

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D | OAKLAND, CA 94623-0660
www.dot.ca.gov



October 14, 2022



SCH #: 2022090316
GTS #: 04-SON-2021-00750
GTS ID: 23315
Co/Rt/Pm: SON/101/27.4

Kimberley Jordan, Planner III
Town of Windsor
9291 Old Redwood Highway
Windsor, CA 95492

Re: Clearwater at Windsor Mitigated Negative Declaration (MND)

Dear Kimberley Jordan:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Clearwater at Windsor 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 September 2022 MND.

Project Understanding

The proposed project would involve the development of a continuum of care senior living community and commercial space. The senior living community would include 141 senior apartments, 71 assisted living units, and 34 memory care units for a total of 246 units. The senior apartments would be four-stories and would include 18 studios, 76 one bedroom, and 47 two-bedroom units. Commercial development on the site would include approximately 26,000 square feet in five buildings as well as outdoor dining and exercise areas. Four of the five buildings would provide retail, 10 apartment units, residential parking, restaurants, and office space. The remaining building would include amenities for the senior living community including a gym and salon/spa, office space and two model units for the senior facility that may be rented as apartments.

Travel Demand Analysis

The project Vehicle Miles Traveled (VMT) analysis and significance determination are undertaken in a manner consistent with the Office of Planning and Research's (OPR)

Technical Advisory. Per the MND, this project is found to have a less than significant VMT impact, therefore working towards meeting the State's VMT reduction goals.

Hydrology

The project proposes to build within a FEMA base floodplain, Zone AE. As previously requested in design review comments submitted July 7, 2021, the effects to the floodplain, including the loss of storage, need to be evaluated. Please provide responses to the following:

- A comparison of the lost storage volume to the additional volume in the creek.
- How the project reshapes the floodplain, and how the flood flows are redirected by the project. For example, how does proposed Building F, impact the property to the east?
- How the project affects the velocity downstream of the new creek alignment.

Also as previously requested, any impacts to the Pruitt Creek Bridge and any existing slope protection will need to be evaluated.

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.

Lead Agency

As the Lead Agency, the Town of Windsor 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.

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>.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, or for future notifications and requests for review of new projects, please email LDR-D4@dot.ca.gov.

Sincerely,



MARK LEONG
District Branch Chief
Local Development Review

c: State Clearinghouse