



July 30, 2007

Mr. Bill Farrel
Director of Planning and Economic Development
City of Gonzales
147 Fourth Street
Gonzales, California 93926

**SUBJECT: Comments on the Draft Environmental Impact Report for the
Sun Valley and Foletta Subdivisions Project**

Dear Mr. Farrel:

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 Environmental Impact Report for the Sun Valley and Foletta Subdivisions. The project includes the development of 184 total acres comprised of approximately 850 residential units, an elementary school, and nearly 20 acres of retail commercial areas between the two projects, located along U.S. 101 and Gloria Road.

Transportation Agency staff offers the following comments for your consideration:

Regional Road and Highway Impacts

1. The document indicates that the residential portion of the Sun Valley development is expected to generate 6,403 daily trips, with 669 PM peak hour trips, and the Foletta development would generate 8,431 daily trips, with 832 PM peak hour trips, demonstrating a considerable increase in vehicle travel attributable to the combined projects over existing conditions. While the Transportation Agency is supportive of the mitigation measures as listed, the document does not provide a discussion of traffic impacts to regional roads and highways outside of the immediate project area, specifically U.S. 101 north of Alta Street where impacts would be expected from trips traveling towards the City of Salinas. The *Notice of Preparation* for this project lists U.S. 101 north of Alta Street as one of the study's street segments, however this segment is omitted from the draft document. Our agency requests that the draft document be revised to include a discussion and analysis of cumulative impacts to regional facilities, U.S. 101 north of Alta Street in particular.

2. In addition, our agency requests that for identified impacts to regional facilities, the proposed developments make a fair-share contribution towards our agency's regional development impact fee program. The Transportation Agency and Caltrans consider payment of regional development impact fees, 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 across Monterey County. Under this program, regional impact fees would be discounted for any overlap with the City of Gonzales' recently updated local impact fee program and for any affordable housing units that are included in the development.

Pedestrian, Bicycle, & Transit Travel

3. The draft document currently does not offer a discussion of how alternative modes of transportation, including bicycle and pedestrian facilities or transit access, are incorporated into the site design of the proposed combined developments. In the Transportation Agency's initial correspondence on this project's *Notice of Preparation*, our agency requested the consideration and implementation of a listing of development principles, where applicable, that would help promote alternatives to automobile travel and accommodate access to the project site by transit, bicycle, and pedestrians. Specific recommendations at that time regarded our agency's recommendation that adequate access be provided to bicycles and pedestrians to the north of the project site and to the Herold Parkway extension to the east, with consideration given to linking planned facilities within the proposed developments to external facilities on surrounding roadways and neighborhoods. The Transportation Agency requests that the revised document include a thorough discussion of alternative transportation by examining existing bicycle and pedestrian facilities and transit service in and around the project site; planned bicycle and pedestrian facilities, as well as a discussion of bicycle storage facilities; accommodation of transit within the developments; connections of internal bicycle and pedestrian facilities with transit stops and external facilities; and any other travel demand management measures that will be included in the developments to reduce the need for vehicle travel.

Thank you for the opportunity to review this document. If you have any questions, 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