

**DEPARTMENT OF TRANSPORTATION**

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**Governor's Office of Planning & Research**

**Oct 27 2020**

**STATE CLEARINGHOUSE**

October 26, 2020

Natalie Rizzi, Land Use Coordinator  
Tuolumne County  
Community Development Department  
2 S. Green Street  
Sonora, CA 95370

**TUO-108-PM 7.515 Kenning  
Properties/Springer IS/MND  
SCH 2020100060; RZ19-014,  
TSM19-049, PUD19-001**

Dear Ms. Rizzi,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Kenning Properties initial study and mitigated negative declaration (IS-MND) request for a Zone Change, Planned Unit Development, and Tentative Subdivision Map to rezone a 6.1-acre parcel into 25 residential parcel units and three common area parcels. The 6.1± acre parcel zone change will be from Residential Estate, Two Acre Minimum and Open Space-1 (O-1) to Single-Family Residential: Planned Unit Development Combining (R-1: PD) and Open Space-1: Planned Unit Development Combining (O-1: PD) under Title 17 of the Tuolumne County Ordinance Code. The property parcel number is APN 067-010-16. The project site is located at 20313 Soulsbyville Road, approximately 2,000± feet southeast of the intersection of State Route (SR) 108 and Soulsbyville Road.

Caltrans reviewed the project and has the following comments:

- A Traffic Impact Study (TIS) is required in order to determine the impact and mitigation of the proposed project to the State Highway Facilities. Please prepare the TIS according to the Vehicle Miles Traveled Focused Transportation Impact Study Guide (TISG), May 20, 2020. The TIS needs to include the traffic volumes from nearby proposed projects.
- The TIS needs to include intersection SR 108 and Soulsbyville Road that will be impacted by the project.
- Caltrans suggest that Tuolumne County continue to coordinate and consult with Caltrans to identify and address potential cumulative transportation impacts that may occur from this project and other developments near this

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location. This will assist Caltrans in ensuring that traffic safety and quality standards are maintained for the traveling public on existing and future state transportation facilities.

- The cumulative impacts of this and other existing and proposed land use developments, in this area, will contribute to the degradation of the level of service on the State Highway System. This degradation will eventually require improvements to accommodate the increase in traffic volumes to SR 108 and Soulsbyville Road. Therefore, Caltrans recommends Tuolumne County collect a transportation impact mitigation fee on a “proportional share” basis from the developer to hold until the fee can be contributed towards the local portion of funding for future improvements.

If any project construction activities encroach into Caltrans Right-of-Way (ROW), the project proponent must submit an application for an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. 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 within Caltrans ROW at the project site(s). For more information please visit the Caltrans Website at:  
<https://dot.ca.gov/programs/traffic-operations/ep/applications>

If you have any questions or would like to discuss these comments, please contact Michael Casas at (209) 986-9830 (Email: [michael.casas@dot.ca.gov](mailto:michael.casas@dot.ca.gov)) or me at (209) 986-9635 (Email: [kevin.schroder@dot.ca.gov](mailto:kevin.schroder@dot.ca.gov)).

Sincerely,

*Kevin Schroder*

Kevin Schroder, Acting Branch Chief  
Office of Rural Planning

cc: Quincy Yaley, Director, Tuolumne County Community Development  
Department