

California Department of Transportation

OFFICE OF THE DISTRICT 10 PLANNING
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Governor's Office of Planning & Research

February 17, 2022

Feb 18 2022

STATE CLEARINGHOUSE

Mr. David Ruby
Planning Manager
Tuolumne County
Community Development Department
Sonora, CA 95370

**Yonder Yosemite SDP20-005
State Route 120/Memorial Drive
Updated Traffic Study
SCH 2021070184**

Mr. Ruby:

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the State Route 120 / Memorial Drive Revised Intersection Study, dated February 11, 2022, for the Site Development Permit (SDP)-20-005 Yonder Yosemite project. The applicant is proposing to develop a hospitality site, which would include 200 individual guest suites, a lodge, restaurant, pool, spa, outdoor movie theater, soaking tubs, and event space which would consist of a reception lobby, store, restaurant, and library. The project site consists of 10 parcels totaling 36.33± acres and is zoned General Commercial (C-1) under Title 17 of the Tuolumne County Ordinance Code. The property parcel numbers are APN 066-140-013; 066-140-014; 066-140-015; 066-140-016; 066-140-017; 066-140-018; 066-140-019; 066-140-022; 066-140-031; 066-140-032. The project site is located at 18259 State Route (SR) 120, in the community of Big Oak Flat.

Caltrans has commented on this project previously on September 9, 2020; November 12, 2020; January 25, 2021; February 23, 2021; March 1, 2021; and April 12, 2021, August 10, 2021 and February 2, 2022.

Caltrans agrees to the changes added to the Revised Traffic Study dated February 11, 2022 to Exhibit 4 and should be included as part of the project Conditions of Approval (COA) as follows:

- Memorial Drive Right-In Right-Out Only Revisions, which is the currently proposed alternative.
- Added stop signs on Memorial Drive at internal site roadway crossing
- Added direction signs on Memorial Drive to direct westbound SR 120 traffic to the main site entrance
- Extended Detail 21 Stripe (double yellow stripe) on SR 120 to close striping gap at intersection

- Added W2-2 and W16-8P with flashing yellow beacon in SR 120 eastbound approach to Memorial Drive
- Added flashing red beacon at stop sign on Memorial Drive at SR 120
- Added W1-6 and R101(CA) signs at gravel utility road on Memorial Drive to prevent vehicles from using driveway
- Added a second R3-2 sign in advance of intersection in westbound direction on SR 120

Caltrans has the following additional comments:

- Extending stripping from Sta 13 to Sta 12+50 to close gap at the curve. Please also show that double yellow extends to Sta 14, the exhibit does not show that detail 21 stripe does not extend to Sta 14.
- Please provide the corner sight distance for Exhibit 4 for the right out.
- Please also install flashing yellow beacon in the Westbound direction on SR 120

Encroachments:

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) or me at (209) 483-7234 (Email: gregoria.ponce@dot.ca.gov).

Sincerely,

Gregoria Ponce'

Gregoria Ponce, Chief
Office of Rural Planning

c: Quincy Yaley, Director, Tuolumne County Community Development Department
State Clearinghouse