

# 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](http://www.dot.ca.gov)



July 9, 2024

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GTS #: 04-SOL-2023-00325  
GTS ID: 30706  
Co/Rt/Pm: SOL/80/39.7

Brian Miller, Planner  
City of Dixon  
600 East A. Street  
Dixon, CA 95620

## Re: The Campus – Draft Environmental Impact Report (DEIR)

Dear Brian Miller:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Campus 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 May 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 would consist of a phased, mixed-use, 259-acre development that includes an approximately 48-acre opportunity center, approximately 144 acres of residential uses, and approximately 2.5 acres of commercial uses along Interstate (I)-80.

### Travel Demand Analysis

The project vehicle miles traveled (VMT) analysis and significance determination are undertaken in a manner consistent with the City's adopted VMT policy. Per the DEIR, this project is found to have significant and unavoidable VMT impacts. Caltrans commends the lead agency for implementing trip reduction measures from the California Air Pollution Control Officers Association (CAPCOA) Handbook to reduce VMT. The proposed mitigation measure 3.15-2 should be document with annual monitoring reports to demonstrate effectiveness.

To adequately evaluate the impact the project will have on the State Transportation Network (STN), please consider including the I-80 1st Street (State Route (SR)-113) interchange in the Traffic Impact Analysis. This interchange is on the western edge of the project area and will connect to 1st/SR-113 by a proposed internal four lane arterial.

To help reduce the project's VMT impact, Caltrans would also like to recommend fair share contributions to the following Regional Transportation Plan (Plan Bay Area 2050) projects:

RTP ID	Project Description
21-T07-058	This program includes funding to support regional and local planning programs and initiatives to support implementation of Plan Bay Area 2050 including support for Priority Development Area (PDA) planning and implementation.
21-T08-060	This program includes funding to implement a regional Complete Streets network with an emphasis on improvements near transit and in Equity Priority Communities. It also includes funding to implement county and local initiatives to support active transportation systems.
21-T10-070	This program includes funding to implement improvements to existing bus service in Priority Development Areas (PDAs) without existing high-frequency rail, ferry, or bus service. Improvements include frequency upgrades (30) minute peak headways and reorganization and/or expansion of bus routes.
21-T10-093	This program includes funding to implement other programmatic investments to enhance local transit frequency, capacity, and reliability. This program generally implements county, transit agency, and other local programs and initiatives to make bus and light rail travel faster and more reliable. Improvements include fleet and facilities expansions; transit corridor improvements; and transit station improvements.
21-T1--125	This program includes funding to implement improvements to existing regional bus service. Improvements include frequency upgrades (15-minute peak headways), transit signal priority, adaptive signal timing and ramp metering.

**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](#)). Prior to construction, coordination may be

required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the STN.

### **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' Right-of-Way (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.

The checklist TR-0416 ([link](#)) is used to determine the appropriate Caltrans review process for encroachment projects. The Office of Encroachment Permit requires 100% complete design plans and supporting documents to review and circulate the permit application package. To obtain more information and download the permit application, please visit Caltrans Encroachment Permits ([link](#)). Your application package may be emailed to [D4Permits@dot.ca.gov](mailto:D4Permits@dot.ca.gov).

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Lisel Ayon, Associate Transportation Planner, via [LDR-D4@dot.ca.gov](mailto:LDR-D4@dot.ca.gov). For future early coordination opportunities or project referrals, please contact [LDR-D4@dot.ca.gov](mailto:LDR-D4@dot.ca.gov).

Sincerely,

Brian Miller, Planner  
July 9, 2024  
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A handwritten signature in black ink, appearing to read "Luo Yunsheng". The signature is fluid and cursive, with the first name "Luo" being more prominent and the last name "Yunsheng" following in a similar style.

YUNSHENG LUO  
Branch Chief, Local Development Review  
Office of Regional and Community Planning

c: State Clearinghouse