

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
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www.dot.ca.gov



Governor's Office of Planning & Research

October 23 2023

October 16, 2023

STATE CLEARINGHOUSE

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Co/Rt/Pm: Napa/128/4.401

Jeff Mitchem, Planning & Building Director
City of Calistoga
1232 Washington Street
Calistoga City, CA 94515

Re: Kortum Ranch Development Project –Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR)

Dear Jeff Mitchem:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Kortum Ranch Development 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 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 2023 NOP.

Project Understanding

The proposed project would divide four existing parcels into 22 individual lots of single-family detached homes. This project site is located adjacent to State Route (SR)-128 and SR-29.

Transportation Impact Study

Caltrans has reviewed the Transportation Impact Study (TIS) and is requesting the following additional information to adequately evaluate the project's traffic impact on SR-128 and SR-29. All State highway facilities impacted should be studied in the TIS.

- The TIS states that the anticipated trip generation for the project was estimated using the standard rates published by the Institute of Transportation Engineering

(ITE) in *Trip Generation Manual*, 11th Edition, 2021, for “Single Family Detached Housing” (ITE LU 210). Please provide a copy of the trip generation calculation.

- Include the description of SR-128 and SR-29 in the Transportation Setting under Study Roadway.
- Provide a copy of the TIS for the Gateway Plaza Project, W-Trans February 2023, referred in the Study Area and Periods section.
- Provide traffic data (turning movement counts/ volumes, etc.) for the intersection of SR-128 and SR-29.
- Clarify if Terrance Drive will connect to SR-128. If so, please provide more information.
- Provide traffic management plan for the Temporary Encroachment on SR-29.
- Provide the Tentative Tract Map (TTM) sheet C3.3 depicting the SR-29 widening as it is not in the recently provided TTM.

Per the TIS, the City has long-range plans to improve operations at the intersection of Foothill Boulevard (SR-128)/Lincoln Avenue-Kortum Canyon Road by installing a traffic signal. Please provide the estimated time frame for this signal installation. The report assumed all project trips would be to/from SR-128. Please clarify if Westbound SR-128 at the Kortum Canyon Road intersection warrants a separate left turn pocket due to additional traffic volume before the signal installation by the City.

Hydrology

Any floodplain impacts must be documented and mitigated, please provide floodplain analysis report. Any additional floodplain impacts on existing adjacent properties must be explained. Please ensure that any increase in storm water runoff to State Drainage Systems or Facilities be treated, contained on project site, and metered to preconstruction levels.

Construction-Related Impacts

Potential impacts to the State 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, 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 State Transportation Network (STN).

Lead Agency

As the Lead Agency, City of Calistoga 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.

To obtain information about the most current encroachment permit process and to download the permit application, please visit Caltrans Encroachment Permits ([link](#)).

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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 Marley Mathews, Transportation Planner via LDR-D4@dot.ca.gov. For future early coordination opportunities or project referrals, please contact LDR-D4@dot.ca.gov.

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" clearly distinguishable.

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

c: State Clearinghouse