

August 13, 2007

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

**SUBJECT: Comments on the Draft Initial Study / Mitigated Negative Declaration for the Sundance Planned Development and Annexation 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 Initial Study and Mitigated Negative Declaration for the Sundance Planned Development and Annexation Project. The project proposes the annexation of approximately 60 acres into the City's existing Sphere of Influence along with the subdivision of 48.2 gross acres into 238 single-family houses, 60 multi-family dwelling units, a neighborhood park, and two retention basins.

The Transportation Agency offers the following comments for your consideration:

**Regional Road & Highway Impact**

1. The document indicates that the project will have potentially significant impacts to several northbound and southbound U.S. 101 intersections during both the AM and PM peak hours as well as cumulative impacts to mainline U.S. 101. To address project-specific impacts, the document proposes, and the Transportation Agency supports, that the developer contribute fair-share payments towards the City of Greenfield's comprehensive Traffic Impact Fee program. The Transportation Agency also agrees with the finding that the project will have cumulative impacts along U.S. 101, which is consistent with recent forecast modeling completed for the Monterey County General Plan Update and the regional development impact fee update, and appreciates the City's continued support of shared responsibility for regional impacts. However, the proposed mitigation for cumulative impacts relies on the existence of a fee collection mechanism, that the project only "may be subject to," which provides funding for mainline U.S. 101 widening and assistance towards interchange improvements.

Regardless of the existence of such a fee program, the project is still required to mitigate identified cumulative impacts under the California Environmental Quality Act. The Transportation Agency has developed a mechanism, supported by Caltrans, that allows new development to adequately mitigate cumulative impacts to state highways and regional roads

and remain California Environmental Quality Act-compliant through a fair-share payment of regional development impact fees on an ad hoc basis, as identified in our agency's *Nexus Study for a Regional Development Impact Fee*. Based on resolution 2006-82 of the City of Greenfield Council indicating the City's intent to collect regional impact fees on a project-by-project basis, the Transportation Agency is expecting that this development will contribute its fair share in regional fees and requests that this condition be included as a mitigation measure in the final document.

### **Pedestrian, Bicycle, & Transit**

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 development's intention to construct bike lanes along major circulation routes on Pine Avenue, Cherry Avenue, and 12<sup>th</sup> Street in addition to constructing sidewalks and crosswalks along these routes as well as throughout the development. The document notes that internal streets will be constructed to include on-street parking; our agency recommends that street markings or signage also be included to allow for safe use of this space by bicyclists as well. The development should also consider the inclusion of bicycle racks and locker storage facilities at the neighborhood park. Our agency requests that the document be updated to include a discussion and map of proposed bicycle and pedestrian facilities for the development as well as to show how the internal facilities will provide connections to existing and proposed facilities surrounding the development, particularly to the bike lanes on Walnut Avenue between 12<sup>th</sup> and U.S. 101 and El Camino Real between Apple Avenue and Walnut Avenue.
3. Our agency discourages the use of cul-de-sacs in site designs, as they impede and discourage the use of bicycle and pedestrian travel by creating longer travel times and blocking access to surrounding portions of the development. The Transportation Agency recommends that access be provided to bicyclists and pedestrians through Court A and Court R, as listed on Figure 9, by including bike or pedestrian walkways onto Street S.
4. As the document notes, the existing transit system in the City of Greenfield is limited. However, Monterey-Salinas Transit is in discussion with the South County cities on the possibility of assuming transit service in these areas. While the development may only expect minimal transit ridership from this development initially, our agency recommends that the development work closely with Monterey-Salinas Transit to ensure that the development will provide adequate access to any planned transit facilities as well as to the facilities that currently exist for Lines 23 and 53. In addition, Monterey-Salinas Transit's *Designing for Transit* Guideline Manual should be used as a resource for accommodating any future 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,

A handwritten signature in black ink, appearing to read "Debra L. Hale". The signature is fluid and cursive, with a large initial "D".

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