

DEPARTMENT OF TRANSPORTATION

DISTRICT 4
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*Making Conservation
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Governor's Office of Planning & Research

March 15, 2019

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Alexis Morris, Planning Manager
City of Antioch Planning Division
200 H Street
Antioch, CA 94509

STATE CLEARINGHOUSE

Acorn Business Park Project—Mitigated Negative Declaration

Dear Alexis Morris:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. In tandem with the Metropolitan Transportation Commission's (MTC) Sustainable Communities Strategy (SCS), Caltrans mission signals a modernization of our approach to evaluating and mitigating impacts to the State Transportation Network (STN). Caltrans' *Strategic Management Plan 2015-2020* aims to reduce Vehicle Miles Travelled (VMT) by tripling bicycle and doubling both pedestrian and transit travel by 2020. Our comments are based on the Mitigated Negative Declaration (MND).

Project Understanding

JMI Properties Corporation is seeking entitlements to allow for development of the Acorn Business Park Project. The business park could include a range of uses such as hotel, commercial/retail, office, and self-storage facilities. The 19.75-acre site is currently undeveloped. The project site would be divided into three subsections (A, B, and C). The applicant is proposing to construct the self-storage facility on Subsection B upon approval of the proposed project by the lead agency. The applicant is seeking entitlements for Subsections A and C but will seek to market Subsections A and C for future construction by a separate developer(s). Regional access is located 770 feet east of the project site at the State Route (SR) 160 and 18th Street interchange.

Multimodal Transportation

The project should be conditioned to ensure connections to existing bike lanes and multi-use trails to facilitate walking and biking to nearby jobs, neighborhood services, and transit. Since the proposed project is adjacent to Tri Delta's 383 bus stop, which provides a connection to Antioch's BART station, the proposed project should provide subsidized transit passes on an ongoing basis for future employees.

Lead Agency

As the Lead Agency, the City of Antioch is responsible for all project mitigation, including any needed improvements to the STN. The project's fair share contribution, financing, scheduling,

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Alexis Morris, City of Antioch
March 13, 2019
Page 2

implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures, prior to the submittal of an encroachment permit. Potential mitigation measures that include the requirements of other agencies—such as Caltrans—are fully enforceable through permit conditions, agreements, or other legally-binding instruments under the control of the City.

Encroachment Permit

Please be advised that any sign or work within Caltrans ROW will require an encroachment permit prior to construction. To apply for an encroachment permit, please complete an encroachment permit application, environmental documentation, and six (6) sets of plans clearly indicating State ROW, and submit to the following address: David Salladay, District Office Chief, Office of Permits, California Department of Transportation, District 4 Office of Permits, 111 Grand Avenue, Oakland, CA 94612. Traffic-related mitigation measures should be incorporated into the construction plans prior to the encroachment permit process. See the website link below for more information. <http://www.dot.ca.gov/hq/traffops/developserv/permits>.

Should you have any questions regarding this letter, please contact Michael Casas at (510) 286-5614 or michael.casas@dot.ca.gov.

Sincerely,



PATRICIA MAURICE
District Branch Chief
Local Development - Intergovernmental Review

c: State Clearing House

