

DEPARTMENT OF TRANSPORTATION

DISTRICT 10

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Governor's Office of Planning & Research

Dec 28 2020**STATE CLEARINGHOUSE**

December 28, 2020

Mr. Scott Speer
Calaveras County Planning Department
891 Mountain Ranch Road
San Andreas, CA 95249

CAL-26-10.3
Old Golden Oaks LLC
CUP and VAR 2019-004
IS-MND SCH 2020120017

Dear Mr. Speer,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Initial Study-Mitigated Negative Declaration (IS-MND) for a Conditional Use Permit 2019-004 to establish a 58-unit mobile home park on an undeveloped 8.5-acre parcel at the west ends of Cedar Street and Chestnut Street in Valley Springs, Assessor Parcel Number (APN) 046-001-068. In addition, a variance to parking standards is also being requested to remove the requirement for Recreational Vehicle (RV) parking. The proposal requires off-site upgrades to local water infrastructure including new waterlines and a new water tank.

The parcel is currently zoned Multi-Family Residential - Mobile Home Park (R3-MHP). The zoning was established in 1993 in conjunction with the approval of a conditional use permit (CUP) for a mobile home park that was never constructed. The project site is located approximately 1,400 feet north of State Route (SR) 12 and Cedar Street intersection and 1,800 feet to SR 12 and SR 26 intersection.

Caltrans has previously submitted letters on this project dated January 11, 2019, and April 9, 2019, and has the following comments that supersede the previous letter from April 9, 2019:

- The county should collect impact fees for any future mitigations to the following locations:
 - a. SR 12/Pine Street
 - b. SR 12/Cedar Street
 - c. SR 12/Laurel Street
 - d. SR 12/Chestnut Street

- Caltrans suggest that Calaveras 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 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 the SR 12 and SR 26 mainline, as well as the associated intersections mentioned above. Therefore, Caltrans recommends that the Calaveras 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. For more information please visit the Caltrans Website at:

<https://dot.ca.gov/programs/traffic-operations/ep/applications>

Please do not hesitate to contact Michael Casas at (209) 986-9830 (email: Michael.Casas@dot.ca.gov) or me at (209) 483-7234 (email: Gregoria.Ponce@dot.ca.gov) if you have any questions or concerns.

Sincerely,



Gregoria Ponce, Chief
Office of Rural Planning

cc: State Clearinghouse