

## 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. Quincy Yaley, Planning Director  
Tuolumne County  
Community Development Department  
2 South Green Street  
Sonora, CA 95370

**TUO-108-PM R2.203**  
**Hidden Meadow Terrace**  
**Initial Study Mitigated Negative**  
**Declaration (IS-MND) SCH 2021090601**  
**Site Development Permit SDP21-008**  
**General Plan Amendment GPA21-003**  
**Zone Change RZ21-010**

Dear Ms. Yaley,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Initial Study/Mitigated Negative Declaration for the Hidden Meadow Terrace project, SCH 2021090601 that proposes the development of an apartment complex, consisting of 72 units in four buildings, on a 5.93-acre site in the East Sonora portion of the unincorporated area. All units will be rented to lower-income family households (Affordable Housing) meeting specific income criteria. The project would include a community center with play areas and a sport court. The main access to the project would be provided from Greenley Road, with secondary access off Phoebe Lane. The project will require County approval of a General Plan Amendment to High Density Residential (HDR) and rezoning to High Density Residential (R-3) along with site plan approval. The project site is located at 20080 Cedar Road North, at the intersection of Greenley Road and is located 1.2 miles north of State Route (SR) 108 and Mono Way intersection, on Assessor Parcel Number (APN) 44-420-37.

#### **Caltrans has the following comments:**

Caltrans analysis of the Transportation Safety assessment concluded that adequate sight distance was available for turns at intersections, except for left turns from Cedar Lane to Cabezut Road. Inadequate sight distance could lead to vehicle accidents. The transportation analysis recommended that vegetation within the northwest quadrant of the Cedar Road/Cabezut Road intersection be trimmed or removed to provide vehicle drivers with a longer line of sight distance along eastbound Cabezut Road. Implementation of this recommendation, which is incorporated within a mitigation measure below, would reduce potential traffic hazards at this intersection to a level that would be less than significant.

Caltrans concurs with the Safety Traffic Mitigations as follows:

TRANSPORATION-1: The project applicant shall remove or trim vegetation within the northwest quadrant of the Cedar Road/Cabezut Road intersection to give vehicles from Cedar Road a longer line of sight distance along eastbound Cabezut Road.

Caltrans concurs with the Projects VMT Evaluation as follows:

The Tuolumne County and City of Sonora SB 743 Vehicle Miles Traveled (VMT) Thresholds memorandum (Wood Rodgers, February 12, 2021), provides screening criteria used to determine whether certain types of projects can be assumed to have less than significant impact on VMT, due to project characteristics or location, without a detailed VMT analysis. Based on County VMT screening criteria, projects that consist of 100% affordable housing and are located in one of the Tuolumne County General Plan's Identified Communities may be assumed to have less than significant impact and can be screened out from further VMT analysis. As the Project proposes to designate 100% of the units as affordable housing and is located within the East Sonora Area Plan Community, the Project's VMT impact can be assumed to be less than significant.

After conducting our analysis, Caltrans staff agrees that this affordable housing development is consistent with 100% affordable housing and is located in one of Tuolumne County General Plan's Identified Communities of the East Sonora Plan boundary map, which meets the screening criteria of the VMT Thresholds of Tuolumne County adopted February 12, 2021. The project is also located near a bus transit stop in a senior housing and low-income community.

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

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Sincerely,

*Gregoria Ponce'*

Gregoria Ponce', Chief  
Office of Rural Planning

cc: State Clearinghouse, OPR