

DEPARTMENT OF TRANSPORTATION

DISTRICT 3
703 B STREET
MARYSVILLE, CA 95901
PHONE (530) 741-4233
FAX (530) 741-4245
TTY 711
www.dot.ca.gov/dist3



*Making Conservation
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Governor's Office of Planning & Research

DEC 19 2019

STATE CLEARINGHOUSE

December 17, 2019

GTS# 03-NEV-2019-00141
03-NEV-49 PM 14.055
SCH # 2019119068

Lance Lowe
City of Grass Valley
125 E. Main Street
Grass Valley, CA 95945

Joyce Drive Heritage Oaks Phase II - Habitat for Humanity

Dear Lance Lowe:

Thank you for including the California Department of Transportation (Caltrans) in the General Plan Amendment 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.

Habitat for Humanity Zoning Map Amendment and Tentative Subdivision Map (19PLN-28) for the residential development of a ±3.74-acre property in the Heavy Commercial (C-3) Zone. The Zoning Map Amendment is proposed from the Heavy Commercial (C-3) to the Neighborhood Center Flex (NC-Flex) Zone. A Tentative Subdivision Map is proposed for the division of the ±3.74-acre property into fourteen (14) residential lots. The homes consist of 2- and 3-bedroom single family detached units in both 1 and 2 story configurations. With the Tentative Subdivision Map, A Lot Line Adjustment is proposed to adjust APN 029-270-033 with the subject property (APNs: 029-280-016 & 029-270-033).

Traffic Operations - Highway

Previous Comments: Our primary concern is the McKnight Way interchange, which already operates at a low level of service (LOS) during peak hours. The very short distance between the freeway ramp intersections and the adjacent local streets—Taylorville Road to the west and La Barr Meadows Road / South Auburn Street to the east—creates operational concerns that are difficult to address. The McKnight interchange has been studied, and Caltrans agrees with the City of Grass Valley that roundabouts are needed on both sides of the freeway. The Joyce Drive Residential project should determine the impacts to the interchange and the appropriate mitigation that will contribute to the long-term solution.

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Current Comments: We concur with the Transportation and Traffic section of the mitigated negative declaration, including the proposed payment of traffic mitigation fees toward projects identified in the City's Capital Improvement Program. However, we want to reiterate our previously-stated concern regarding the McKnight Way Interchange. Since it is the closest interchange, new trips generated by this development will contribute to the existing congestion there. We hope the City will allot a reasonable portion of the mitigation fees toward the roundabout project at the interchange.

Please provide our office with copies of any further actions regarding this project or future development of the property. 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 Amber Moran, Intergovernmental Review Coordinator for Nevada County, by phone (530) 634-7624 or via email to amber.moran@dot.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'KY', is positioned above the typed name of the sender.

KEVIN YOUNT, Branch Chief
Office of Transportation Planning
Regional Planning Branch—East