

Sheila Brown

From: Mchenry, Michael@DOT <Michael.Mchenry@dot.ca.gov>
Sent: Wednesday, April 10, 2019 10:33 AM
To: llim@cityofsanmateo.org
Subject: Caltrans Comment Letter - Concar Passage Mixed - Notice of Preparation - SCH2019039072
Attachments: 04-SM-2019-00243 Concar Passage Mixed-Use Project - Notice of Preparation (NOP) April 10, 2019.pdf

Dear Lily:

Please find the attached soft copy of the Caltrans comment letter regarding the Concar Passage Mixed-Use Project – Notice of Preparation (NOP). The original letter has been mailed to you at 330 West 20th Avenue, San Mateo, CA 94403. Thank you for including Caltrans in the environmental review process. Should you have any questions regarding this letter or require any additional information, please feel free to contact me at (510) 286-5562 or Michael.Mchenry@dot.ca.gov.

Best regards,

Michael McHenry
Transportation Planner
Local Development- Intergovernmental Review
Caltrans District 4
(510) 286-5562
Michael.Mchenry@dot.ca.gov

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4/12/19
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Governor's Office of Planning & Research
APR 10 2019
STATE CLEARINGHOUSE

DEPARTMENT OF TRANSPORTATION

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STATE CLEARINGHOUSE

April 10, 2019

Lily Lim, Senior Planner
City of San Mateo
330 West 20th Avenue
San Mateo, CA 94403

SCH: 2019039072
04-SM-2019-00243
GTS ID 14978
Post Mile: SM - 92- 11.713

Concar Passage Mixed-Use Project – Notice of Preparation (NOP)

Dear Lily Lim:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. In tandem with the Metropolitan Transportation Commission's (MTC) Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS), Caltrans mission signals a modernization of our approach to evaluating and mitigating impacts to the State Transportation Network (STN). Caltrans' *Strategic Management Plan 2015-2020* aims to reduce Vehicle Miles Travelled (VMT) by tripling bicycle and doubling both pedestrian and transit travel by 2020. Our comments are based on the NOP.

Project Understanding

The project proposes to demolish the existing 165,000-square foot retail strip center and adjoining surface parking and redevelop the site with residential mixed-use transportation-oriented development with one level of below-grade parking. The proposed project includes 961-units (including 954 apartments and seven live-work units) with ten percent affordable units onsite. The Project also includes approximately 40,000 square feet of retail uses, including the "SEED" food hall, restaurant, retail, Peninsula Ballet Theater administrative space, performance space, and a day care center. The project also proposes 6.83 acres of open space area (4.67 accessible to the public and 2.16 acres available to residents). Regional access is provided a block away from the project at State Route (SR) 92.

Multimodal Transportation

As an identified "transit-oriented development," the project should include significant access improvements for people walking and biking along Concar Drive, the main route to Hayward Park Caltrain Station. One major barrier for people walking and biking along Concar Drive is the westbound SR 92 on-and-off-ramps. The dual uncontrolled right-turn lane at the off-ramp acts as a major barrier for pedestrians and bicyclists travelling eastbound on Concar Drive. The project sponsor should coordinate with Caltrans to identify and implement complete streets improvements at this interchange to improve safety and accessibility for people walking and biking.

Lily Lim, Senior Planner
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Lead Agency

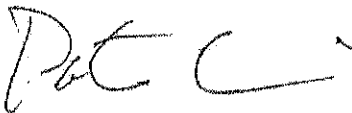
As the Lead Agency, the City of San Mateo is responsible for all project mitigation, including any needed improvements to the STN. The project's financing, scheduling, implementation responsibilities and monitoring should be fully discussed for all proposed mitigation measures, prior to the submittal of an encroachment permit. Potential mitigation measures that include the requirements of other agencies—such as Caltrans—are fully enforceable through permit conditions, agreements, or other legally-binding instruments under the control of the Lead Agency.

Encroachment Permit

Please be advised that any work or traffic control that encroaches onto the State ROW requires an encroachment permit that is issued by Caltrans. To obtain an encroachment permit, a completed encroachment permit application, environmental documentation, and six (6) sets of plans clearly indicating the State ROW, and six (6) copies of signed and stamped traffic control plans must be submitted to: Office of Encroachment Permits, California DOT, District 4, P.O. Box 23660, Oakland, CA 94623-0660. To download the permit application and obtain more information, visit <http://www.dot.ca.gov/hq/traffops/developserv/permits/>.

Should you have any questions regarding this letter, please contact Michael McHenry at (510) 286-5562 or Michael.Mchenry@dot.ca.gov.

Sincerely,



PATRICIA MAURICE
District Branch Chief
Local Development - Intergovernmental Review

c: State Clearinghouse