

California Department of Transportation

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

Nov 30 2021

November 29, 2021

STATE CLEARINGHOUSE

Ms. Susan M. Peters
City Planner
City of Jackson
33 Broadway
Jackson, CA 95642

AMA-49- PM 4.408
Park View Initial Study /
Conditional Use Permit
(CUP)
SCH 2021110007

Ms. Peters,

The California Department of Transportation (Caltrans) appreciates the opportunity to comment on the Initial Study for the Park View project. The applicant proposes developing one multi-family building with 12 residential units and a parking garage with 24 parking spaces. There will be an additional six (6) uncovered guest parking spaces.

The project site is approximately 30,410 square feet located on North Main Street across the North Fork of Jackson Creek from the County Library. The vacant property is zoned Commercial, which in accordance with Development Code, Article II, Section 17.12.030, requires a Conditional Use Permit (CUP) to develop with residential uses. The property is also quite steep. Development Code, Article III, Chapter 17.36 prohibits construction on slopes over 30% without a variance.

The property is located in an urbanized area with various land use designations and zoning, however the predominant uses are residential and public. The property Assessor Parcel Number (APN) is 020-171-014 located on State Route (SR) 88 in the city of Jackson.

Caltrans has the following comments:

Caltrans suggest the City of Jackson 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.

Hydrology

Project should include the aeriels as background and delineate the project boundaries/limits for hydrology and hydraulic studies.

Hydraulics would like to review the pre- and post-construction stormwater runoff calculations for two (2) 10-year/24-hour storm events and drainage plans showing the flow patterns. The applicant needs to ensure that the existing State drainage facilities will not be significantly impacted by the project.

Additional review will be required once the project site plan, drainage plans, and calculations are submitted.

The developer needs to ensure that the existing State drainage facilities will not be significantly impacted by the project. If historical undeveloped topography shows drainage from this site flowed into the State Right-of-Way (ROW), it may continue to do so with the conditions that peak flows may not be increased from the pre-construction quantity and the site runoff be treated to meet present storm water quality standards. If historical undeveloped topography shows drainage from this site did not flow into the State ROW, then it will not be allowed to flow into the State ROW at this time.

Traffic

SB 743 is changing California Environmental Quality Act (CEQA) analysis of transportation impacts. It requires local land use projects to provide a safe transportation system, reduce per capita Vehicle Miles Traveled (VMT), increase accessibility by mode share of bicycle, pedestrian, and transit travel, and reduce greenhouse gas (GHG) emissions. VMT reduction is necessary to meet the statewide GHG; Caltrans suggests public transit routes extend to and from the proposed project's proximity.

Outdoor Advertising

It is important to note that if any new advertising structures are visible to the National Highway System (NHS) it is subject to the provisions of the California Outdoor Advertising Act outlined in Business and Professions Code Section 5200 et seq. Any advertising structure that displays off-premise commercial advertising visible from the NHS will require a permit from the Office of Outdoor Advertising (ODA). Any advertising structure that only advertises goods and services available on-premise will not require a permit from ODA, provided it adheres to the provisions of Business and Professions Code Section 5272 and 5274 and California Code of Regulations 2243 and 2246. Each of the proposed advertising structures should refrain from operating in any of the conditions outlined in Business and Professions Code Section 5403. For questions related to the ODA permit application process please visit our website at: <https://dot.ca.gov/programs/traffic-operations/oda>

Encroachment Permits

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 this application. For more information please visit the Caltrans Website at <https://dot.ca.gov/programs/traffic-operations/ep/applications>

Please contact Paul Bauldry at (209) 670-9488 (email: paul.bauldry@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'

Gregoria Ponce', Chief
Office of Rural Planning

cc: State Clearinghouse

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bc: Highway Ops—, Armando Soria
Environmental—Dominic Vitali
Hydrology—Jonathan Dang