

# California Department of Transportation

DISTRICT 4  
OFFICE OF TRANSIT AND COMMUNITY PLANNING  
P.O. BOX 23660, MS-10D | OAKLAND, CA 94623-0660  
[www.dot.ca.gov](http://www.dot.ca.gov)



Governor's Office of Planning & Research

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## STATE CLEARINGHOUSE

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Kraig Tambornini, Senior Planner  
City of Gilroy  
7351 Rosanna St  
Gilroy, CA 95020

### Re: Chestnut & Tenth Commercial Project + Draft Mitigated Negative Declaration (MND)

Dear Kraig Tambornini:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Chestnut & Tenth Commercial 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 June 2021 Draft MND.

#### Project Understanding

The project is located in Gilroy, CA between East 10th Street, Chestnut Street, and US-101. The proposed project would demolish existing industrial, commercial, and office structures to allow for the construction of a 120-room hotel, a carwash, and four commercial buildings.

#### Highway Operations

*Appendix G, Traffic Impact Analysis, Table 10.* Please note that the actual ramp capacity can be lower than the capacity used in the ramp analysis due to surges in freeway demand during peak periods. To understand the full impacts of the project on the affected freeway segments, Caltrans recommends that an updated queuing analysis be performed for the following ramp terminal intersections to determine whether vehicle queues can be accommodated within the ramps:

- US-101 southbound off-ramp to Tenth Street/SR-152
- US-101 northbound loop on-ramp from Tenth Street

Vehicle queues due to project-added traffic shall be accommodated within the ramps and freeway traffic shall not be impacted. If the project generated traffic impacts ramp operations, impacts shall be mitigated, or a fair share fee shall be allocated for mitigation. The project applicant shall coordinate with the City of Gilroy and Caltrans for any proposed mitigation measures.

### **Right of Way (ROW)**

*Section 3.0, Project Description, Figure 3.1-1.* The project proposes a public outdoor feature beyond the access control State ROW line, therefore requiring an encroachment permit. Due to the nature of the feature, this may also require additional legal agreements with Caltrans. If this public outdoor feature is required by the project, please proceed with the encroachment permit process described below.

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.

### **Construction-Related Impacts**

Potential impacts to the State 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, 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 the State Transportation Network (STN).

### **Encroachment Permit**

Please be advised that any permanent work or temporary traffic control that encroaches onto the State 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 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).

To download the permit application and to obtain more information on all required documentation, visit <https://dot.ca.gov/programs/traffic-operations/ep/applications>.

**Lead Agency**

As the Lead Agency, the City of Gilroy 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.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Llisel Ayon at [Llisel.Ayon@dot.ca.gov](mailto:Llisel.Ayon@dot.ca.gov). Additionally, for future notifications and requests for review of new projects, please email [LDIGR-D4@dot.ca.gov](mailto:LDIGR-D4@dot.ca.gov).

Sincerely,



MARK LEONG  
District Branch Chief  
Local Development - Intergovernmental Review

c: State Clearinghouse