

# 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

**August 16 2021**

August 16, 2021

**STATE CLEARINGHOUSE**

SCH #: 2021070299  
GTS #: 04-NAP-2021-00250  
GTS ID: 23657  
Co/Rt/Pm: NAP/121/6.49

Erin Morris, Planning and Code Enforcement Manager  
County of Napa  
1600 First Street  
Napa, CA 94559

## **Re: Soscol Square Project – Initial Study/Mitigated Negative Declaration (IS/MND)**

Dear Erin Morris:

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

### **Project Understanding**

The proposed project would redevelop the existing vacant 7.03-acre site with a new retail center including a 55,000-square-foot (s.f.) Kohl's retail building, a 9,800 s.f. future commercial building to be constructed at a later phase, and a 4,970 s.f. fast food restaurant with a double lane drive-thru accommodating up to 26 cars. Additional site improvements include outdoor dining areas, new surface parking lot with delineated pedestrian pathways, bio-infiltration ponds and planters, a 12-foot-wide Class I bicycle trail within a public access easement along Tulocay Creek with associated fencing, public artwork, and monument signs. This project site is directly adjacent to State Route (SR)-121.

### **Highway Operations**

Please specify the source of the most recent turning movement counts from 2018 and 2019 used in the existing conditions analysis. Please clarify if the three proposed driveways that directly connect to SR-121 will utilize the existing driveway accesses. If not, a new driveway access into and out of the project site would have to be reviewed and concurred by Caltrans.

### **Project Coordination**

Caltrans has a bridge replacement project for Tulocay Creek (04-4J820) adjacent to this project site with a tentative construction schedule from March 2025 to December 2027. The new bridge replacement will reconstruct the Tulocay Bridge with standard shoulders, reconstruct the retaining wall in the South-East corner of the project area, replace the sidewalk along the southbound SR-121 travelled way to the current standard, and regrade the side slope of the creek area.

Based on the current plans provided, there will be a conflict in the South-East (SE) corner of the project area. The additional loads along the SE corner of the proposed project may adversely impact the structural integrity of the adjacent bridge and the creek embankment. Please see the preliminary overlapping plans attached to this letter. The overlapping conflicting areas will severely affect the bridge replacement project in its current form of design with the proposed structure and driveway on Soscol Ave. Setbacks from Soscol Ave and Tulocay creek are needed. Caltrans recommends that the applicant review the bridge replacement plans and revise this project's design plans accordingly.

These two projects will need to be coordinated. More accurate overlapping plans are needed for further discussion and coordination. Please contact Caltrans project manager for the bridge replacement project, Daniel Chang, Senior Transportation Engineer, via [Daniel.Y.Chang@dot.ca.gov](mailto:Daniel.Y.Chang@dot.ca.gov).

### **Bicycle/Pedestrian Safety**

With over 2,000 new daily trips generated and three driveways proposed along Soscol Avenue, there could be a significant impact upon pedestrians walking along the Soscol sidewalk and bicyclists using the Soscol bike lane adjoining this new development. Caltrans recommends providing Caltrans-approved bicycle/pedestrian facilities and taking appropriate mitigation measures to address the project impact on pedestrians and bicyclists, including 1) placing green bike conflict markings at driveways ingress and egress; 2) putting bike logos in the bike lanes along the frontages of the project site; and 3) installing signs to warn bicycle/pedestrian and vehicle conflict at driveways.

### **Hydrology**

Any runoff from the project site that drains towards SR-121 must be metered to pre-construction levels. Any connections or impacts to drainage facilities within the State Right-of-Way (ROW) will require a Caltrans-issued encroachment permit.

In addition, Caltrans recommends including a Federal Emergency Management Agency (FEMA) flood map in the draft IS/MND. It appears that the north corner of the project site is within the FEMA base floodplain. Please check the latest FEMA mapping to confirm.

### **Construction Related Impacts**

Project work that requires movement of oversized or excessive load vehicles on State roadways and bridges, and/or travel lane closures on SR-121 requires a transportation permit that is issued by Caltrans. To apply, visit: <https://dot.ca.gov/programs/traffic-operations/transportation-permits>. A structural review is required when an excavation or trenching intersects the shear plane of the nearest bridge footing element.

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 Napa 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**

Based on the preliminary plans provided, a Caltrans-issued encroachment permit will be required for this project. Final plans will need to be submitted and reviewed. 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>.

Erin Morris, Planning and Code Enforcement Manager

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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 email [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 style with a long, sweeping underline.

