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

September 20, 2024

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GTS #: 04-ALA-2024-00850
GTS ID: 33715
Co/Rt/Pm: ALA/123/2.145

Allison Riemer, Planner
City of Berkeley Planning Department
1947 Center Street, 3rd Floor
Berkeley, CA 94704

Re: 2820 San Pablo Avenue and 2817-2821 Tenth Street Mixed-Use Project — Mitigated Negative Declaration (MND)

Dear Allison Riemer:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the 2820 San Pablo Avenue and 2817-2821 Tenth Street Mixed-Use Project. 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 August 2024 MND.

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 would demolish the existing building at 2821 Tenth Street and construct two connected, adjacent buildings at 2821 Tenth Street and 2820 San Pablo Avenue. The proposed building at 2821 Tenth Street would be a two-story mixed-use commercial office with light-industrial use, a ground floor parking garage and lobby, and a mezzanine above the second story. The proposed building at 2820 San Pablo Avenue would be a four-story mixed-use building with commercial offices, a residential unit, and a roof deck. The project would include 23 automobile parking spaces (including one Americans with Disabilities Act (ADA) Van parking space, and four EV charging spaces), 14 bicycle parking spaces, and three loading spaces for use by tenants. The proposed project is directly adjacent to State Route (SR) 123.

Hydrology
Site Plan Sheet C002, Storm Water Control Plan: Please show direction of water flow or if the water flow connects to the existing State Drainage System on San Pablo Avenue.
Site Plan Sheet G020, Rainwater Leader Diagram: Please include lines showing the structure design.

Site Plan Sheet SFMH48, Storm Filter Standard Detail: Please include lines showing the structure design.

If the project involves drainage work that flows into the State Drainage System, please provide a drainage design memo. Please show how the proposed drainage system flows on the Plans. The drainage design memo should include pre- and post- project flows to the existing drainage system. The Drainage Plan and Profile Sheets should include lengths, size, and types of new and existing pipes, inlets, outlets, and systems showing any utility conflicts. Please include drainage details and profiles for connection to the existing drainage system. Any assumptions and calculations used in designing the drainage system should be shown.

Construction-Related Impacts
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 to reduce construction traffic impacts to the State Transportation Network.

Project Coordination
Please note that the Alameda County Transportation Commission (ACTC) is developing a project titled "San Pablo Ave Safety Enhancement" on postmile ALA-123 -2.09/5.1. The proposed project will include bus bulb bulb-outs at AC Transit Rapid Bus stops, lighting upgrades, ADA curb ramp and traffic signal upgrades, and bus stop relocations to improve safety. Caltrans will be the Implementing Agency for Construction. Please contact Caltrans D4 Program and Project Management at jack.siauw@dot.ca.gov for potential project coordination.

Equitable Access
If any Caltrans facilities are impacted by the project, those facilities must meet 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.

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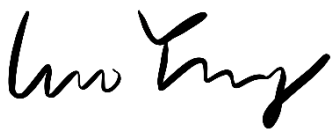
Encroachment Permit

Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' Right-of-Way (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.

The Office of Encroachment Permit requires 100% complete design plans and supporting documents to review and circulate the permit application package. To obtain more information and download the permit application, please visit Caltrans Encroachment Permits (*link*). Please note that the checklist TR-0416 is used to determine the appropriate Caltrans review process for encroachment projects. Your application package may be emailed to D4Permits@dot.ca.gov.

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.

Sincerely,

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

c: State Clearinghouse

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