

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



May 15, 2025

SCH #: 2025040850
GTS #: 04-SOL-2025-00416
GTS ID: 36148
Co/Rt/Pm: SOL/505/R3.021

Noah Rumbaoa, Assistant Planner
City of Vacaville
650 Merchant Street
Vacaville, CA 95688

Re: Midway Plaza – Draft Mitigated Negative Declaration (MND)

Dear Noah Rumbaoa:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Midway Plaza 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 April 2025 Draft MND.

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 proposed project would construct a service-oriented center that includes commercial and light industrial uses and associated landscaping on a 4.2-acre site near Interstate (I)-505.

Travel Demand Analysis

The project vehicle miles traveled (VMT) analysis and significance determination are undertaken in a manner consistent with the City's adopted Interim SB 743 Implementation Guidelines. Per the MND, this project is found to have a less than significant VMT impact.

Hydrology

The proposed project will have to incorporate roadway runoff from the southbound onramp to I-505 through an existing Hot Mix Asphalt (HMA) Overside Drain draining towards the proposed detention basin located in southeast corner of the project.

Construction-Related Impacts

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, please visit Caltrans Transportation Permits ([link](#)). Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State Transportation Network (STN).

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.

Lead Agency

As the Lead Agency, the City is responsible for all project mitigation, including any needed improvements to the STN. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Encroachment Permit

Several of the sheets in Appendix A (including L1, C-1, C-2) show Caltrans property or I-505 onramps, but do not clearly depict right-of-way (ROW) lines. Many of these sheets show project improvements that appear to be within City or State ROW. The project sponsor should review Caltrans records, specifically Record Map R-195.6, to study the property lines shown on Caltrans' maps. Please be advised that any temporary or permanent work including traffic control that encroaches in, under, or over any portion of the State highway ROW requires a Caltrans-issued encroachment permit.

The Office of Encroachment Permits requires 100% complete design plans and supporting documents to review and circulate the permit application package. The review and approval of encroachment projects is managed through the Encroachment Permits Office Process (EPOP) or the Project Delivery Quality Management Assessment Process (QMAP), depending on project scope, complexity, and completeness of the application. Please use the following resources to determine the appropriate review process:

- TR-0416 Applicant's Checklist ([link](#))
- Caltrans Encroachment Projects Processes – Information Video ([link](#))
- Flowchart, Figure 1.2 in Section 108, Overview of the Encroachment Review Process, of Chapter 100 – The Permit Function, Caltrans Encroachment Permit Manual ([link](#))

Noah Rumbaoa, Assistant Planner

May 15, 2025

Page 3

The permit approval typically takes less than 60 days, but may take longer depending on the project scope, size, complexity, completeness, compliance with applicable laws, standards, policies, and quality of the permit package submitted. Projects requiring exceptions to design standards, exceptions to encroachment policies, or external agency approvals may need more time to process.

To obtain more information and download the permit application, please visit Caltrans Encroachment Permits ([link](#)).

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.

Sincerely,

A handwritten signature in black ink, appearing to read "Luo Yunsheng".

YUNSHENG LUO

Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse