

California Department of Transportation

OFFICE OF THE DISTRICT 10 PLANNING
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February 14, 2023

Ruslan Bratan, Planner
Amador County Planning Department
810 Court Street
Jackson, CA 95642

AMA-88-PM 15.25
Wicklow Way Specific Plan
(WWSP)
Notice of Preparation (NOP)
SCH 2023010563

Dear Mr. Bratan,

California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Notice of Preparation for the proposed Wicklow Way Specific Plan (WWSP) project. The WWSP establishes a development framework for land use, circulation, utilities and services, resource protection, and implementation. All subsequent development projects and related activities are required to be consistent with the WWSP.

The Plan is the primary land use, policy, and regulatory document used to guide overall development of the 201-acre County-owned site situated between Walmart and Argonaut High School, within the Martell Regional Service Center. The Plan would provide space for the following land uses:

A total of 700 residential units with a range of densities on approximately 80 acres that would accommodate approximately 1,800 residents:

- 26 acres for community commercial and civic uses
- 46 acres of open space
- 7 acres for parks and recreation
- 42 acres for public uses

The site is located one (1) mile west of the intersection of State Route (SR) 88 and SR 49, situated between Walmart and Argonaut High School within the Martell Regional Service Center in the City of Jackson. The Assessor Parcel Number (APN) is 044-100-027.

Caltrans at this time has the following comments:

Environmental

If any construction-related activities encroach into Caltrans Right-of-Way (ROW), the project proponent must apply for an Encroachment Permit to the Caltrans Encroachment Permit Office. All CEQA documentation, with the supporting technical studies, must be submitted with the Encroachment Permit Application. These studies will include an analysis of potential impacts to any cultural sites, historic properties, biological resources, hazardous waste locations, scenic highways, and/or other environmental resources within Caltrans ROW at the project site(s). Evidence of consultation with local Native American tribes and interested parties will need to be presented within the technical documents for approval of encroachment in the Caltrans ROW. If there are impacts to protected water resources within Caltrans ROW. In that case, Caltrans will need to see the correspondence with the permitting authorities, the California Department of Fish and Wildlife (CDFW), the US Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB).

Hydrology

The proposed site development is adjacent to the state route. The developer needs to ensure that the project will not significantly impact the existing State drainage facilities. If historical undeveloped topography shows drainage from this site flowed into the State 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.

Based on existing topography, a portion of the project site runoff flows towards the state ROW. We request to review the pre- and post-construction runoff calculations and drainage plans to understand flow patterns. An additional review will be done once drainage plans and calculations are submitted.

Traffic Operations

Previous comments still apply:

A Traffic Impact Study (TIS) must be prepared to evaluate the impacts to the State Highway System. Before proceeding with the TIS, please provide a Scope of Work to our office for review.

Is there any connection to Westview Dr (vehicle or pedestrian)? It would be beneficial for people from those neighborhood housings to not have to travel all the way around to access Community Commercial and the elementary school.

Senate Bill (SB) 743 is changing CEQA analysis of transportation impacts. It requires local land use projects to provide safe transportation system, reduce per capita Vehicles 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 greenhouse gas. Caltrans recommends VMT per capital thresholds are 15% below existing regional VMT per capita. TIS will need to include VMT analysis (including induced travel demand) to determine significance of those impacts and identify potential mitigation measures. Caltrans also recommends establishment of programs or method to reduce VMT and support appropriate bicycle, pedestrian, and transit infrastructure.

Caltrans suggest Amador County Planning Department 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.

If any future project 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. 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 concerns, please contact Paul Bauldry at (209) 670-9488 or by email at paul.bauldry@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