, Associate Transportation Planner via LDR-D4@dot.ca.gov.

For future early coordination opportunities or project referrals, please visit Caltrans LDR website ([link](#)) or contact LDR-D4@dot.ca.gov.

Brandon Phipps, Community & Economic Development Director
October 21, 2024
Page 3

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" following in a similar style.

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

c: State Clearinghouse