

California Department of Transportation

N 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



August 15, 2024

Ms. Madeleine Flandreau
Planner III
Calaveras County Planning Department
891 Mountain Ranch Road
San Andreas, CA 95249

**CAL-12-PM 6.903 Conditional
Use Permit - 2024-013 Horse
Ranch - Smith-Covey**

Dear Ms. Flandreau,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the application for Conditional Use Permit (CUP) to allow a private/commercial equestrian facility on a Rural Residential parcel. The equine facility is used in part for and by the owner of the property and their private invited clients or guests. A percentage of every horse living full-time on the subject parcel is owned by the landowner. The facility proposes boarding, training, riding, lessons, clinics with at-risk youth, and birthday parties for up to 75 people. The facility will be run by the landowners, volunteers, and employees. Approximately 2-5 teenaged volunteers will be on site daily, with 1-6 adult volunteers/employees acting as chaperones. The horses will be kept in paddocks with moveable fencing for periodic rotations. The application indicates that no construction or grading will occur.

The project parcel is located at 2911 Patriot Way in the community of Valley Springs, within Assessor Parcel Number (APN) 048-009-052.

Caltrans has the following comments:

Environmental

The project appears to be outside of Caltrans Right of Way (ROW). However, if there are any physical construction activities that will encroach into Caltrans ROW, the project proponent must apply for an Encroachment Permit with 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. If work will occur in Caltrans ROW

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.

Traffic Operations

1. Page 2 of the 2024-013 Conditional Use Permit for Jeremy and Lynette Smith-Covey dba 4 Horse Ranch states that "the facility proposes boarding, training, riding, lessons, clinics with at-risk youth, and birthday parties up to 75 people" and on page 5 of the Application for Land Use Development shows that this project is proposing at least 50 parking spaces for commercial uses.

- What is the proposed project's trip generations for this project and where are these trips coming from?
- How often do these events such as boarding, training, riding, lessons, clinic with at-risk youth, and birthday party occur per year?
- What is the hour of operations for this business?

2. What is the proposed largest vehicle for transporting the horses in and out of the facility? Please provide an off-tracking analysis of the largest proposed vehicle going in and out of the facility for our review and comment.

3. A limit line (stop bar) and stop sign needs to be installed on the Patriot Way (private driveway) for southbound (SB) traffic before entering State Route (SR) 12.

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>

Ms. Madeleine Flandreau
August 15, 2024
Page 3

The Department may have additional questions, comments or requirements based on the responses to the requests for additional information above. The increase in vehicle traffic to and from the site may warrant additional improvements to Patriot Way and the connection to SR 12.

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,



For
Gregoria Ponce'
Deputy District Director
Planning, Local Assistance, and Environmental

cc: Peter Maurer - Planning Director, Calaveras County Planning Department