

DEPARTMENT OF TRANSPORTATION

DISTRICT 4

OFFICE OF TRANSIT AND COMMUNITY PLANNING **Governor's Office of Planning & Research**

P.O. BOX 23660, MS-10D

OAKLAND, CA 94623-0660

PHONE (510) 286-5528

TTY 711

www.dot.ca.gov

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JUN 01 2020**STATE CLEARINGHOUSE***Making Conservation
a California Way of Life.*

May 29, 2020

SCH #2020050040

GTS #04-CC-2019-00444

GTS ID: 15465

Co/Rt/Pm: CC/4/26.06

Alexis Morris, Planning Manager
City of Antioch Planning Division
P.O. Box 5007
Antioch, CA 94531

Delta Fair Village- Mitigated Negative Declaration (MND)**Dear Alexis Morris:**

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for The Ranch Residential Development. 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 May 2020 MND.

Project Understanding

The proposed project site consists of three commercial buildings and associated parking. The proposed project includes demolition of 73,546 square feet (sf) of the 147,081 sf Delta Fair Village Shopping Center to develop the site with approximately 210 multi-family residential units, which would be located in five four-story buildings above a single-story parking garage. The apartment complex would include a courtyard with a clubhouse, pool, and playground. Additionally, a new 4,174-sf retail building would be constructed on the western portion of the site. The new development would total 411,511 sf. Regional access is located 0.37 miles north of the State Route (SR)-4 and Somersville Road Exchange.

Transportation Impact Fees

The Lead Agency should identify project-generated travel demand and estimate the costs of regional transit and active transportation improvements

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necessitated by the proposed project; viable funding sources such as the City's existing development and/or transportation impact fee programs should also be identified. We encourage a sufficient allocation of fair share contributions toward multimodal and regional transit improvements to fully mitigate cumulative impacts to regional transportation. We also strongly support measures to increase sustainable mode shares, thereby reducing VMT. Caltrans welcomes the opportunity to work with the City and local partners to secure the funding for needed mitigation.

Construction-Related Impacts

Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to SR-4.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Laurel Sears at (510)286-5614 or laurel.sears@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 stroke at the end.

Mark Leong
District Branch Chief
Local Development - Intergovernmental Review

cc: State Clearinghouse