

## 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)



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Cesar Orozco, Principal Planner  
City of Vallejo  
555 Santa Clara Street  
Vallejo, Ca 94590

### **Re: 5180 Sonoma Boulevard Residential Development Project - Mitigated Negative Declaration (MND)**

Dear Cesar Orozco:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the 5180 Sonoma Boulevard Residential 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 October 2023 Draft MND.

#### **Project Understanding**

The proposed project involves the demolition of the existing, vacant "big box" retail store on the project site and the construction of 11 multi-family residential buildings containing 429 dwelling units, ranging in size from approximately 767 to 1,637 square feet. Two building types are proposed with a mixture of one-, two-, and three-bedroom units. Both building types would be four-stories tall and would be oriented to face the project frontages on Sonoma Blvd and Broadway St. In addition to the residential buildings, the project would provide a central amenity building, as well as associated parking, infrastructure, and landscaping improvements. This project site is located directly adjacent to State Route (SR)-29.

### **Highway Operations**

Any intersection configurations and signaling plan modifications as part of the project will require an Intersection Control Evaluation (ICE) or Intersection Safety and Operation Assessment Process (ISOAP) as well as close coordination with Caltrans District 4 Electrical Design unit.

Please clarify if this project will contribute to future improvement of the Sonoma Blvd and Broadway St since this intersection serves as the main ingress-egress point for the project.

### **Hydrology**

This project proposes a new storm drain network discharging to the new bioretention basins within the project area with overflow connections to the existing drainage facilities on the Sonoma Blvd (SR-29) and Broadway St.

Please provide the items listed below for Caltrans to review. Please note that the project plan will need to comply with storm water spread criteria of SR-29 per Section 831.4 of Caltrans Highway Design Manual (HDM). The grading and drainage design should avoid birdbaths along shoulder(s) of the Sonoma Blvd. (SR-29) and Meadows Dr. intersection.

- Project Grading Plans, Drainage Plans, and Drainage Details
- Estimated pre- and post-project drainage volumes
- Estimated 10-, 25-, and 100-year event peak flows discharging to existing drainage system on SR-29 under pre- and post-project conditions
- Drainage calculations and sizing criteria of proposed Bioretention Best Management Practices (BPM) to reduce peak flows onto Sonoma Blvd (SR-29)

### **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 State Transportation Network (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.

### **Lead Agency**

As the Lead Agency, the City of Vallejo is responsible for all project mitigation, including any needed improvements to the . The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

### **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).

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

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact John McKenzie, 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,



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

c: State Clearinghouse