

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
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www.dot.ca.gov



October 16, 2023



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GTS #: 04-SOL-2021-00286
GTS ID: 21679
Co/Rt/Pm: SOL/12/ R4.073

Jim Bermudez, Development Services Director
City of Suisun City
701 Civic Center Boulevard
Suisun City, CA 94585

Re: Highway 12 Logistics Center – Draft Environmental Impact Report (DEIR)

Dear Jim Bermudez:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Highway 12 Logistics Center 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 Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the September 2023 DEIR.

Project Understanding

The project proposes the annexation and rezoning of 161 acres into the City of Suisun City. 93 acres of the land would be developed for 1.28 million square feet of warehouse and logistic use consisting of 2024 truck and trailer stalls while the remainder would be Managed Open Space. This project site is located directly adjacent to State Route (SR)-12.

Project Driveway

The project's Driveway #1 and #2 will need a thorough evaluation for sight distance and allowable offset from the intersection of SR-12/Pennsylvania Avenue.

Transportation Impact

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 assesses Transportation Impact Studies, please review Caltrans' Transportation Impact Study Guide ([link](#)).

The project Vehicle Miles Traveled (VMT) analysis and significance determination are undertaken in a manner consistent with the City's adopted VMT policy. Per the DEIR, this project is found to have a potentially significant VMT impact. Given the place, type and size of the project, the DEIR includes a robust multimodal Transportation Demand Management (TDM) and monitoring Program to reduce VMT to a less-than-significant level.

Caltrans recommends the following bicycle and pedestrian improvements to help further reduce the project's VMT impact, improve bicycle and pedestrian safety, and enhance multimodal network connectivity:

- The construction of high visibility crosswalks and a median pedestrian refuge island at the intersection of SR-12 with Beck Avenue and Chadbourne Road, identified in the District 4 Bike Plan;
- Extending the Class II bike lanes on Cordelia Road, Beck Avenue, and Pennsylvania Avenue to improve the connection between the residential neighborhood north of SR-12, the Suisun Amtrak Park and Ride and Suisun City Waterfront.

Hydrology

A section of SR-12 between McCoy Creek (PM 6.3) on east and Chadbourne Road (PM 2.1) on west is under 100-year floodplain. The project site stretches adjacent south of SR-12 from PM 3.4 thru 4.5 within a 100-year floodplain. The existing ditch running parallel on south of SR-12 and the proposed project area collects and drains roadway runoffs to a low-lying area west of Pennsylvania Avenue. During big flood events, this ditch overflows to a presently low-lying area within Planning Area 1 and 2 of the proposed project. In the Exhibit 3-8 Proposed Drainage Plan, unlined ditch collecting SR-12 runoffs would be culverted along southwest of Pennsylvania Avenue that drains into a Detention Basin in Planning Area 1 regulated by a pump. The proposed grading and improvement under Planning Areas 1 and 2 will have no overflow access to SR-12 corridor and alter existing flood course in the vicinity.

Please provide Caltrans with the drainage analysis to confirm that there would not be adverse impacts on the SR-12 drainage system or flood receding time in the project vicinity. Please also provide the determination of Federal Emergency Management Agency (FEMA) approved Based Flood Elevations on the post project conditions.

Construction-Related Impacts

Potential impacts to the State Right-of-Way (ROW) from project-related temporary access points should be analyzed. Mitigation for significant impacts due to construction and noise should be identified. 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, please visit Caltrans Transportation Permits ([link](#)).

Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State Transportation Network (STN).

Lead Agency

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

Equitable Access

If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Encroachment Permit

Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' ROW requires a Caltrans-issued encroachment permit. 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 Caltrans' 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.

To obtain information about the most current encroachment permit process and to download the permit application, please visit Caltrans Encroachment Permits ([link](#)).

Jim Bermudez, Development Services Director
October 16, 2023
Page 4

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact John McKenzie, Associate Transportation Planner, via LDR-D4@dot.ca.gov. For future early coordination opportunities or project referrals, please contact LDR-D4@dot.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Luo Yunsheng". The signature is fluid and cursive, with the first name "Luo" and the last name "Yunsheng" written in a single continuous stroke.

YUNSHENG LUO
Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse