

## California Department of Transportation

OFFICE OF THE DISTRICT 10 RURAL PLANNING  
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May 5, 2022

Erin Ventura  
Planning Director  
City of Plymouth  
9426 Main Street  
Plymouth, CA 95669



**AMA-49-PM 16.642**  
**Notice of Preparation (NOP)**  
**Sun 49er Village RV Resort**  
**Expansion / Greilich Ranch**  
**Development**  
**SCH: 2022040311**

Dear Ms. Ventura,

Caltrans appreciates the opportunity to review and respond to the Notice of Preparation on the Sun 49er Village RV Resort Expansion / Greilich Ranch Development project. The proposed Project seeks amendments to the City's General Plan and Zoning Maps; approval of a Tentative Subdivision Map; approval of a Conditional Use Permit; and a Development Agreement, which would allow the Project Applicant to subdivide and develop a 161.4-acre parcel.

The proposed Greilich Ranch Subdivision site consists of 116.5 acres and includes a mix of residential and public land uses, and open space including 234 single-family residential lots, three available space parcels including a 5.2-acre park site, two stormwater retention basins and landscaped corridor, greenways, and common areas. Access to the subdivision would be provided by the existing Zinfandel Parkway, which borders the site to the south. A new proposed collector street (Greilich Parkway) would extend in the north-south direction from Zinfandel Parkway to Old Sacramento Road.

The development of the 49er Village Recreational Vehicles (RV) Resort site encompasses 44.9 acres and includes 214 new RV and vacation sites west and south of the existing RV and vacation sites. The development consists of amenities to serve the vacation guests, including a clubhouse facility of approximately 4,900 square feet, a guest pool area, a patio to serve as an outdoor gathering space, meeting areas, showers, and restrooms. The Project would also require revising the Circulation Element of the City's General Plan.

The projects are located in Plymouth on the west side of State Route (SR) 49 and Empire Road on APN 00808004 4000.

Caltrans previously reviewed and submitted comments on May 8, 2020, and those comments still apply.

Caltrans has the following comments:

### **General Comment**

- Caltrans suggest the City of Plymouth 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.

### **Hydrology**

- The developer needs to ensure that the project will not significantly impact the existing State drainage facilities. Undeveloped historical topography shows drainage from this site flowed into the State Right-of-Way (ROW). It may continue with the conditions that peak flows may not be increased from the pre-construction quantity, and the site runoff is treated to meet current stormwater quality standards.
- The project may result in minor changes to site drainage. Hydraulics requests to review the pre- and post-construction runoff calculations and drainage plans to understand flow patterns. Once the drainage plans and calculations are submitted, the additional review will be completed.

### **Traffic Operations**

- Please submit an updated Traffic Impact Study (TIS) to Caltrans for review when the Draft EIR is prepared.
- Caltrans reviewed and commented on the Sun 49ER Trailer Village Expansion TIS dated 4/16/2020 yet comments have not been addressed. Please address previous comments in the updated TIS.
- Senate Bill (SB) 743 is changing California Environmental Quality Act (CEQA) analysis of transportation impacts. It requires local land use projects to provide a safe transportation system, reduce per capita Vehicle Miles Traveled (VMT), increase accessibility by mode share of bicycle, pedestrian, and transit travel, and reduce Green House Gas (GHG) emissions. VMT reduction is necessary to meet the statewide greenhouse gas (GHG). Caltrans recommends that VMT per capital thresholds are

15% below existing regional VMT per capita. TIS will need to include VMT analysis (including induced travel demand) to determine the significance of those impacts and identify potential mitigation measures. Caltrans also recommends establishing programs or methods to reduce VMT and support appropriate bicycle, pedestrian, and transit infrastructure. The previous TIS did not include VMT analysis. The EIR's updated TIS needs to have the VMT analysis.

- The TIS will analyze the project impact on the existing Caltrans facility with and without the developments. If there is any new roadway or driveway connecting to State Route 49, it would require Caltrans Encroachment Permit.

### **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-premise 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-premise 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**

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. 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>

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If you have any question or would like to discuss these comments, 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