

## California Department of Transportation

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



October 24, 2024

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Aubrey Rose, Planner III  
Alameda County  
224 W. Winton Avenue, Room 111  
Hayward, CA 94544

### **Re: Arroyo Lago Residential Project – Draft Environmental Impact Report (DEIR)**

Dear Aubrey:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Arroyo Lago Residential Project. 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 2024 DEIR.

Please note this correspondence does not indicate an official position by Caltrans on this project and is for informational purposes only.

#### **Project Understanding**

The proposed project includes construction of 194 single-family homes, with approximately 25 percent designed with deed-restricted Accessory Dwelling Units and construct seven internal streets to provide internal circulation within the site. The proposed project would also include several off-site improvements including the development of a water storage and booster pump facility with a 400,000-gallon capacity, a recycled water storage facility with a 900,000-gallon capacity, a sewer treatment plant that would treat approximately 37,400-gallons of wastewater per day, and approximately 9 acres of agricultural irrigation fields.

#### **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 Vehicle

Miles Traveled (VMT) analysis for land use projects, 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 Technical Advisory. Per the DEIR, this project is found to have a significant and unavoidable VMT impact.

Caltrans acknowledges the DEIR recommending mitigation strategies identified in Alameda County VMT Reduction Estimator Tool to help reduce VMT and improve multimodal transportation options for land use development. The proposed measures identified in the Alameda County VMT Reduction Estimator Tool should be documented with annual monitoring reports to demonstrate effectiveness.

Also, please note that there may be other VMT mitigation options for the lead agency's consideration if onsite TDM measures cannot mitigate a project's VMT impact to a less-than-significant level, such as VMT-based Transportation Impact Fee program, VMT Mitigation Exchange program, and VMT Mitigation Bank. Some local jurisdictions and county transportation authorities have been successfully awarded funds through Caltrans' Sustainable Transportation Planning program to study those options. Please look at the grant program website ([link](#)) for more detail information if interested.

### **Hydrology and Water Quality**

This project is expected to create 18.8 acres of new impervious surface and is planning to treat 100% stormwater by bioretention. Please consider designating multiple areas in the project design for bioretention.

Given the extent of new impervious surfaces, please also consider hydromodification as a design option in the Bioretention strategy.

### **Construction-Related Impacts**


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](#)).

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Melissa Hernandez, Associate Transportation Planner via [LDR-D4@dot.ca.gov](mailto:LDR-D4@dot.ca.gov).

For future early coordination opportunities or project referrals, please visit Caltrans LDR website ([link](#)) or contact [LDR-D4@dot.ca.gov](mailto:LDR-D4@dot.ca.gov).

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Sincerely,

A handwritten signature in black ink, appearing to read "Luo Yunsheng". The signature is fluid and cursive, with the first name "Luo" and 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