



July 30, 2007

Mr. Mark McClain
Building Official / Planning Manager
City of Greenfield
45 El Camino Real
Greenfield, California 93927

**SUBJECT: Comments on the Draft Mitigated Negative Declaration for the
St. Charles Place Row Houses Planned Development Project**

Dear Mr. McClain:

The Transportation Agency for Monterey County is the Regional Transportation Planning Agency and Congestion Management Agency for Monterey County. Transportation Agency staff has reviewed the draft Mitigated Negative Declaration for the St. Charles Place Row Houses Planned Development. The project proposes the subdivision of a 1.93-acre parcel into eight parcels including a mixed-use development comprised of six row houses, 52 apartment units, and 4,164 square feet of commercial space along Elm Street, between 7th Street and 8th Street, in the City of Greenfield.

The Transportation Agency offers the following comments for your consideration:

Regional Road & Highway Impact

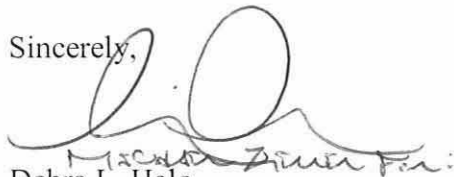
1. The document indicates that this project, as part of the larger Arroyo Seco Center development, will contribute to cumulative impacts to U.S. 101, particularly at the Oak Avenue intersection. The Transportation Agency is supportive of the mitigations outlined in the *Arroyo Seco Center Initial Study* (Mitigations 19 and 25) and reiterated in this document of the City's intent to collect a Transportation Impact Fee as mitigation for project-specific and cumulative impacts to regional facilities. However, since the release of the *Arroyo Seco Center Initial Study*, the Transportation Agency has developed a draft regional development impact fee that the Transportation Agency and Caltrans consider payment of, as identified in our agency's *Nexus Study for a Regional Development Impact Fee*, on an ad hoc basis as adequate mitigation for new developments' cumulative impacts to state highways and regional roads. Based on resolution 2006-82 of the City of Greenfield Council indicating the City's intent to collect regional impact fees, the Transportation Agency is expecting that developments in the Arroyo Seco Center project area, including this project, will contribute its fair share in regional fees and request that this condition be included as a mitigation measure in the final document.

Pedestrian & Bicycle

2. The Transportation Agency supports accommodation of alternative forms of transportation both through the design of transportation facilities and through the design and orientation of land uses. As such, our agency is supportive of the mitigation measures outlined in the *Arroyo Seco Center Initial Study* (Mitigations 29 and 30), which call for bicycle racks to be installed at building entrances, bike lanes to be constructed along major circulation routes within the development, and a bus stop on El Camino Real, along with the continued commitment noted in this document that the proposed project will provide sidewalks with connections to surrounding developments to encourage walking in lieu of driving. Our agency requests that the document be updated to include a discussion and map of proposed bicycle and pedestrian facilities in the development as well as to show how the internal facilities will provide connections to existing and proposed facilities in the larger Arroyo Seco Center and surrounding developments. In addition, Monterey-Salinas Transit's *Designing for Transit* Guideline Manual should be used as a resource for accommodating transit access to the project site.

Thank you for the opportunity to review this document. If you would like to discuss these comments further, please contact Michael Zeller of my staff at (831) 775-0903.

Sincerely,



Debra L. Hale
Executive Director

cc: Dave Murray, California Department of Transportation (Caltrans) District 5
Ron Lundquist, Monterey County Department of Public Works
Carl Sedoryk, Monterey-Salinas Transit
Nicholas Papadakis, AMBAG
Douglas Quentin, Monterey Bay Unified Air Pollution Control District