

**DEPARTMENT OF TRANSPORTATION**

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April 2, 2019

Governor's Office of Planning & Research

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STATE CLEARINGHOUSE

Scott Johnson  
Senior Planner  
City of Sacramento  
Community Development Department  
300 Richards Blvd., Third Floor  
Sacramento, CA, 95811

**Natomas Arena Reuse Planned Unit Development Project – Notice of Preparation (NOP)**

Dear Mr. Johnson

Thank you for including California Department of Transportation (Caltrans) in the application review for the project referenced above. Caltrans' new mission, vision, and goals signal a modernization of our approach to California's transportation system. We review this local development for impacts to the State Highway System (SHS) in keeping with our mission, vision and goals for sustainability/livability/economy, and safety/health. We provide these comments consistent with the state's mobility goals that support a vibrant economy and build communities.

The Natomas Arena Reuse Planned Unit Development (NAR PUD) area will include a circulation network intended to utilize or repurpose existing PUD area roadways to serve future development, improve connectivity with the existing road system, and support multi-modal transportation. The proposed NAR PUD will change the land use designation of the project site from Urban Center High to Urban Center Low and will change the zoning designation from Sports Complex/Planned Unit Development (SPX-PUD) to General Commercial/Planned Unit Development (C-2-PUD). The NAR PUD site is a 183.8-acre site located within the City of Sacramento's North Natomas community in the northwestern portion of the city and includes the Sleep Train Arena building, the former Sacramento Kings practice facility. Based on the information provided, Caltrans provides the following comments:

**Traffic Operations/Forecasting:**

The proposed project is anticipated to contribute significant traffic congestion to nearby Interstate 5 (I-5) and Interstate 80 (I-80). Because of this, a Transportation Impact Study (TIS) is required. The TIS should be based on the Caltrans "Guide for the Preparation of Traffic Impact Studies", and must cover the following:

- Trips generated and distributed from the project site;
- Existing traffic condition without the project;

Scott Johnson  
City of Sacramento  
April 2, 2019  
Page 2

- Existing traffic condition with the project;
- Future Cumulative traffic condition without the project and with the project;
- Future cumulative traffic impacts with the project that includes proposed projects around the project site, some of which includes:
  - Natomas Crossing-Quadrant B Office: located east of I-5 and north and south of Arena Boulevard.
  - North Natomas Community Center & Aquatic Center: located north of Del Paso Road and east of I-5.
  - Hyatt House & Place-North Natomas: located west of I-5 and on the south edge of Del Paso Road.
  - Sleep Train Apartments: located east of I-5, north of Arena Boulevard, and south of Del Paso Road.
  - Paso Verde School: located east of I-5 and north of Del Paso Road
  - Natomas Town Center East: located at 2631 Del Paso Road.
- Vehicle Miles Travelled (VMT) analysis which includes VMT per capita, and the average VMT per capita for the surrounding area;
- Evaluation of elements of multi-modal transportation system analysis; and,
- Queue length analysis at the on and off ramps at Arena Boulevard, Del Paso Road, and Truxel Road. The scope of the analysis should include nearby I-5, I-80 mainline, ramps, and ramp intersections.

Please provide our office with copies of any further actions regarding this project. 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 Uzma Rehman, Intergovernmental Review Coordinator for the City of Sacramento, by phone (530) 741-5173 or via email to [uzma.rehman@dot.ca.gov](mailto:uzma.rehman@dot.ca.gov)

Sincerely,



Alex Fong, Branch Chief  
Office of Transportation Planning  
Regional Planning Branch – South

CC: State Clearinghouse