

## California Department of Transportation

DISTRICT 4  
OFFICE OF TRANSIT AND COMMUNITY PLANNING  
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[www.dot.ca.gov](http://www.dot.ca.gov)



May 31, 2022



SCH #: 2019049003  
GTS #: 04-SOL-2019-00238  
GTS ID: 15111  
Co/Rt/Pm: SOL/80/29.528

Reyman Behvand, Planner  
City of Vacaville  
650 Merchant Street  
Vacaville, CA 95688

### Re: The Greentree Project – Draft Environmental Impact Report (DEIR)

Dear Reyman Behvand:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for this project. We are committed to ensuring that impacts to the State's multimodal transportation system and to our natural environment are identified and mitigated to support a safe, sustainable, integrated and efficient transportation system. The following comments are based on our review of the April 2022 DEIR.

#### Project Understanding

The proposed project would include approximately 1,149 dwelling units, with 950 units of higher density housing type located north of Sequoia and 199 units of detached, single-family senior housing located south of Sequoia. Commercial building capacity for north of Sequoia is estimated at up to 299,345 square feet. Also, this project includes a range of amenities, such as parks and a trail network. The project site is located in close vicinity of I-80.

#### Traffic Impact Analysis

Please submit a copy the technical reports mentioned on page 4.19-1 for Caltrans to review.

Also, specify the proposed project's opening year and the year of the results from Table 4.19-3. Explain why the VMT per Unit Threshold used in Table 4.19-2 and 4.19-3 is different. Clarify the difference between the components for the existing base line and the cumulative build out- northeast.

## **Hydrology**

A stretch of I-80 corridor at PM 29.1 to 29.9 is under Zone A (100-year floodplain) per Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) that drains to Horseshoe Creek located east of I-80. FEMA FIRM (Panel No. 06095C0164E) shows flooding on I-80 is primarily influenced by the bridge structure over Horseshoe Creek on Leisure Town Road. Page 4.14-19, Proposed Drainage, states that this project would redirect a 57.1-acre of drainage area previously draining to Ulati Creek on south to Horseshoe Creek on north, which would result in potential increase in the flooding of the I-80 corridor.

Page 4.14-20, Flood Flows, states that Zone A area is proposed to be raised to reduce flooding risk of the new housing area. However, raising existing grade on northwest area of the project could impact existing flood passage, thereby increasing flooding of the I-80 corridor. It also states that the project is seeking Conditional Letter of Map Revision (CLOMR) and Letter of Map Revision (LOMR) from FEMA. Caltrans recommends the approved CLOMR and LOMR be reviewed prior to the approval of a Caltrans-issued encroachment permit.

## **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, visit: <https://dot.ca.gov/programs/traffic-operations/transportation-permits>. Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State Transportation Network (STN).

## **Lead Agency**

As the Lead Agency, the City of Vacaville is responsible for all project mitigation, including any needed improvements to the STN. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

## **Equitable Access**

If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Reyman Behvand, Planning Manager  
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Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, or for future notifications and requests for review of new projects, please email [LDR-D4@dot.ca.gov](mailto:LDR-D4@dot.ca.gov).

Sincerely,

A handwritten signature in black ink that reads "Mark Leong". The signature is written in a cursive, flowing style with a long horizontal tail stroke.

MARK LEONG  
District Branch Chief  
Local Development Review

c: State Clearinghouse