

# California Department of Transportation

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

**Dec 04 2023**

## STATE CLEARINGHOUSE

November 29, 2023

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

**AMA-16-PM 9.02**  
**Subdivision**  
**Putnam Ranch Notice of**  
**Preparation and**  
**Draft Initial Study (IS)**  
**SCH: 2023100836**

Dear Mr. Bratan,

Caltrans appreciates the opportunity to review and respond to the Notice of Preparation and draft Initial Study for the Tentative Subdivision Map (SM) 186 and General Plan Amendment GPA-22;7-1 Putnam Ranch. The project proposes the division of a combined 423 acres into 53 residential lots ranging from  $\pm 5$  to  $\pm 9.9$  acres with  $\pm 118.7$  acres of open space lots, in conjunction with a General Plan Amendment from Agricultural General (AG) and Rural Residential (RR) to Agricultural Transition (AT).

The project site is located directly north of State Route (SR) 16 at the intersections of SR 16 with SR 124 and 49, directly south of the city limits of Plymouth.

### **Caltrans 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 California Environmental Quality Act (CEQA) documentation, including the Environmental Impact Report being proposed, with supporting technical studies, must be submitted with the Encroachment Permit Application. These studies will analyze potential impacts on cultural sites, 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 to approve encroachment in the Caltrans ROW. Mature trees within and/or near Caltrans ROW could provide suitable nesting habitats.

If work occurs between February 1 and September 30 of any year, a pre-construction bird survey must be conducted by a qualified biologist before any construction-related activities in Caltrans ROW. A protective buffer must be established around the nest if an active nest is observed per California Department of Fish and Wildlife (CDFW) guidelines. Work is allowed within the protective buffer limits once the young have fledged and when authorized by the Caltrans District 10 Environmental Office.

### **Traffic Operations**

Chapter 17 (b) shows a -10 to -12% difference in vehicle miles traveled (VMT) per capita.

- Please send the VMT analysis details and Travel Demand Model to Caltrans for review.

Chapter 17 (c-d) shows "Less Than Significant Impact." This project will significantly alter the geometric design of the intersection of SR 16 and 9 and add an additional intersection along SR 16. The mitigation (such as intersection improvements) will be incorporated, and the impact may potentially be significant.

Again, it is highly recommended to contact the California Transportation Commission (CTC) early to discuss the proposed new roadway access and intersection modifications for this project in order to prevent further delay. Caltrans can only approve those proposed roadway connections with the CTC approval.

Please refer to the previous comments from Traffic Operations for the traffic impact statement (TIS) Scoping on December 21, 2022. The Draft TIS did not address previous comments. Also, please provide the Synchro Analysis files for us to review.

### **Travel Forecasting**

- Please provide the completed traffic impact statement, all figures, project maps, and concluded traffic data.
- Trip Generation of Zinfandel Ridge (Table 5) is low (1891 in the TIS vs. 2755- Institute of Transportation Engineers (ITE)).
- Page 15, what is the Cumulative Year / Existing Year/ Base Year for the Putnam Ranch Project?

### **Hydrology**

The proposed site development is adjacent to the SR. 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 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 stormwater 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.

The proposed development would result in an increase in impervious surfaces. As a result, the existing drainage patterns may be altered and increase stormwater runoff.

- Please provide the pre- and post-construction runoff calculations and drainage plans to understand flow patterns. Additional review will be done once drainage plans and calculations are submitted.

### **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-premises 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-premises 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/>.

### **Encroachment Permits**

Once this area is developed where traffic on the highway is impacted, then at that time, any work in or close to the State ROW will need to be reviewed. It may require an Encroachment Permit application package to be submitted for review and approval.

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>

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.

Ruslan Bratan  
November 29, 2023  
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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