

**DEPARTMENT OF TRANSPORTATION**

OFFICE OF THE DISTRICT 10 DIRECTOR

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Governor's Office of Planning &amp; Research

**JULY 17 2019****STATE CLEARINGHOUSE**

March 25, 2019

**10-TUO-120 Post Mile (PM) R50.350  
Yosemite Under Canvas  
SDP18-002 IS/MND  
SCH#: 2019029073**

Ms. Natalie Rizzi, Project Planner  
County of Tuolumne  
Community Resources Agency  
2 South Green Street  
Sonora, CA 95370

Dear Ms. Rizzi:

The California Department of Transportation (Caltrans) appreciates the opportunity to review the Yosemite Under Canvas IS/MND (State Clearinghouse Document number 2019029073) to allow the development of 99-unit luxury tent campground ("glamping") site and supporting facilities such as a mobile kitchen, dining and reception tent, laundry facility, and bathrooms. The project site consists of two parcels totaling 80.1± acres and is located south of the intersection of Hardin Flat Road and State Route (SR) 120 on Assessor's Parcel Numbers (APNs) 068-120-062 and 068-120-063.

Caltrans has previously commented on the Tuolumne County Community Resources Agency (TCCRA) Site Development Permit SDP 18-002 and provided comment letters on August 6, 2018 and August 24, 2018. Caltrans has the following comments on the Yosemite Under Canvas IS/MND:

On Page 61, section c and d indicate locations for potential stormwater treatment areas (grass buffers and detention ponds) are shown in Attachment A within Appendix A. However, Attachment A does not provide a drainage plan. Caltrans would like to review the Drainage Plans mentioned in Mitigation Measure HYDRO-3 when they are available to verify that run-off would be contained on-site.

The proposed site plan will only have access on Hardin Flat Road. The proposed access on Hardin Flat Road is not shown according to the proximity to the State Highway. The proposed access will need to be the furthest away possible in order to prevent any spillage onto the State Highway.

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Please provide the location of the driveway and display the location via mapping with measurements (in feet) clearly showing distance to SR 120.

Any proposed directional signs need to be installed by the applicant outside of the State right of way and in accordance with State Outdoor Advertising Program regulation and Federal laws.

Caltrans recommends that traffic impact fees be collected for future multimodal improvements to reduce vehicle miles traveled (VMT) and to mitigate cumulative impacts to the State Highway System.

An encroachment permit will be required for project construction activities that encroach into the SR 120 right of way. The project proponent must submit an application for an encroachment permit to the Caltrans District 10 Permit Office. The County environmental document and 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 with the SR 120 right of way at the project site(s).

If you have any questions or would like to discuss these comments, please contact Austin Sos at (209) 948-7936 (e-mail: [austin.sos@dot.ca.gov](mailto:austin.sos@dot.ca.gov)), or me at (209) 948-7325 (e-mail: [gregoria.ponce@dot.ca.gov](mailto:gregoria.ponce@dot.ca.gov)).

Sincerely,



GREGORIA PONCE, Chief  
Office of Rural Planning

c: David Gonzalves, Director, Tuolumne County Community Resources Agency  
Darin Grossi, Executive Director Tuolumne County Transportation Council