

California Department of Transportation

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

May 05 2023

STATE CLEARINGHOUSE

May 5, 2023

Krista Ruesel, Planner
Amador Planning Department
810 Court Street
Jackson, CA 95642

AMA-88-PM R57.542
Hoover's Hide Out
Initial Study (IS)
SCH 2023040064

Dear Ms. Ruesel,

California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Initial Study (IS) for the Hoover's Hide Out Zone Change (ZC) 20:10-01 and Use Permit 20:10-02. The Hideout at Kirkwood currently operates as a Vacation Rental By Owner (VRBO) and an events venue. The project site is zoned Single Family Residential - Agricultural (R-A) and has been partially permitted by Amador County. The project proposes to change the zoning on the subject property from R-A to Planned Development (PD). The PD zoning district is consistent with the underlying General Plan Land Use Designation of Open Recreation (O-R). The purpose of the Conditional Use Permit (CUP) Application is to bring all the on-site activities under one discretionary permit issued by Amador County.

The property is located at 43300 State Route (SR) 88 and within the El Dorado National Forest on 40 acres of private land. The Assessor Parcel Number is 026-060-018.

Caltrans has the following comments:

Environmental

If any construction related activities encroach into the California Department of Transportation (Caltrans) Right of Way (ROW), including installation of signs, the project proponent must apply for an Encroachment Permit to the Caltrans Encroachment Permit Office. All California Environmental Quality Act (CEQA) documentation, with 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). If there is any work off the paved roadway surface in Caltrans ROW, then a Lead Compliance Plan must be completed by a Certified Industrial Hygienist and the plan must be approved by

Caltrans, prior to the start of any construction related activities. 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, Caltrans will need to see the correspondence with the permitting authorities (California Department of Fish and Wildlife (CDFW), United States Army Corps of Engineers, and Regional Water Quality Control Board. There are mature trees within and/or near Caltrans ROW that could provide suitable nesting habitat. If work will occur between February 1 and September 30 of any year, a pre-construction bird survey must be conducted by a qualified biologist prior to the start of any construction related activities in Caltrans ROW. If an active nest is observed, a protective buffer must be established around the nest per CDFW guidelines. No work is allowed within the protective buffer limits until the young have fledged and until authorized by the Caltrans District 10 Environmental Office. Mitigation Measure BIO-2 in the IS/Mitigated Negative Declaration (MND) explains that pre-con bird surveys are necessary between February 1 and September 1. However, if any work occurs on Caltrans ROW, those pre-con bird surveys are required between February 1 and September 30 of any given year, prior to the start of any construction related activities.

Traffic Operations

Senate Bill (SB) 743 is changing 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. To support VMT reduction and statewide GHG reductions, Caltrans suggests public transit routes or private shuttle extended to and from the proposed facility.

Based on the preliminary review, the permittee will need to apply for an Encroachment Permit for a **Commercial Driveway** with Caltrans District 10 - Encroachment Permit Office. We need to ensure that traffic coming in and out of this location will meet standard corner sight distance in both directions.

To add more details for the mitigation measures TRA-1 and TRA-2: Please pave the access road approximately 40 feet from the shoulder striping to minimize or eliminate gravel from being scattered on the highway and to provide a paved surface for vehicles and bicycles to accelerate and merge. An Encroachment Permit is required for the construction activities to improve the access road.

Outdoor Advertising:

It is important to note that any advertising structure visible to the National Highway System (NHS) 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 copy 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: <http://www.dot.ca.gov/trafficops/oda/>.

Caltrans suggest Amador County 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 application, application checklist, and Quality Management Assurance Process (QMap) checklist to the Caltrans District 10 Encroachment Permit Office. Appropriate environmental studies must be submitted with this application. These studies will analyze potential impacts on 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>

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