

California Department of Transportation

OFFICE OF THE DISTRICT 10 Planning
P.O. BOX 2048 | STOCKTON, CA 95201
(209) 948-7325 | FAX (209) 948-7164 TTY 711
www.dot.ca.gov



September 9, 2024

Ms. Katherine Stefani
Planner II
Calaveras County Planning Department
891 Mountain Ranch Road
San Andreas, CA 95249

**CAL-49-PM 19.144 – St. Charles
Hospitality Zoning Amendment
2023-033 and Height Variance
2024-038 Initial Study (IS)
SCH - 2024080689**

Dear Ms. Stefani,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Initial Study (IS) for a vacant 2.96-acre parcel in San Andreas from Multiple-Family Residential (R3) to General Commercial (C2) to facilitate the construction of a hotel and parking lot.

The applicant proposes to merge the subject parcel and the adjacent parcel, zoned C2, to develop a 79-room hotel (45,220 square feet) and separate restaurant (2,527 square feet) on a combined 4.14-acre site. The applicant has also requested a height variance to allow the hotel to encroach 8' 1" into the 45' height limitation.

The project is located at 236-300 East St. Charles Street in San Andreas. The Assessor Parcel Numbers (APNs) are 042-031-017 and 042-030-014.

Caltrans has the following comments:

Environmental

If there are any physical construction activities that will encroach into Caltrans Right of Way (ROW), the project proponent must apply for an Encroachment Permit to the Caltrans District 10 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). 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.

There are mature trees within and/or near Caltrans ROW that could provide a suitable nesting habitat. If work occurs 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 California Department of Fish and Wildlife (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. Results of the pre-construction bird survey(s) must be provided to the Caltrans District 10 Environmental Office prior to the start of construction. If there are impacts to water resources, special status species, or critical habitats within Caltrans ROW, Caltrans will need to see the correspondence with the permitting authorities (CDFW, United States Army Corps of Engineers, Regional Water Quality Control Board) and/or be provided copies of any required permits prior to the start of any construction in Caltrans ROW. The project must adhere to all local tree ordinances.

Hydrology

- Demonstrate no negative impact to adjacent floodplains by assessing how the project affects water flow within nearby rivers, streams, or floodplains, even outside the flood zone.
- The proposed expansion on the above-mentioned parcels has indicated an increase in the impervious (paved/gravel) and pervious (unpaved) stormwater runoff area. If historical undeveloped topography shows drainage from this site flowed into the Caltrans ROW, it may continue to do so with the conditions that peak flows may not be increased from the pre-construction quantity. Any increase in runoff generated by the proposed development should be stored/mitigated onsite.
- There are three (3) existing State cross culverts within the proposed expansion vicinity (See attachment). Caltrans would not allow additional runoff draining into the State ROW nor significantly impact these existing drainage facilities or flow patterns. Systems 300494001928, 300494001895, and 300494001887.

We request to review the pre- and post-construction stormwater runoff calculations for two (2) 10-year/24-hour storm events and Drainage and Grading 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 development plans, including but not limited to, Drainage and Grading Plans and drainage calculations are submitted.

Traffic Operations

State Route (SR) 49 is a two-lane undivided highway with a two-way left turn lane (TWLTL) from approximately 350 ft north of Gold Oak Road to Mountain Ranch Road. The provided Synchro files show SR 49 as a four-lane undivided highway between Russell Road and Treat Avenue and a three-lane (two Southbound lanes and one Northbound lane) undivided highway with a TWLTL in the median from Treat Avenue to Mountain Ranch Road. Please explain why the lane configurations within the Synchro files do not represent the existing roadway condition.

1. Research collecting traffic impact fees for future improvements at the following intersections:
 - SR 49/Pool Station Road
 - SR 49/Mountain Ranch Road
2. An off-tracking analysis of the most significant proposed trucks entering and exiting the proposed driveway on SR 49 must be submitted to Caltrans for review.
3. The proposed driveway needs to be designed to meet current Caltrans standards.
4. A limit line (stop bar) and stop sign need to be installed on the proposed driveway for EB traffic before entering SR 49.

Encroachment Permits

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

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If you have any questions or concerns, please contact Shiferaw Jemberie (209) 986-9635 (email: Shiferaw.jemberie@dot.ca.gov) or me at (209) 483-7234 (email: Gregoria.Ponce@dot.ca.gov).

Sincerely,

Gregoria Ponce

Gregoria Ponce'
Deputy District Director (Acting)
Planning, Local Assistance, and Environmental

cc: Peter Maurer, Planning Director, Calaveras County Planning Department
State Clearinghouse