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**MAR 19 2020**

**STATE CLEARINGHOUSE**

March 19, 2020

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VISALIA PARKWAY DEVELOPMENT (8)  
SCH #2020029057

**SENT VIA EMAIL**

Mr. Cristobal Carrillo, Associate Planner  
City of Visalia – Community Development Dept., Planning Division  
315 East Acequia Avenue  
Visalia, CA 93291

Dear Mr. Carrillo:

Thank you for the opportunity to review the Mitigated Negative Declaration (MND) for the Commons Retail Shopping Center project. The proposed development will be constructed in 2 phases. Phase 1 of the Project covers approximately 14.68 acres and will include a total of 135,100 square feet (sq. ft.) of building area as follows:

- Buildings A (Shop) with drive through at 10,000 sq. ft.;
- Buildings B (Shop) with drive through at 10,000 sq. ft.;
- Convenience Store at 3,100 sq. ft., with 6 gas pumps (12 dispensers);
- Restaurant at 7,200 sf. ft.;
- Quick Serve Restaurant with drive through at 3,000 sq. ft.;
- Quick Serve Restaurant with drive through at 5,000 sq. ft.;
- Automotive Building at 12,000 sq. ft.;
- Major Retail Building #1 at 56,800 sq. ft.;
- Major Retail Building #2 at 29,800 sq. ft.

Phase 2 of the Project will cover approximately 12.48 acres identified as Future Auto Sales west of Phase 1 and would have frontage only along Visalia Parkway. For purposes of this analysis, it is assumed that the Future Auto Sales portion of the site could be developed with a retail building area of 70,000 square feet. Access to Phase 2 would be shared with the Phase 1 main driveway with connectivity through Phase 1 to other driveways. It is also likely that a driveway would be constructed connecting to Visalia Parkway on the western edge of the site (Outlot 1).

The 27.16-acre project site is located at the southwest corner of State Route (SR) 63/Visalia Parkway intersection.

Caltrans provides the *following comments* consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. Caltrans concurs with the Response to Comments technical memo dated November 26, 2019 regarding Caltrans comment letter dated November 12, 2019 on the Traffic Impact Analysis for the proposed Commons Retail Shopping Center at Visalia Parkway
2. The City of Visalia Active Transportation Plan (ATP) does not propose any future bikeways on SR 63. However, the Visalia ATP proposes a class I bike path and class II bike lanes along Visalia Parkway.
3. However, Caltrans is pleased with the Project's efforts to accommodate for bicyclists on SR 63 along the right-turn lane which can enhance bikeway connectivity through the SR 63/Visalia Parkway intersection.
4. The Visalia ATP calls for bicycle parking within new developments under **Chapter 2.2 - Relevant Plans and Policy Documents T-P-41** "Integrate the bicycle transportation system into new development and infill redevelopment. Development shall provide short term bicycle parking and long-term bicycle storage facilities, such as bicycle racks, stocks, and rental bicycle lockers."
5. Considering Senate Bill (SB) 743 and statewide efforts to reduce Vehicle Miles Traveled (VMT) and improve air quality, Caltrans is pleased with the addition of Electric Vehicle (EV) charging stations, short-term/long-term bike racks, and a transit pull-out stop as indicated in the Project's site plan.
6. As a point of information, additional right-of-way would be needed to accommodate the proposed bus stop along SR 63.
7. Caltrans recommends that the project contribute its fair share to the City's transportation impact fee program to fund future infrastructure improvements within the area due to the continuous development within the vicinity of the project.

If you have any other questions, please call Edgar Hernandez at (559) 488-4168.

Sincerely,



MICHAEL NAVARRO, Chief  
Transportation Planning - North