

California Department of Transportation

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

August 11 2021

STATE CLEARINGHOUSE

August 11, 2021

Ms. Natalie Rizzi,
Land Use Coordinator
Tuolumne County
Community Development Department
Sonora, CA 95370

**Yonder Yosemite SDP20-005
IS-MND
SCH 2021070217**

Dear Ms. Rizzi:

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Initial Study Mitigated Negative Declaration (IS-MND) for the Yonder Yosemite development project. The project proposes 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 assessor parcel numbers (APN) are 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, and 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.

Comments are based on the July 2021 IS-MND:

Environmental

Please submit the associated cultural resource document(s) prior to and/or at the time of application for the Caltrans Encroachment Permit. Please include a digital copy of the final IS-MND with the encroachment permit application. Early coordination with Caltrans Environmental is recommended for work in Caltrans Right of Way (ROW). Specific details for impacts strictly pertaining to Caltrans ROW may be requested.

Please provide NEPA documentation for culvert work along SR 120 and Main Entrance when submitting application for an Encroachment Permit.

Design

According to the Highway Design Manual (HDM), the use of a curb should be avoided on facilities with posted speeds of greater than or equal to 40 miles per hour, except as noted in Table 303.1. For projects where the use of curb is appropriate, it should be shown in Table 303.1.

Table 303.1
Selection of Curb Type

Location	Posted Speeds (mph)		
	≤ 35	40	≥ 45
Freeways and Expressways			
Collector-distributor Roads	See Index 504.3(11)		
Ramps			
Conventional Highways			
Frontage Roads (1)	A or B-6	B-6	B-4
Traffic Signals	A or B-6	B-6	B-4
Raised Traffic, Median Islands & Pedestrian Refuge Islands (2)	A or B-6	B-6	B-4 or D
Adjacent to Sidewalks	A (3)	A-6	B-6
Bulbouts/curb extensions	A	NA	NA
Bridges (4)	H, A3, or B3	H or B3	B3

Typically, a raised “pork chop” with curbs would not be allowed along this stretch of SR 120 as it is classified as a Two-Lane Expressway in the SR 120 Transportation Concept Report (TCR) dated June 2017 (pg. 7). In addition, since this stretch of SR 120 is classified as a Two-Lane Expressway there could be access controlled right of way (ROW) concerns at this intersection. Per the HDM Table 303.1, no curb types are allowed for Freeways and Expressways. See link for District 10 SR 120 TCR: <https://district10.onramp.dot.ca.gov/tcrs>

Please refer also to HDM Index 405.4 Traffic Islands for more information on the Design of Traffic Islands. There are other options for delineating a traffic island besides the use of raised curbs.

Traffic Operations

Please verify on page 1 that the existing intersection for State Route 120 and Memorial Drive has a posted speed limit of 40 MPH or greater.

Encroachments:

If any project construction activities encroach into Caltrans 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

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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,

Michael Casas for

Gregoria Ponce, Chief
Office of Rural Planning

c: Quincy Yaley, Director, Tuolumne County Community Development Department
Kim MacFarlane, Director, Tuolumne County Public Works Department
David Ruby, Engineer, Tuolumne County Public Works Department
State Clearinghouse