

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



April 21, 2025

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GTS #: 04-SOL-2024-00415
GTS ID: 32930
Co/Rt/Pm: SOL/80/R28.3

Albert Enault, Senior Planner
City of Vacaville
650 Merchant Street
Vacaville, CA 95688

Re: McMurry Creek Estates Project – Draft Environmental Impact Report (DEIR)

Dear Albert Enault:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the McMurry Creek Estates 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 March 2025 DEIR.

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

Project Understanding

The project proposes to annex 15.73 acres of land from Solano County into the City of Vacaville to develop a subdivision consisting of 20 single-family residential estate lots, along with associated roadway and utility improvements.

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 guidelines. Per the DEIR, this project is found to have a significant and unavoidable VMT impact. We commend the City for adopting Measure T/LU-3, which requires new development implement transportation demand management (TDM) strategies.

We encourage the project applicant to develop and implement an effective TDM Program to reduce VMT and greenhouse gas emissions from future development in this area. TDM programs should be documented with annual monitoring reports by a TDM

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coordinator to demonstrate effectiveness. If the project does not achieve the VMT reduction goals, the reports should also include next steps to take to achieve those targets.

Please also consider the measures listed below which are quantified by the California Air Pollution Control Officers Association (CAPCOA) and shown to have different efficiencies reducing regional VMT:

- Provide Electric Vehicle Charging Infrastructure
- Provide Secure Bike Parking
- Provide Pedestrian Network Improvements
- Construct or Improve Bike Facilities
- Construct or Improve Bike Boulevards
- Expand Bikeway Networks
- Provide Traffic Calming Measures
- Create Urban Non-motorized zones
- Dedicate Land for Bike Trails

Also, the project VMT analysis states that improving pedestrian or bicycle network is a potentially feasible mitigation measure to reduce VMT. Please refer to the Caltrans Interstate (I)-80 Comprehensive Multimodal Corridor Plan (CMCP) for recommended projects and strategies that could be implemented as mitigation near the project location (*link*). Near this location, there are multiple planned new bicycle facilities; including new Caltrans facilities on Monte Vista Ave and Leisure Town Road, as well as planned new Solano Transportation Authority (STA) facilities along Putah South Canal and Vaca Valley Parkway.

Lastly, please consider exploring VMT based Transportation Impact Fee programs, VMT Mitigation Exchanges, and VMT Mitigation Banks, to help further reduce VMT impact if the implementation of applicable TDM measures is insufficient to mitigate the project VMT impact to a less-than-significant level. Please note that Caltrans has funded several local/regional agencies to study the feasibility of a variety of VMT mitigation programs through the Sustainable Transportation Planning Grant program (*link*). Caltrans welcomes potential opportunities to work with the City of Vacaville.

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. For future early coordination opportunities or project referrals, please visit Caltrans LDR website (*link*) or contact 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 the 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