

DEPARTMENT OF TRANSPORTATION

District 3
703 B Street
MARYSVILLE, CA 95901-5556
PHONE (530) 634-7616
TTY 711
www.dot.ca.gov



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STATE CLEARINGHOUSE

November 3, 2020

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Eric Lee
Planner
Community Development and Sustainability
City of Davis
23 Russell Boulevard
Davis, CA 95616

Downtown Davis Specific Plan Area and Associated Form-Based Code – Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR)

Dear Mr. Lee:

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 Downtown Davis Specific Plan Area and Associated Form-Based Code (Project) intends to implement the community's vision for the Downtown area into a variety of opportunities for reinvestment and future. The Specific Plan would replace the existing Core Area Specific Plan, and the Form-Based Code would modify the City's existing municipal code for development in the downtown core area. The Project includes streamlining measures and allows for the addition of 1,000 residential units and 600,000 square feet of nonresidential development. As the project area is largely built out, the proposal assumes development would occur as either infill of vacant lots, or as redevelopment of existing buildings or additional building on underutilized sites. Based on the information received, Caltrans provides the following comments.

Right of Way

All work proposed and performed within the State's right of way must be in accordance with Caltrans' standards and would require an encroachment permit prior to commencing construction. Please contact d3rwmaprequest@dot.ca.gov for any right of way map requests or information needs.

Traffic Operations

Caltrans District 3 Traffic Operations requests to be involved in the scoping of the transportation analysis for the proposed project due to its proximity and potential impacts to the SHS. Based on multiple traffic data sources, such as PeMS, INRIX, Google traffic applications, and field observations, the I-80 corridor as well as the Richards and Mace Boulevard Interchanges are anticipated to be impacted operationally with an increase in volumes (particularly during the P.M. peak period). This may also affect bicycle and pedestrian movement at the interchanges. Additionally, Caltrans would like to discuss ride hailing vehicles impacts to multimodal conflicts and congestion. The project should refer to the Transportation Impact Study Guidelines (TISG) and the Local Development-Intergovernmental Review (LD-IGR) Safety Guidelines when proceeding with the study of this development.

Forecasting/Modeling

The trips generated from this Project is significant and may impact the SHS. The addition of 1,000 single family residential units is expected to generate close to 9,440 daily trips (740 A.M. peak hour trips and 990 P.M. peak hour trips). Trip generation rates for the non-residential development could not be calculated because the land uses are not defined for the 600,000 square feet. Caltrans District 3 Forecasting/ Modeling requests to also be involved in the transportation analysis scoping meeting and would like to receive more clarification on the 600,000 square feet non-residential land use. The vehicle miles traveled (VMT) analysis should be conducted in accordance with the Senate Bill (SB) 743 Office of Planning and Research (OPR) guidelines. In the report, please include the number of phases of the development, the approximate construction start date, the full build out expected, and the mitigation measures that will be implemented to reduce VMT.

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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 Anissa Raja, Intergovernmental Review Coordinator, at (530) 741-4507 or by email at: anissa.raja@dot.ca.gov.

Sincerely,

Alexander Fong

ALEX FONG
Acting Branch Chief, Transportation Planning – South
Planning, Local Assistance, and Sustainability
Caltrans District 3

Cc: State Clearinghouse