

**DEPARTMENT OF TRANSPORTATION**

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9/28/2020

Governor's Office of Planning &amp; Research

**Sep 23 2020****STATE CLEARINGHOUSE**

September 23, 2020

GTS# 03-SAC-2019-00733  
SCH# 2019050019

Ms. Sarah Kirchgessner  
Senior Planner  
City of Elk Grove  
8401 Laguna Palms Way  
Elk Grove, CA 95758

**California Northstate University Medical Center Project – Draft Environmental Impact Report (DEIR)**

Dear Ms. Kirchgessner,

Thank you for including the California Department of Transportation (Caltrans) in the review process 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 smart mobility goals that support a vibrant economy, and build communities, not sprawl.

The California Northstate University Medical Center Project (Project) proposes to redevelop the existing School of Medicine site to include a hospital with helicopter landing site, a central plant and mechanical yard, an outpatient clinic, a medical office building, a dormitory, three parking structures, retail, office spaces, and public gathering space. The Project will employ approximately 4,000 people and house up to 300 students. The Project will be completed in three phases. The Project is located at the southwest corner of the intersection of Elk Grove Boulevard and West Taron Drive in the City of Elk Grove, southeast of the Interstate 5 (I-5) and Elk Grove Boulevard interchange. Based on the information received, Caltrans provides the following comments.

**Traffic Operations/Forecasting**

The increase in traffic due to the Project is critical in determining when a signal will be needed at the I-5 northbound (NB) and Elk Grove Boulevard intersection. The following comments apply to the DEIR's Traffic Analysis Appendix (Appendix K), and relate to this concern.

- Since Project phasing timelines are not provided in Appendix K; it is not clear what horizon year and growth factor assumptions have been used for the future build scenarios.



*Making Conservation  
a California Way of Life.*

- The peak-hour trip distribution rates in the Trip Generation - Proposed Project (Project Build Out) table are inconsistent with ITE Trip Generation Manual, 10th Edition.

The following additional comments apply to Appendix K of the DEIR.

- Please clarify why a traffic analysis was completed for Phase 1 and full buildout (Phase 3), but not for Phase 2.
- Page 14: The report states that I-5 is 5.1 miles to the east of the project. Please replace I-5 with State Route (SR) 99.
- Page 19: The intersection of Elk Grove Boulevard and the I-5 NB ramps exceeds the delay target in the cumulative plus buildout conditions. Table 6 states that a traffic signal should be installed.
  - This intersection should go through the Intersection Control Evaluation (ICE) process to determine the type of control.
  - Based on current volumes, warrant 3B is very close to being met. When volumes do meet this warrant, the intersection control should be addressed regardless of the stage the project is in.
- Page 26: Figure 8 shows that a U-turn would be allowed for westbound (WB) traffic at Intersection 1. This is a safety concern and should not be allowed.
- Page 31, Emergency Vehicle Left Turn Access: Consider adding an “Emergency Signal” sign, and “Keep Clear” pavement markings to prevent vehicles from blocking the intersection. Also consider advance signage to warn drivers.

### **Encroachment Permit**

An encroachment permit will be required from Caltrans for any work performed on the State Right of Way if not previously obtained. To apply, a completed encroachment permit application, environmental documentation, and five sets of plans clearly indicating State Right of Way must be submitted to:

Hikmat Bsaibess  
California Department of Transportation  
District 3, Office of Permits  
703 B Street  
Marysville, CA 95901

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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 Douglas Adams, Intergovernmental Review Coordinator, at (530) 741-4543 or by email at: douglas.adams@dot.ca.gov.

Sincerely,

*David James Smith*

for

ALEXANDER FONG

Acting Branch Chief, Transportation Planning – South  
Planning, Local Assistance, and Sustainability