

DEPARTMENT OF TRANSPORTATION

OFFICE OF THE DISTRICT 10 DIRECTOR

P.O. BOX 2048, STOCKTON, CA 95201

(1976 E. DR. MARTIN LUTHER KING JR. BOULEVARD 95205)

PHONE (209) 948-7325

FAX (209) 948-7165

TTY 711

www.dot.ca.gov

Governor's Office of Planning & Research
*Making Conservation
a California Way of Life.***JULY 17 2019****STATE CLEARINGHOUSE**

August 6, 2018

**10-TUO-120 Post Mile (PM) R50.350
Hardin Flat LLC
Site Development Permit SDP18-002
Assessor's Parcel Numbers
068-120-0620 and 068-120-063**

Ms. Natalie Rizzi, Project Planner
County of Tuolumne
Community Resources Agency
2 South Green Street
Sonora, CA 95370

Dear Ms. Rizzi:

The California Department of Transportation (Caltrans) appreciates the opportunity to review the Hardin Flat LLC Site Development Permit SDP18-002 application to allow the development of 99-unit luxury tent campground ("glamping") site and supporting facilities such as a mobile kitchen, dining and reception tent, laundry facility, and bathrooms. The project site consists of two parcels totaling 80.1± acres and is located south of the intersection of Hardin Flat Road and State Route (SR) 120 on Assessor's Parcel Numbers (APNs) 068-120-062 and 068-120-063.

The site plan does not show right of way limits and does not provide any drainage information to review. A review of the topography map of the project site shows that existing project site does not drain toward the State right of way. Hence any regrading of the site should not redirect runoff toward the State right of way. Based on the notes on the site plan, it appears that the project plans to construct retention basins, so it should store all runoff increase. All drainage/water run-off must be contained on site and should not impact the State right of way.

The proposed site plan will only have access on Hardin Flat Road. The proposed access on Hardin Flat Road is not shown according to the proximity to the State Highway. The proposed access will need to be the furthest away possible in order to prevent any spillage onto the State Highway. Please provide the location of the driveway and display the location via mapping with measurements (in feet) clearly showing distance to SR 120.

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Any proposed directional signs need to be installed by the applicant outside of the State right of way and in accordance with State Outdoor Advertising Program regulation and Federal laws.

Caltrans request an additional review of the project, based on submission of information of mapping and entrance location. We may require additional studies to be conducted based on potential traffic conditions.

Caltrans recommends that traffic impact fees be collected for future multimodal improvements to reduce vehicle miles traveled (VMT) and to mitigate cumulative impacts to the State Highway System.

An encroachment permit will be required for project construction activities that encroach into the SR 120 right of way. The project proponent must submit an application for an encroachment permit to the Caltrans District 10 Permit Office. The County environmental document and appropriate environmental studies must be submitted with this application. These studies will include an analysis of potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources with the SR 120 right of way at the project site(s).

If you have any questions or would like to discuss these comments, please contact Betty Kibble at (209) 948-7475 (e-mail: betty.kibble@dot.ca.gov), or me at (209) 948-7325 (e-mail: gregoria.ponce@dot.ca.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. Ponce', with a horizontal line extending to the right.

GREGORIA PONCE, Chief
Office of Rural Planning

c: David Gonzalves, Director, Tuolumne County Community Resources Agency
Darin Grossi, Executive Director Tuolumne County Transportation Council