

DEPARTMENT OF TRANSPORTATION

DISTRICT 10

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Governor's Office of Planning & Research

DEC 12 2019**STATE CLEARINGHOUSE**

December 12, 2019

Quincy Yaley, Director
County of Tuolumne
Community Development Department
2 South Green Street
Sonora, CA 95370-4618

TUO-120-PM 50.082
Terra Vi Lodge Revised Plan
SCH 2019110286
Notice of Preparation EIR

Dear Ms. Yaley,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Notice of Preparation for EIR for the proposed development of Terra Vi Lodge, a master planned lodge. Terra Vi Lodge revision will now include one hundred (100) guest rooms, seven cabins with 26 guestrooms and five employee housing units, a market, a lodge, event space, emergency landing zone for a helicopter, and other support buildings. The project site consists of two parcels totaling 63.38± acres. The parcels are zoned Commercial Recreation (C-K) and Open Space (O) under Title 17 of the Tuolumne County Ordinance Code. The project site is located at the northeast corner of the intersection of Sawmill Mountain Road and State Route (SR) 120.

Caltrans has responded to the previous routing of this project on October 28, 2019, May 20, 2019 and December 27, 2018. Caltrans has the following comments:

Prior Caltrans Comments that Still Apply:

- The proposed site plan will only have access on Sawmill Mountain Road.
- The proposed access to project site will need to be the furthest away from SR 120 in order to prevent any runoff spillage onto SR 120 and Sawmill Mountain Road.
- Any proposed directional signage needs to be installed outside of the SR 120 right of way and in accordance with State Outdoor Advertising program regulations and federal laws.

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Traffic Impact Study (TIS) Scope:

- The scope indicates any approved pending projects will be included in the existing TIS, plus approved project scenario.
- The new camping project from Harding Road TOU-120-PM 50.35 will need to be included in the TIS trips once new camping project is approved.
- Once the TIS is complete please submit it to us for review along with the electronic files used for the analysis.

Caltrans comments based on revised plan and scoping document dated September 25, 2019:

- The TIS will need to include the changes with the proposed rooms and cabins which differ from the previous scope.
- The previous scope did not disclose which intersections will be analyzed. Please disclose locations.
- Page 3 second paragraph indicates mitigations such as alterations to meet sight distance, left turn lane, right turn lane, and widening to accommodate for such lanes.
 - Was this determined based on the TIS? The TIS must include these mitigations.
- Is clearing and grubbing stated in this paragraph to meet sight distance? It is not clear why it is being done.
- Page 4 states there will be a storm water management plan. Please provide Caltrans with a copy for review.
- Page 5 states there will be a YART stop to Yosemite. Where will the stop be relevant to SR 120? Please include this on the site plan if feasible.

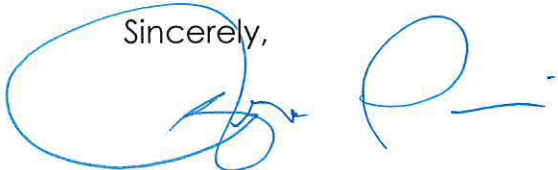
For project construction activities which will encroach into Caltrans right of way, the project proponent must submit an application for an Encroachment Permit to the Caltrans Permit Office. Appropriate environmental studies must be submitted with this application. These studies will include an analysis of potential impacts to any cultural sites, biological resources, hazardous waste locations, and/or other resources within Caltrans right of way at the project site. Please include California Environmental Quality Act (CEQA) documentation with supporting technical studies when submitting the Encroachment Permit. For more information please visit the Caltrans Website.

<https://dot.ca.gov/programs/traffic-operations/ep/applications>

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If you have any question or would like to discuss these comments, please contact Michael Casas at (209) 948-7475 michael.casas@dot.ca.gov or me at (209) 948-7325 gregoria.ponce@dot.ca.gov.

Sincerely,



Gregoria Ponce, Chief
Office of Rural Planning

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

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bc: Environmental – Reena Gohil
Traffic Operations – Sonia Arellano
Permits – Rhodel De Claro
IGR file