

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 4

OFFICE OF TRANSIT AND COMMUNITY PLANNING

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*Making Conservation  
a California Way of Life.***Governor's Office of Planning & Research****Mar 10 2021****STATE CLEARINGHOUSE**

March 10, 2021

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Co/Rt/Pm: NAP/29/1.997

William He, AICP, Associate Planner  
City of American Canyon Community Development Department  
4381 Broadway, Suite 201  
American Canyon, CA 94503

**Re: Oat Hill Multi-Family Project – Initial Study/Mitigated Negative Declaration (IS/MND)**

Dear William He:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the 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 February 2021 Draft IS/MND.

**Project Understanding**

The proposed project would develop a multifamily residential community of 291 multi-family residential units and construct a community loop trail, outdoor seating area, pool and on-site as well as off-site parking spaces. A new sidewalk would be constructed along the project frontage of Napa Junction Road. This project is located within close vicinity of State Route (SR)-29.

**Travel Impact Analysis**

With the enactment of Senate Bill (SB) 743, Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, and multimodal improvements. For more information on how Caltrans uses Vehicle Miles Travelled (VMT) to assess Transportation Impact Studies, please review Caltrans' Transportation Impact Study Guide. Caltrans commends the lead agency in proposing mitigation measures to reduce the project's potentially significant VMT impact to a less-than-significant level. The proposed

mitigation measures identified in the IS/MND should be documented with annual monitoring reports to demonstrate effectiveness.

In addition, the SR-29/Napa Junction Road intersection was not considered in the group of intersections analyzed in the Traffic Impact Study (TIS). Please explain why this intersection was not included as part of the TIS.

### **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 SR-29.

### **Lead Agency**

As the Lead Agency, the City of American Canyon is responsible for all project mitigation, including any needed improvements to SR-29. 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 State Right of Way (ROW) requires a Caltrans-issued encroachment permit. 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 application package, digital set of plans clearly delineating the State ROW, digital copy 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. Your application package may be emailed to [D4Permits@dot.ca.gov](mailto:D4Permits@dot.ca.gov).

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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](mailto:Yunsheng.Luo@dot.ca.gov). Additionally, for future notifications and requests for review of new projects, please contact [LDIGR-D4@dot.ca.gov](mailto:LDIGR-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 extending to the right.

MARK LEONG  
District Branch Chief  
Local Development - Intergovernmental Review

c: State Clearinghouse