

## 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)



### Governor's Office of Planning & Research

August 24, 2022

**AUG 24 2022**

### STATE CLEARINGHOUSE

SCH #: 2022080104  
GTS #: 04-SOL-2022-00253  
GTS ID: 27304  
Co/Rt/Pm: SOL/12/2.402

Jonathan Atkinson, Senior Planner  
City of Fairfield  
1000 Webster Street, 2nd floor  
Fairfield, CA 94553

### Re: 80-12 Industrial Center – Initial Study/Mitigated Negative Declaration (IS/MND)

Dear Jonathan Atkinson:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the 80-12 Industrial Center 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 following comments are based on our review of the August 2022 IS/MND.

#### Project Understanding

The proposed project would demolish the existing vacant building and develop two industrial warehouse buildings on a 19.44-acre site, directly adjacent to State Route (SR)-12 on-ramp at Chadbourne Rd.

#### Transportation Impacts

Please provide potential transportation impacts on Chadbourne Rd. leading to the SR-12 on-ramp both during and after construction. 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, visit: <https://dot.ca.gov/programs/traffic-operations/transportation-permits>.

Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to SR-12.

The project site was occupied by a Walmart retail shopping store but has been vacated since early 2010's. For the trip generation analysis in Appendix F – VMT Assessment, please explain why the proposed project was compared to the previously closed Walmart retail shopping store instead of the existing vacant condition. The existing traffic signals or any roadway geometry may have been changed in the past more than 10 years.

Please clarify if the intersection of Chadbourne Rd and Bush Dr will be modified and the existing South Bound (SB) Chadbourne left-turn pocket would have enough storage capacity to accommodate truck traffic. The added traffic generated from the proposed project may potentially cause an overflow on SB Chadbourne which may impede East Bound SR-12 ramp intersection movements.

### **Hydrology**

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

If the project involves drainage work, please provide a drainage report detailing assumptions and calculations used in the design of the drainage systems. The drainage report should include pre- and post-project flows to the existing drainage system. Please also include drainage details and profiles for the connection to the existing inlets, outlets and systems showing any utility conflicts.

### **Biological Resources**

The nesting bird season is not consistent throughout the document. In the "Migratory and Native Resident Nesting Birds" section, the dates should be February 1 to August 31.

### **Cultural Resources**

Consider replacing the term of "Archaeological Remains" with "Human Remains" wherever it is mentioned in this report.

### **Lead Agency**

As the Lead Agency, the City of Fairfield is responsible for all project mitigation, including any needed improvements to SR-12. 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 ensure that the northerly driveway would not infringe on the access control area (see enclosed map). Any permanent work or temporary traffic control that encroaches onto Caltrans' Right-of-Way (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).

Please note that Caltrans is in the process of implementing an online, automated, and milestone-based Caltrans Encroachment Permit System (CEPS) to replace the current permit application submittal process with a fully electronic system, including online payments. The new system is expected to be available during 2022. To obtain information about the most current encroachment permit process and to download the permit application, please visit <https://dot.ca.gov/programs/traffic-operations/ep/applications>.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, or for future notifications and requests for review of new projects, please email [LDR-D4@dot.ca.gov](mailto:LDR-D4@dot.ca.gov).

Sincerely,



MARK LEONG  
District Branch Chief  
Local Development Review

c: State Clearinghouse



MATCH TO SHEET

MATCH TO SHEET

12-080-2(187)

DIST	COUNTY	ROUTE	POST MILE	SHEET NO.	TOTAL SHEETS
10	SOL	12/80		10	10

SUISUN

RANCHO

T.5N., R.2W., M.D.M.  
SECTION 33 (Projected)

RAMP "G"  
R = 17000  
Δ = 00°56'44"  
T = 140.28  
L = 280.55

LEWIS

PIERCE

3-MAPS-7  
11-7-06

SUBDIVISION

DEED NO.	GRANTOR	TYPE OF DEED	DATE OF DEED	AREA OF TAKE	VOL.	O.R.	PAGE	DATE
11109-3	Abbeuser Busch Inc.	Grant	12-8-76	3.73± ACS	1977	✓	1959	11-2-77
11102-1	"	"	2-15-85	11.49± ACS	1985	✓	31805	4-9-85
11104	"	"	"	10.96± ACS	"	✓	"	"
11105-1	"	"	"	5.71± ACS	"	✓	"	"
11106	Busch Properties Inc.	"	"	5.39± ACS	"	✓	31802	"

BEARINGS AND DISTANCES  
SHOWN ARE BASED ON THE CALIFORNIA  
COORDINATE SYSTEM, ZONE 2

CITY OF

FAIRFIELD

SCALE: 1"=50'

R193017

R-193X.9