

California Department of Transportation

DISTRICT 3
703 B STREET | MARYSVILLE, CA 95901-5556
(530) 821-8370
www.dot.ca.gov



May 21, 2026

GTS# 03-SAC-2024-02604
SCH#2024100487

Sara Kirchgessner, Senior Planner
City of Elk Grove
Development Services Department
8401 Laguna Palms Way
Elk Grove, CA 95758

Summer Flats Project

Dear Sara Kirchgessner,

Thank you for including the California Department of Transportation (Caltrans) in the review process for the project referenced above. We reviewed this local development for impacts to the State Highway System (SHS) in keeping with our mission, vision, and goals, some of which includes addressing equity, climate change, and safety, as outlined in our statewide plans such as the California Transportation Plan, Caltrans Strategic Plan, and Climate Action Plan for Transportation Infrastructure.

The Summer Flats Project (Project) proposes to subdivide approximately 27.6-acres for a single-unit residential community, comprised of 120 residential lots, as well as new internal roadways and frontage improvements, associated utility improvements, 14.7 acres of open space, an open space trail and pedestrian paseo, and new landscaping. The Project would also require City approval of General Plan Amendments and Community Plan Amendments to redesignate the Project site from Low Density Residential to Medium Density Residential and to increase the maximum residential buildout for the East Elk Grove Sub-Area, as well as a Rezone, Small Lot Tentative Subdivision Map, Subdivision Design Review, Master Home Plan Design Review, and Design Exception. The Project is located on Waterman Road northeast of the intersection with Rancho Drive, roughly two miles east of State Route (SR) 99 in Elk Grove. Based on the Draft Environmental Impact Report (DEIR) provided, we provide the following comments.

Freeway Operations

In our previous comment letter dated November 8, 2024, Caltrans requested the project sponsor to identify mitigation that would reduce the vehicle miles traveled (VMT) with a Multimodal Transportation Plan. In the Traffic Study of this project (Table 10), the VMT generation from this project would be 2.8 over the VMT limit. The study indicates that the City's Bicycle, Pedestrian, and Trails Master Plan (BPTMP) plans for a sidewalk and bike lane along Waterman Road as mitigation. These planned improvements may mitigate some of the VMT impact. Currently, bus routes E115 and E116 are providing Transit services from the development site to major destinations such as local college and downtown Sacramento. Do the current bus routes have the capacity to absorb the additional demand from the development? Please evaluate the ridership (in percentage of full) for these bus routes during peak hours and provide additional capacity when necessary.

Forecasting & Modeling

The Transportation Analysis Report (TAR) states that the Project's induced VMT impacts are substantial and inevitable because of variability in the results that quantify the effectiveness of the VMT mitigation measures. Another related issue to consider is VMT damping. For instance, the total VMT reduction that results from both installing a sidewalk and providing bike lanes is not necessarily the sum of VMTs reduced by implementing each individual strategy. In addition, how will the project's induced VMT and VMT saved because of implementing VMT strategies build up over time? As such, we recommend developing a VMT monitoring plan to gauge the VMT trends over time.

Please provide our office with copies of any further actions regarding this proposal. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any questions regarding these comments or require additional information, please contact Robynn Spence, Local Development Review Coordinator, by phone at (530) 812-6874 or via email at D3.local.development@dot.ca.gov.

Sincerely,

David J. Smith

David Smith, Branch Chief
Local Development Review and Complete Streets
Division of Planning, Local Assistance, and Sustainability
California Department of Transportation, District 3

Caltrans Comment Letter - Summer Flats

Final Audit Report

2026-05-21

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