MARK LEONG

District Branch Chief

Local Development - Intergovernmental Review

c: State Clearinghouse

# ADVANCE PLANNING STUDY ONLY

### CONSTRUCTION NOTES:

- 1 PROPOSED BUILDING SEE AGRICULTURAL PLANS
- 2 STORM WATER BIO-INFILTRATION POND / PLANTER
- 3 STORM WATER STORAGE PIPES
- 4 PROPOSED TRASH ENCLOSURE SEE AGRICULTURAL PLANS

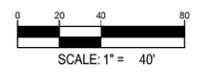
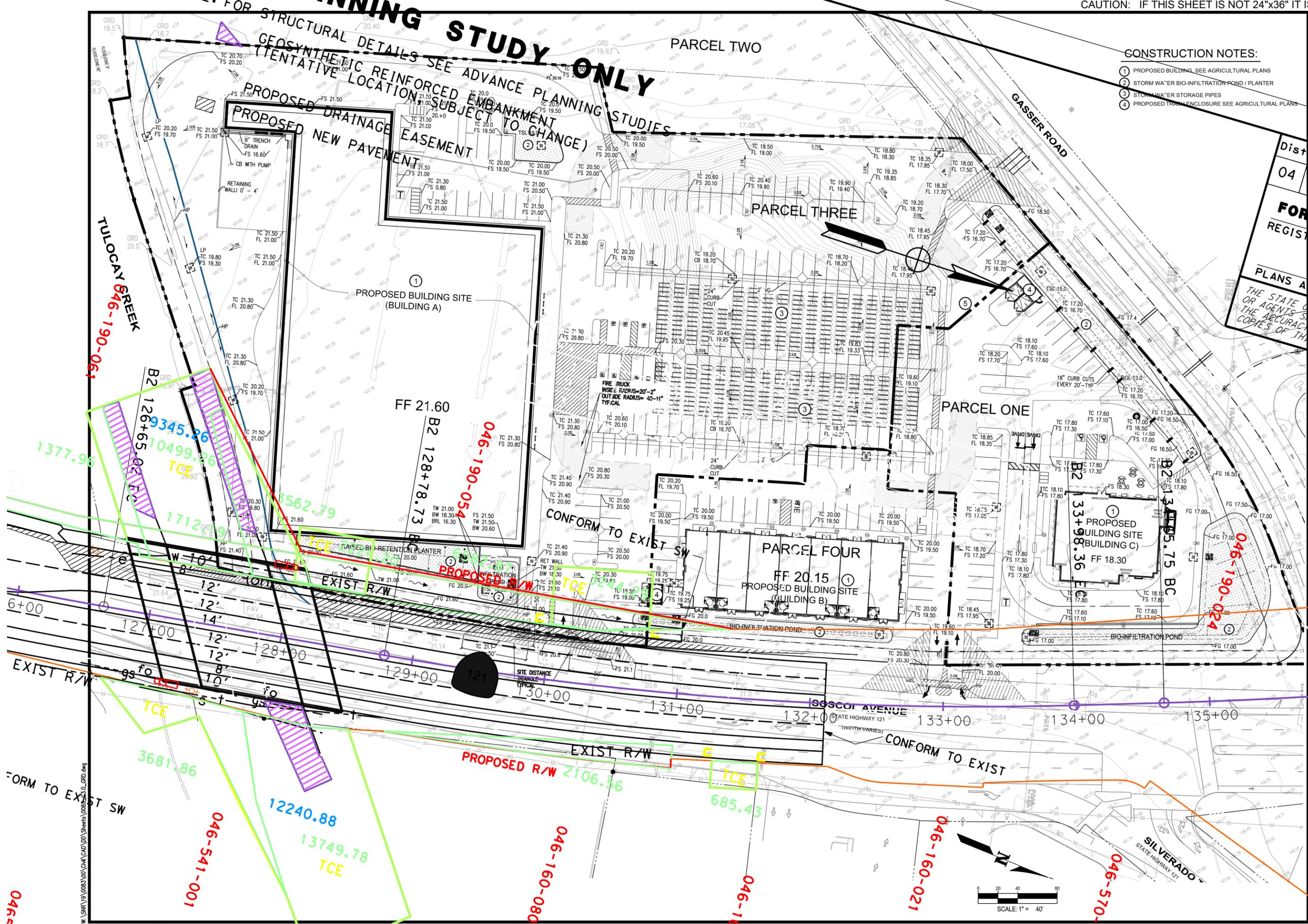
Dist. COUNTY WARE MALCOLM  
04 NAPA ROUTE 121  
FOR PLANNING STUDY  
REGISTERED CIVIL ENGINE  
PLANS APPROVAL DATE  
THE STATE OF CALIFORNIA OR ITS OFFICERS OR AGENTS SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF SUCH COPIES OF THIS PLAN SHEET.  
FOR AND ON BEHALF OF WARE MALCOLM

SOSCOL RETAIL CENTER  
333 SOSCOL AVENUE  
NAPA, CALIFORNIA

PRELIMINARY GRADING & DRAINAGE PLAN	NO.	DATE	DATE
	1	2020-10-19	

JOB NO.:	SNR19-0083
PA / PM:	GP
DRAWN BY:	SY
DATE:	10/19/2020
PLOT DATE:	

SHEET 3.0 of 5  
NOT FOR CONSTRUCTION



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