

DEPARTMENT OF TRANSPORTATION

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February 7, 2005
SCr 1/9
SCH# 2004092088

Joe Hall
Redevelopment Center
City of Santa Cruz
337 Locust Street
Santa Cruz, CA 95060

SUBJECT: Tannery Arts Center Project Draft Environmental Impact Report

Dear Mr. Hall:

The California Department of Transportation (Department) District 5 has reviewed the draft Environmental Impact Report (DEIR) for the proposed Tannery Arts Center Project. The proposed project lies in the southeast quadrant of the intersection of Routes 1 and 9, and proposes the development of 400 residential units, 7.5-acres of parkland, 5000-square feet of commercial space, and a 200-foot wide, 15-acre agricultural buffer. District 5 staff offers the following comments for your consideration.

In a letter dated February 21, 2003, from District Director Gregg Albright to Santa Cruz Redevelopment Agency (SCRA) Executive Director Ms. Ceil Cirillo, a list of conditions was provided to the SCRA for facilitating a transfer of property at the Route 1/9 intersection for a Park & Ride facility. I have included a copy of this letter for your convenience. The issues discussed in that letter are as follows:

- 1) the city is to provide the Department with plans and information that documents the Salz-Tannery project's ability to meet the weekday peak demand ,
- 2) the city will provide the design for the Park & Ride lot that is approved by both the Department and the Santa Cruz Metropolitan Transit District,
- 3) the city agrees to construct the improvements as identified in the July 2001 PSR-PDS, Alternative 2 (including the Park & Ride), and
- 4) the city and the Santa Cruz County Regional Transportation Commission will provide resolutions stating their desire not to pursue the development of an interchange at the Route 1/9 intersection.

The Department is not authorized to make a "gift of public funds," therefore, such a transfer for the public's benefit mandates a clear delineation between the boundary of the Salz-Tannery project's parking and the Park & Ride lot's parking. As a reminder, even after the reaching of an agreement by the Department and the city, the final approval rests with the California Transportation Commission (CTC).

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Additionally, the Department will not support a new connection or signal at the Route 9 (River Street)/ Fern Street intersection due to the close proximity of the adjacent signalized intersections.

District 5 would like to review the Final EIR, including the technical appendices, when it becomes available. Thank you for your consideration and action upon these issues. If you have questions regarding our comments please contact me at (805) 549-3099.

Sincerely,

Keith Hinrichsen
Development Review
Caltrans Planning, District 5
keith_hinrichsen@dot.ca.gov

Cc: D. Murray – Branch Chief - Dev Rev
R. Barnes – Traffic Ops
SCCRTC
C. Schneiter – City of Santa Cruz

DEPARTMENT OF TRANSPORTATION

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February 21, 2003

Ms. Ceil Cirillo, Executive Director
Santa Cruz Redevelopment Agency
337 Locust Street
Santa Cruz, CA 95060

Dear Ms. Cirillo:

This letter is in response to our recent conversations regarding the City of Santa Cruz's proposed property transfer at the Route 1/9 intersection. Your proposal is to execute a property transfer between the California Department of Transportation (Department) and the owner of the Salz Tannery property. This would provide sufficient right of way for the construction of the Park and Ride facility identified in the July 2001 Project Study Report-Project Development Support (PSR-PDS) for the Route 1/9 intersection.

After careful consideration of this proposal the Department is willing to pursue the proposed property transfer provided the City agrees to the following stipulations:


- The City provides the Department with site plans and additional information for the Salz Tannery project that documents the development's ability to provide sufficient on-site parking to meet the anticipated weekday period peak demand of 6 a.m. to 7 p.m.
- The City provides conceptual design for the Park and Ride facility to be reviewed and approved by both the Department and the Santa Cruz Metropolitan Transit District.
- The City agrees to construct, under encroachment permit, the improvements identified under Alternative 2 of the July 2001 PSR-PDS for the Route 1/9 Intersection including the proposed Park and Ride facility.
- The City provides the Department with resolutions from both the City and the Santa Cruz County Regional Transportation Commission (SCCRTC) stating their desire not to pursue the development of an interchange at the Route 1/9 intersection.

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In addition to the above stipulations, the transfer of any property would be subject to negotiations between the City and the Department with final approval from the California Transportation Commission.

If you have any questions, please contact David Murray, Regional Planning Branch Chief, at (805) 549-3168

Sincerely,



R. GREGG ALBRIGHT
District Director