

## California Department of Transportation

DISTRICT 4  
OFFICE OF TRANSIT AND COMMUNITY PLANNING  
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[www.dot.ca.gov](http://www.dot.ca.gov)



February 3, 2022



SCH #: 2022010090  
GTS #: 04-SOL-2022-00227  
GTS ID: 25243  
Co/Rt/Pm: SOL/113/20.77

Scott Greeley, Associate Planner  
Community Development Department  
City of Dixon  
600 East A Street  
Dixon, CA 95620

### Re: Lincoln Square Project Mitigated Negative Declaration (MND)

Dear Scott Greeley:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Lincoln Square 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 January 2022 IS/MND.

#### Project Understanding

The project proposes a 10.99-acre subdivided residential community, which would be developed into 102 detached, single-family lots and a pocket park. Additionally, the proposed project includes a 2.27-acre commercial lot, which would be developed with a 4,500-square-foot (sf) convenience store, a 5,789-sf fueling canopy with eight fuel dispensers, and a 2,613-sf car wash. The project is located at the intersection of State Route (SR)-113 (North 1<sup>st</sup> Street) and North Lincoln Street/Vaughn Road in Dixon.

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

The project VMT analysis and significance determination are undertaken in a manner consistent with the Office of Planning and Research's (OPR) Technical Advisory. Per the IS/MND, this project is found to have a less than significant VMT impact, therefore working towards meeting the State's VMT reduction goals.

Regarding the project's driveway/access intersections, please note the following:

- Provide the traffic turning movements if available for Caltrans analyze the proposed access to and from SR-113;
- Provide truck turning templates for each driveway;
- Driveways should conform to Highway Design Manual (HDM) Indexes 205.1, 205.2, 205.3, and 405.1 (2)(c); and
- The driveway accessing SR-113 for the residential development should not exceed a width of 30' per HDM Index 205.

### **Construction-Related Impacts**

Potential impacts to Caltrans' 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, 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).

### **Utilities**

Any utilities that are proposed, moved or modified within Caltrans' ROW shall be discussed. If utilities are impacted by the project, provide site plans that show the location of existing and/or proposed utilities. These modifications require a Caltrans-issued encroachment permit.

### **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](mailto:D4Permits@dot.ca.gov).

Please note that Caltrans is in the process of implementing an online, automated, and milestone-based Caltrans Encroachment Permit System (CEPS) to replace the current permit application submittal process with a fully electronic system, including online payments. The new system is expected to be available during 2022. To obtain information about the most current encroachment permit process and to download the permit application, please visit <https://dot.ca.gov/programs/traffic-operations/ep/applications>.

Sincerely,



MARK LEONG  
District Branch Chief  
Local Development Review

c: State Clearinghouse