

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
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Olivia Ervin, Principal Environmental Planner
City of Petaluma
27 Howard Street
Petaluma, CA 94952

Re: Creekwood Housing Development Project – Draft Environmental Impact Report (DEIR)

Dear Olivia Ervin:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Creekwood Housing Development Project. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the July 2024 DEIR.

Please note this correspondence does not indicate an official position by Caltrans on this project and is for informational purposes only.

Project Understanding

The proposed project is a 62-unit residential subdivision on an existing 5.2-acre site. The project includes demolition of the existing single-family residence at 280 Casa Grande Road and retention of the existing residence at 270 Casa Grande Road. The project includes construction of various on-site road and utility improvements, landscaping, and a new off-site public multi-use pathway, with a pedestrian bridge over Adobe Creek to connect with the existing Creekside path on the opposite bank.

Travel Demand Analysis

With the enactment of Senate Bill (SB) 743, Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, and multimodal improvements. For more information on how Caltrans assesses Vehicle Miles Traveled (VMT) analysis for land use projects, please review Caltrans' Transportation Impact Study Guide ([link](#)).

The project VMT analysis and significance determination are undertaken in a manner consistent with the City of Petaluma's adopted VMT policy. Per the DEIR, the proposed project would have a significant and unavoidable VMT impact. Caltrans commends the City for developing a mitigation program as part of the General Plan Update that allows projects with limited on-site VMT reduction options to reduce VMT to a sufficient level by contributing to off-site VMT mitigation measures.

Please consider the following additional measures to further mitigate the project's VMT impact.

- Provide Electric Vehicle Charging Infrastructure
- Implement Market Price Public Parking (On-Street)
- Provide Secure Bike Parking
- Provide Traffic Calming Measures

Construction-Related Impacts

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, please visit Caltrans Transportation Permits ([link](#)).

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Melissa Hernandez, Associate Transportation Planner via LDR-D4@dot.ca.gov.

For future early coordination opportunities or project referrals, please visit Caltrans LDR website ([link](#)) or contact LDR-D4@dot.ca.gov.

Sincerely,



YUNSHENG LUO
Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse