

DEPARTMENT OF TRANSPORTATION**DISTRICT 6**

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Governor's Office of Planning & Research

JULY 29 2019

July 29, 2019

STATE CLEARINGHOUSE

06-TUL-99-32.36
DEIR - CARTMILL CROSSINGS
SCH # 2018111038

Mr. Mario Anaya, Principal Planner
City of Tulare - Community & Economic Development Dept.
411 E. Tulare Street
Tulare, CA 93274

Dear Mr. Anaya:

Thank you for the opportunity to review the Draft Environmental Impact Report (DEIR) for the Cartmill Crossings multi-use development (Project). The proposed 120-acre project site is located in the northeast quadrant of the State Route (SR) 99/Cartmill Avenue interchange.

The Project includes an Annexation, a General Plan Amendment, and a Pre-Zoning to allow a commercial shopping center with multi-family and single-family residential developments. Examples of uses include restaurants, fast food restaurants, retail stores, hotels, and fuel stations. The northeastern portion of the Project site will consist of approximately 30 acres for a low density single-family residential development, approximately 4.4 acres for a medium density residential development, approximately 7.7 acres for a high-density multi-family development and will include a 7-acre park.

The Project will be developed in phases. Phase 1 will include 176,000 square feet of regional commercial uses with an estimated construction timeline from 2019 to 2020. Phase 2 will include 132 single-family residential homes with an estimated construction between 2022 and 2025 which also includes a multi-family component that is anticipated for construction in 2028. Phase 3 will include the remainder of the Regional Commercial development (approximately 630,400 square feet) and is projected to be completed by 2039.

The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. Caltrans provides the *following comments* consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. The DEIR included a Traffic Impact Study (TIS) that analyzed traffic impacts associated with the Project. Caltrans *cannot* complete review of the TIS because the Highway Capacity Software (HCS) worksheets for the freeway ramp analysis were not included. Please *provide* the HCS worksheets for Caltrans review.

If you have any other questions, please call me at (559) 488-7396.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Deel".

DAVID DEEL
Associate Transportation Planner
Transportation Planning - North

*"Provide a safe, sustainable, integrated and efficient transportation system
to enhance California's economy and livability"*