

DEPARTMENT OF TRANSPORTATION

DISTRICT 4
OFFICE OF TRANSIT AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D
OAKLAND, CA 94623-0660
PHONE (510) 286-5528
TTY 711
www.dot.ca.gov

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Governor's Office of Planning & Research

Sep 09 2020*Making Conservation
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September 9, 2020

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GTS # 04-NAP-2020-00212
GTS ID: 20210
Co/Rt/Pm: NAP/221/2.58

Matt Christensen, Senior Director
Napa Valley Community College District
2277 Napa-Vallejo Highway
Napa, CA 94558

Napa Valley College Student Housing Project – Initial Study/Mitigated Negative Declaration (IS/MND)

Dear Matt Christensen:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Napa Valley College Student Housing 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 August 2020 IS/MND.

Project Understanding

The Napa Valley College is proposing the development of student housing on the campus, including 86,000 square feet (s.f.) of unfurnished apartment-style housing, 77,000 s.f. of furnished apartment-style housing, and 61,000 s.f. of residence hall.

The existing project site is a gently sloping undeveloped lot with an approximately 52,000 s.f. asphalt paved parking lot that serves the College. It is located at 2277 State Route (SR)-221 within the City of Napa. No alternations to the existing intersection of SR-221/Magnolia Drive is proposed.

Travel Demand Analysis

With the enactment of Senate Bill (SB) 743, Caltrans is focusing on transportation infrastructure that supports smart growth and efficient development to ensure

alignment with State policies using efficient development patterns, innovative travel demand reduction strategies, multimodal improvements, and VMT as the primary transportation impact metric.

Caltrans commends the lead agency using both quantitative and qualitative data to assess the project's VMT impact. The project VMT analysis and significance determination are undertaken in a manner consistent with Office of Planning and Research's (OPR) Technical Advisory. Per the IS/MND, this project is found to have less than significant VMT impact, therefore working towards meeting the State's VMT reduction goal.

Hydraulics

Please ensure that any storm runoff to State Right-of-Way (ROW) must be metered to pre-construction levels.

Lead Agency

As the Lead Agency, the Napa Valley Community College District 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.

Construction-Related Impacts & Encroachment Permit

Any permanent work or temporary traffic control that encroaches onto the ROW requires a Caltrans-issued encroachment permit. The IS/MND mentions that connection to an existing gas main on the east side of SR-221 may be required. Please note that bringing gas lines across the SR-221 would require an encroachment permit and if there is any access control in that area, it may require additional exceptions approved to run the line across the highway.

Any potential impacts to the State ROW from project-related temporary access points should be analyzed. Project work that requires movement of oversized or excessive load vehicles on state roadways requires a transportation permit issued by Caltrans. Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to SR-29. For more information, and to apply, visit: <https://dot.ca.gov/programs/traffic-operations/transportation-permits>.

If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards 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

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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>.

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. Additionally, for future notifications and requests for review of new projects, please contact LDIGR-D4@dot.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Mark Leong". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Mark Leong
District Branch Chief
Local Development - Intergovernmental Review

cc: State Clearinghouse