

DEPARTMENT OF TRANSPORTATION

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Making Conservation
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Governor's Office of Planning & Research

SEP 19 2019

September 12, 2019

STATE CLEARINGHOUSE

GTS# 03-BUT-2019-00138

03-BUT-32 PM 12.887

SCH# 2019089041

Mr. Mike Sawley
City of Chico Community Development
411 Main Street
Chico, CA 95927

Valley's Edge Specific Plan

Dear Mike Sawley:

Thank you for including the California Department of Transportation (Caltrans) in the environmental/application review process for the project referenced above. The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans through the lenses of our mission and state planning priorities of infill, conservation, and travel-efficient development. To ensure a safe and efficient transportation system, we encourage early consultation and coordination with local jurisdictions and project proponents on all development projects that utilize the multimodal transportation network.

The Specific Plan area is located roughly one mile east of State Route (SR) 99.

The proposed project is 1,448-acres that will include a mix of residential, commercial, parks, trails, recreation, and open space on a parcel of land located in Butte County but will be annexed to the City of Chico.

Traffic Operations

The below comments are made by Caltrans Highway Operations to provide additional information and/or clarification on the proposed project:

The proposed Valley's Edge Specific Plan could potentially have significant impacts on mainlines SR 99 and SR 32 and associated access points.

Due to the recent effects of the Paradise Camp Fire, the area has experienced a sudden population increase that has worsened congestion. A comprehensive traffic operational analysis of the area will be required to identify impacts generated by the project, any

appropriate mitigation measures, as well as a Vehicle Miles Traveled (VMT) discussion. The mitigation measures discussion should address ramp metering, auxiliary lanes, and any plans for needed improvements to local interchanges and or extension of local circulation system such as plans to extend Southgate Avenue to Skyway Road.

Items to include in the EIR:

1. Trip generation table that shows trips generated for every single individual land use proposed as a part of the development (Single Family, multi-family, attached housing, detached housing, etc...).
2. Trip distribution map showing percentage of trips to and from the development.
3. The traffic impact analysis report should cover the following intersections on top of other intersections that come under the city/county jurisdiction:
 - a. SR 99/ Skyway Rd Interchange
 - b. SR 99/ E 20th Street Interchange
 - c. SR 99/ SR 32 Interchange
 - d. SR 99/ E 1st Avenue Interchange
 - e. SR 99/ Cohasset Road Interchange
 - f. SR 99/ East Avenue Interchange
 - g. SR 99 Mainline from Southgate Avenue to SR 32
 - h. SR 32/ W. East Avenue Interchange
 - i. SR 32/ W. Sacramento Avenue Intersection
 - j. SR 32/ Park Avenue Intersection
 - k. SR 32/ West 8th/9th Street Intersection
 - l. SR 32/ Forest Avenue Intersection
 - m. SR 32/ Bruce Road Intersection
4. The travel demand forecast analysis at the intersections/interchanges should include:
 - a. Existing Volume
 - b. Opening Day No-Build Volume
 - c. Project Only Volume
 - d. Opening Day No-Build + Project Volume
 - e. 20 year No-Build Volume
 - f. 20 year No-Build + Project Volume
5. If the project is going to be built in phases, provide:
 - a. Construction end dates for each phase.
 - b. Traffic analysis reflecting project traffic by project phase.
 - c. Traffic analysis for the full build out of the project.
6. Discuss project VMT.
7. Discuss mitigation measures.

Mr. Mike Sawley, City of Chico Community Development
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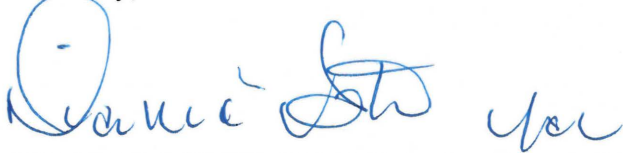
Forecasting

Please provide a breakdown of the number of single family, apartment, custom homes, attached and detached homes. Provide a breakdown of the commercial developments (units in thousand square foot (KSF) or number of employees). Provide the total number of dwelling units for the planned multi-family apartment complex planned in the village commercial lot.

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 question regarding these comments or require additional information, please contact Nima Kabirinassab, Intergovernmental Review Coordinator for Butte County, by phone (530) 741-5452 or via email at Nima.Kabirinassab@dot.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Shannon Culbertson". The signature is fluid and cursive, with the first name being the most prominent.

SHANNON CULBERTSON, Acting Branch Chief
Office of Transportation Planning—North