

DEPARTMENT OF TRANSPORTATION

DISTRICT 3
PLANNING DIVISION
703 B Street, MS-4130
Marysville CA 95901
Phone (530) 634-7616
TTY 711
www.dot.ca.gov

[Governor's Office of Planning & Research](#)

DEC 08 2020

STATE CLEARINGHOUSE

Making Conservation
a California Way of Life.

December 8, 2020

GTS# 03-SAC-2020-00788
SCH# 2020110149

Josh Greetan
Associate Planner
Sacramento County
Office of Planning and Environmental Review
827 7th Street, Room 225
Sacramento, CA 95814

Mutual Housing & Habitat for Humanity at 46th Street – Mitigated Negative Declaration (MND)

Dear Mr. Greetan,

Thank you for including the California Department of Transportation (Caltrans) in the review process for the project referenced above. Caltrans' new mission, vision, and goals signal a modernization of our approach to California's transportation system. We reviewed this local development for impacts to the State Highway System (SHS) in keeping with our mission, vision, and goals for sustainability/livability/economy, and safety/health. We provide these comments consistent with the State's smart mobility goals that support a vibrant economy, and build communities, not sprawl.

The Mutual Housing & Habitat for Humanity Project (Project) at 46th Street is proposing to create a subdivision by dividing a 7.1-gross-acre, split zoned parcel into 18 lots for single-family residential on 3.6 acres in the RD-5 zone; and 2 lots for 108 affordable apartment units on 3.5 acres in the RD-20 zoning district. The Project is using a state density bonus to allow for 108 affordable units and deviating from the minimum required building setbacks as well as the required minimum parking spaces. The Project is located southeast of the State Route 99 (SR 99) and 47th Avenue interchange and is adjacent to State Right of Way. Based on the information provided, Caltrans provides the following comments.

Josh Greetan
Sacramento County
December 8, 2020
Page 2

Right of Way

The Project does not appear to encroach onto the State Right of Way on SR 99. Currently, the existing sound wall represents access control limits between SR 99 and the Project. The Project may increase susceptibility for the sound wall to be damaged post construction of the project. We request Sacramento County coordinate with Caltrans regarding a potential maintenance agreement for the sound wall for any potential damage to the sound wall after the Project is built.

Please provide our office with copies of any further actions regarding the Project. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have questions regarding these comments or require additional information, please contact Edward Lincoln, Intergovernmental Review Coordinator, at (530) 741-5409 or by email at: edward.lincoln@dot.ca.gov.

Sincerely,

Alexander Fong

Alex Fong
Acting Branch Chief, Transportation Planning – South
Planning, Local Assistance, and Sustainability

Cc: State Clearinghouse