

California Department of Transportation

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

Oct 19 2021

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STATE CLEARINGHOUSE

Ms. Natalie Rizzi, Senior Planner
Tuolumne County Community
Development Department
2 South Green Street
Sonora, CA 95223

TUO-49-PM 76.539
William Solari
Tentative Parcel Map T20-006
SCH 2021090473

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) SCH 2021090473 for the Tentative Parcel Map (T20-006) to split a 160.9-acre parcel into four parcels. The proposed Tentative Parcel Map will be as follows: 2A 41.4 acres; 2B 39.2 acres; 2C 40.2 acres; 2D 40.3 acres. The Columbia Airport in Tuolumne County is located adjacent to the eastern property boundary on the opposite side of Chili Gulch Road. The project site is located within Airport Compatibility Zones A, B1, B2, and C, and site contains areas which are designated as Height Restricted Zone and Critical Height Zone. The project site is currently developed with two single-family dwellings, private sewage disposal systems, private wells, and accessory structures including garages, sheds, and corrals. The project site also contains historic structures associated with the Solari Ranch. The proposed project site is located at 10079, 10085, and 10095 North Airport Road in Columbia. The site is bounded by North Airport Road along the northeastern boundary and Chili Gulch Road. Project site is located 3.5 miles from Parrots Ferry Road and State Route (SR) 49 intersection on Assessor Parcel Number (APN) 032-120-040.

Caltrans has the following comments:

The Tuolumne County Columbia Airport Land Use Compatibility Plan (ALUCP) was adopted January 2003. The IS/MND shows the proposed tentative parcel map lot split and proposed land use is not an incompatible use in the Columbia Airport ALUCP. The project site is located .4 NM from the end of runway 29.

An Encroachment Permit will be required for work (if any) done within Caltrans' right of way (ROW). This work is subject to the California Environmental Quality Act (CEQA). A qualified professional must conduct any such studies undertaken to satisfy Caltrans'

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environmental review responsibilities. Ground disturbing activities to the site prior to completion and/or approval of required environmental documents may affect Caltrans' ability to issue a permit for the project. Furthermore, if engineering plans or drawings will be part of the permit application, they should be prepared in standard units. The project proponent may submit an Encroachment Permit to the Caltrans District 10 Encroachment Permit Office. Appropriate environmental studies must be submitted with the application. For more information please visit the Caltrans Website at: <https://dot.ca.gov/programs/traffic-operations/ep/applications>

If you have any questions or concerns, 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

cc: State Clearinghouse, OPR