

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 4

OFFICE OF TRANSIT AND COMMUNITY PLANNING

P.O. BOX 23660, MS-10D

OAKLAND, CA 94623-0660

PHONE (510) 286-5528

TTY 711

www.dot.ca.gov

Governor's Office of Planning &amp; Research

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Sean Kennings, Contract Planner  
City of San Rafael  
Community Development Department  
1400 Fifth Avenue, 3<sup>rd</sup> Floor  
San Rafael, CA 94901

**BioMarin and Whistlestop/Eden Housing Project – Draft Environmental Impact Report (EIR)**

Dear Sean Kennings:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the BioMarin and Whistlestop/Eden Housing Project. In tandem with the Metropolitan Transportation Commission's (MTC) Sustainable Communities Strategy (SCS), Caltrans' mission signals our continuing approach to evaluate and mitigate impacts to the State's multimodal transportation network. Caltrans' Strategic Management Plan 2015-2020 aims, in part, to reduce Vehicle Miles Traveled (VMT) and Greenhouse Gas emissions (GHG) in alignment with state goals and policies. Our comments are based on the August 2019 DEIR.

***Project Understanding***

The BioMarin portion of the project would be constructed in two phases. Phase I would consist of construction of Building A, which would be located on the north side of the project site and would include 77,000 square feet (sf) of office space and 33,000 sf of amenities for employees and visitors of the overall BioMarin campus. The 33,000 sf of amenities would be located on the ground floor and would include lobbies, conference rooms, a fitness center, dining space, and retail space. The retail space, consisting of about 3,500 sf, would be open to the public. Additional public use space would be an adjacent landscaped plaza (approximately 6,000 sf) that could be an outdoor public gathering area during daytime hours.

Phase II would consist of construction of Building B, which would provide 97,000 sf of laboratory space in the southern portion of the project site. Both Building A & B

would be 69 ft (4 stories) in height. Building A would have approximately 262 ft of frontage on 3rd St and 180 ft of frontage on Lindaro Street. Building B would have approximately 244 ft of frontage on 2nd St and 109 ft of frontage on Lindaro Street.

Whistlestop/Eden Housing would develop its building on 0.34 acre at the northwest corner of the project site. The building would provide approximately 18,000 square feet of space for a Healthy Aging Center and 67 affordable senior housing units. Regional access to the site will be provided approximately 0.3 miles east of the site at the US 101/2nd Street and Hetherton Street interchange.

### **Highway Operations**

Please state the source of the traffic volumes presented in the Transportation Impact Study, Figure 4. Weekday Peak Hour Freeway Volumes – Existing Conditions. Please state how the data is different from the traffic volumes reported in the Caltrans Performance Measurement System (PeMS).

### **Construction-Related Impacts**

Potential impacts to US 101 from project-related temporary access points should be discussed. 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, visit: <https://dot.ca.gov/programs/traffic-operations/transportation-permits>.

### **Lead Agency**

As the Lead Agency, the City of San Rafael is responsible for all project mitigation, including any needed improvements to the State Transportation Network (STN.) The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Andrew Chan at 510-622-5433 or [andrew.chan@dot.ca.gov](mailto:andrew.chan@dot.ca.gov).

Sincerely,



Wahida Rashid  
Acting District Branch Chief  
Local Development - Intergovernmental Review

c: State Clearinghouse