

DEPARTMENT OF TRANSPORTATION
DISTRICT 4
OFFICE OF TRANSIT AND COMMUNITY PLANNING
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Governor's Office of Planning & Research

Jun 26 2020**STATE CLEARINGHOUSE***Making Conservation
a California Way of Life.*

June 26, 2020

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GTS # 04-NAP-2016-00201
GTS ID: 1527
NAP-29-28.109 & 28.251

Aaron Hecock, AICP
City of St. Helena
1572 Railroad Avenue
St. Helena, CA 94574

Farmstead at Long Meadow Ranch Projects- Initial Study and Mitigated Negative Declaration (IS/MND)

Dear Aaron Hecock:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Farmstead at Long Meadow Ranch Projects. 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 IS/MND.

Project Understanding

The proposed project consists of two components: a Farmstead Restaurant at 738 Main Street and a lodging project at 1000 Mills Lane. For the restaurant component, the existing farmer's market building would be configured by remodeling and expanding the existing structure by 408 s.f. to accommodate a butchery and retail meat sales. A 510 s.f. of storage space would be added to the existing south wing building and a 355 s.f. dry storage addition would be added to the existing restaurant building. For the lodging component, a 65-room, single-story hotel project is proposed in 14 new buildings on approximately 6.1 acres of the 10-acre site. The 10 guest loading buildings are configured with either 6 or 7 guest rooms per building. The remaining approximately 3.9 acres of the property, zoned for agricultural use, is proposed to be operated as an

organically-certified fruit and vegetable farm supplying restaurants and the farmer's market.

The proposed project also includes Farmstead employee paved parking lot at the southwest corner of the Dowdell Lane/McCormick Street Intersection that would provide 73 parking spaces for employee use only.

Vehicle access to Farmstead Restaurant is provided via Charter Oak Avenue and to lodge via Mills Lane. Both projects are directly adjacent to State Route (SR)-29.

Traffic Operations

Modifications to intersection controls along SR-29 at Charter Oak Avenue and at Dowdell Lane should be coordinated with Caltrans prior to implementation as they require an Intersection Control Evaluation (ICE) policy documentation. Please consult with Caltrans D4 ICE Coordinator, Whitney Lawrence, via whitney.lawrence@dot.ca.gov.

Signal warrants and the proposed High-Intensity Activated Crosswalk Beacon (HAWK) pedestrian crossing should be coordinated with the District Traffic Safety Engineer, Bahman Zarechian, via bahman.zarechian@dot.ca.gov.

Please coordinate with Caltrans Office of Traffic Management Chief, Raoul Maltez, via raoul.maltez@dot.ca.gov on proposed construction work hours in advance of construction activities.

Hydraulics

The IS/MND stated that the stormwater from the new development will either be self-retained or discharged to a new storm drain system on Mills Lane. Please confirm that no new discharge would be drained to the State ROW. If any stormwater runoff drains to the State storm drain system, the stormwater runoff would need to be metered to pre-construction levels.

Based on Attachment I-1, Preliminary Stormwater Control Plan, some of the existing stormwater runoff drains into the existing swale that runs along the southwest property line would discharge to the 36" culvert. However, there is limited chance for soil infiltration due to the sandy clay. Please clarify where the rest of the existing site stormwater runoff would be directed to.

In addition, as for Attachment I-3, Hydrology Analysis, please provide an analysis for a 25-year rainfall event if any of the stormwater runoff drains to the State ROW.

Transportation Impact Fees

Please identify project-generated travel demand and estimate the costs of transit and active transportation improvements necessitated by the proposed project; viable funding sources such as development and/or transportation impact fees should also be identified. We encourage a sufficient allocation of fair share contributions toward multi-modal and regional transit improvements to fully mitigate cumulative impacts on regional transportation. We also strongly support measures to increase sustainable mode shares, thereby reducing vehicle miles traveled (VMT).

Lead Agency

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

Encroachment Permit

Please be advised that any permanent work or temporary traffic control that encroaches onto the ROW requires a Caltrans-issued encroachment permit. If any Caltrans facilities are impacted by the project, those facilities, including the sidewalk and curb, must meet American Disabilities Act (ADA) Standards as well as other Caltrans Standard Plan after project completion. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application, six (6) sets of plans clearly delineating the State ROW, six (6) copies of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement. To download the permit application and to obtain more information on all required documentation, visit <https://dot.ca.gov/programs/traffic-operations/ep/applications>.

Aaron Hecock
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Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Yunsheng Luo at Yunsheng.Luo@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