

## California Department of Transportation

OFFICE OF THE DISTRICT 10 PLANNING  
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May 5, 2023

Nicole Sheppard  
Planner  
Amador County Planning Department  
810 Court Street  
Jackson, CA 95642

**AMA-124-PM R97.55**  
**Initial Study**  
**Allswell Ranch Estates**  
**SCH: 2023040057**

Dear Ms. Sheppard,

Caltrans appreciates the opportunity to review and respond to the Initial Study for the Allswell Ranch Estates project. This project proposes dividing a +61.27-acre property into six (6) residential lots ranging in size from  $\pm 5$  to  $\pm 33.63$  acres. The parcel is zoned Single Family Residential (R1A) and Agricultural and has the General Plan designation of Agricultural-Transition (AT), 5-acre minimum. The project site is east of SR 124 approximately 1,000 ft south of the State Route (SR) 16/SR 124 junction, and approximately 1.5 miles south of the City of Plymouth. The Assessor Parcel Number (APN) is 008-130-042.

Caltrans previously commented on this project on February 17 and April 17, 2023.

### **Caltrans has the following comments:**

#### **Environmental**

If any site development encroaches into Caltrans Right-of-Way (ROW), the project proponent must apply for an Encroachment Permit to the Caltrans 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 to approve encroachment in the Caltrans ROW. If there are impacts to protected water resources within Caltrans ROW, Caltrans will need to see the correspondence with the permitting authorities the California Department of Fish and Wildlife (CDFW), the US Army Corps of Engineers

(USACE), and the Regional Water Quality Control Board (RWQCB). There are mature trees within and/or near Caltrans ROW that could provide 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. A protective buffer must be established around the nest per CDFW guidelines if an active nest is observed. No work is allowed within the protective buffer limits until the young have fledged and until authorized by the Caltrans District 10 Environmental Office.

### **Hydrology**

The project site is adjacent to the SR. The developer needs to ensure that the existing State drainage facilities will not be significantly impacted by future projects. If historical undeveloped topography shows drainage from this site flowed into the State ROW, it may continue to do so with the conditions that peak flows may not be increased from the pre-construction quantity and the site runoff be treated to meet present storm water quality standards. If historical undeveloped topography shows drainage from this site did not flow into the State ROW, then it will not be allowed to flow into the State ROW at this time.

We request to review the pre- and post-construction runoff calculations and drainage plans for any future developments at this site to understand flow patterns. Additional review will be done once drainage plans and calculations are submitted.

### **Traffic Operations**

The project site falls within the access-restricted expressway on SR 124 between post mile (PM) 2.482 to PM 10.335. A California Transportation Commission (CTC) approval is needed for any addition or modification of roadway access and intersection.

When this project moves to the later phase, please forward documents to District 10 to review and comment.

### **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-premises 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-premises 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

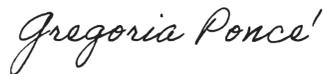
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application process please visit our website at:  
<http://www.dot.ca.gov/trafficops/oda/>.

Caltrans suggest Amador County 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.

Please contact Paul Bauldry at (209) 670-9488 or by email at [aul.bauldry@dot.ca.gov](mailto:aul.bauldry@dot.ca.gov), or me at (209) 483-7234 (email: [Gregoria.Ponce@dot.ca.gov](mailto:Gregoria.Ponce@dot.ca.gov)) if you have any questions or concerns.

Sincerely,



Gregoria Ponce', Chief  
Office of Rural Planning