

DEPARTMENT OF TRANSPORTATION

DISTRICT 4

OFFICE OF TRANSIT AND COMMUNITY PLANNING **Governor's Office of Planning & Research**

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April 30, 2020

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

The Ranch Residential Development- Draft Environmental Impact Report (DEIR)

Dear Alexis Morris:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for The Ranch Residential Development. 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 following comments are based on our review of the March 2020 DEIR.

Project Understanding

The project proposes a residential community consisting of 1,177 residential units over 253.5 acres on 551.5 acres of primarily undeveloped land, including Low Density (LD), Medium Density (MD), and Age Restricted (AR) units; a 5 acre Village Center consisting of commercial, office, and retail space; 3 acres of public services facilities, including a new fire station site and a trail staging area; approximately 22.5 acres of public parks and landscaped areas; and 229.5 acres of open space. Regional access is located 2.3 miles east at the State Route (SR)-4 and Lone Tree Way interchange, and 3.5 miles to the north at the SR-4 and Deer Valley Road interchange.

Alexis Morris, Planning Manager

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Multimodal, Bicycle and Pedestrian Planning

Caltrans' previous comments regarding maintaining and creating meaningful multimodal connections still stand. We encourage impact fees dedicated to improving active transportation, transit, and connectivity to the regional trail network. These measures offer the possibility to lower the project VMT and remain consistent with MTC's Regional Transportation Plan/SCS, while helping to meet Caltrans Strategic Management Plan targets.

Caltrans supports Mitigation Measure TRANS-1b, particularly the striping improvements at the SR-4/ Hillcrest Ave interchange. This is an improvement identified in the Caltrans District 4 Bike Plan. We encourage the lead agency to work with Caltrans and other transit operators in the area, including BART, in order to improve bicycle and pedestrian comfort and accessibility through this intersection.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Laurel Sears at (510)286-5614 or laurel.sears@dot.ca.gov.

Sincerely,



Mark Leong
District Branch Chief
Local Development - Intergovernmental Review

cc: State Clearinghouse