



Charlene Tim <charlene.tim@edcgov.us>

Fwd: Comment Letter: Piedmont Oak Estates Phase 1

Rommel Pabalinas <rommel.pabalinas@edcgov.us> Tue, Jan 12, 2016 at 8:41 AM
To: jim davies <j854davies@att.net>, Charlene Tim <charlene.tim@edcgov.us>
Cc: Natalie Porter <natalie.porter@edcgov.us>, Dave Spiegelberg <dave.spiegelberg@edcgov.us>

Comment on Piedmont Oak Estates from Caltrans.

----- Forwarded message -----

From: **Cunningham, Eileen R@DOT** <eileen.cunningham@dot.ca.gov>
Date: Mon, Jan 11, 2016 at 1:46 PM
Subject: Comment Letter: Piedmont Oak Estates Phase 1
To: "rommel.pabalinas@edcgov.us" <rommel.pabalinas@edcgov.us>
Cc: "Morneau, Jeffrey A@DOT" <jeffrey.morneau@dot.ca.gov>

Hi Mel,

Please find our comments regarding the subject project attached.

Regards,

Eileen Cunningham
Regional Planning Liaison/Intergovernmental Review Coordinator
Division of Planning and Local Assistance
California Department of Transportation, District 3
(916) 274-0639 | eileen.cunningham@dot.ca.gov

Rommel (Mel) Pabalinas, Senior Planner
El Dorado County Community Development Agency-
Development Services Division-Planning Services
Planning Division
2850 Fairlane Court
Placerville, CA 95667
Main Line 530-621-5355
Direct line 530-621-5363
Fax 530-642-0508

1/12/2016

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Piedmont Oak Estates Ph 1 Comments.pdf

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DEPARTMENT OF TRANSPORTATION

DISTRICT 3 – SACRAMENTO AREA OFFICE
2379 GATEWAY OAKS DRIVE, STE 150 - MS 19
SACRAMENTO, CA 95833
PHONE (916) 274-0638
FAX (916) 263-1796
TTY 711



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January 11, 2016

032015-ELD-0053
03-ELD-49/12.18
A15-0001/Z12-0010/
PD120002/M12-510

Mr. Mel Pabalinas
County of El Dorado
Community Development Agency
Planning Services
2850 Fairlane Court, Building C
Placerville, CA 95672

Piedmont Oak Estates, Phase I – Mitigated Negative Declaration

Dear Mr. Pabalinas:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review for the project referenced above. Caltrans' new mission, vision, and goals signal a modernization of our approach to California's transportation system. We review this parcel map application for impacts to the State Highway System in keeping with our mission, vision and goals for sustainability/livability/economy, and safety/health. We provide these comments consistent with the state's smart mobility goals that support a vibrant economy, and build communities, not sprawl.

The proposed project includes a General Plan amendment, rezoning, a Development Plan, and Tentative Subdivision Map creating a Class I subdivision for Phase 1 of Piedmont Oak Estates. The proposed project contains 62 clustered residential lots, 20 single-family detached residential lots, a 0.90 acre commercial lot 8.01 acres of open space on the 25.89 acres project site. The project site is located northeast of the intersection of State Route (SR) 49 and Black Rice Road, in the Diamond Springs area. The following comments are based on the mitigated negative declaration (MND).

Hydraulics

- The Preliminary Drainage Report contains conduit tables for various pipes within the project. The location and lengths of the pipes within the watersheds are not shown. A final Drainage

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Report for the project must be submitted for review and must include the capture and routing of runoff within the entire project site.

- The design of the detention ponds (sizing) and the supporting calculations must be included in the Drainage Report.
- Runoff from the project site must not be directed towards SR 49. The Preliminary Drainage Report indicates two points of discharge from the project site to Weber Creek. Since Weber Creek flows under SR 49 and a Caltrans bridge spans it, Caltrans is interested in ensuring that post-project runoff does not exceed pre-project runoff.
- Please provide Caltrans the Final Drainage Report along with back-up calculations and any hydraulic models prepared for the project.

Right of Way Engineering

A portion of the proposed project fronts SR 49 for a total of 137.99 ft. This highway frontage has the potential to change with the ongoing local re-alignment and re-designation of SR 49. Caltrans recommends that the applicant coordinate with the El Dorado County Transportation Division regarding any transportation related requirements for the proposed development. Installation of sidewalks fronting or abutting State Route 49 (referenced as Diamond Road), as well as curb returns, may be required to be Americans with Disabilities Act (ADA) compliant. The Subdivision/Parcel Map and any county transportation requirements should be provided to Caltrans for review for boundary correlation with existing state right of way prior to final county approval.

Traffic Operations

On page 6 of the Initial Study/Environmental Checklist Form, third paragraph under Access/Circulation, states that an offsite road would provide the required secondary road access for the subdivision. The 2014 Traffic Impact Analysis (TIA) assumed this road would be for emergency use only – project trips were not assigned to this road. The MND should clarify if this road will, in fact, be limited to emergency use. If the road will have expanded access, the traffic study should be revised to account for this access and its impacts.

On page 53 of the Initial Study/Environmental Checklist Form, the new access to/from SR 49 to serve Piedmont Oak Estates will require an encroachment permit. Other improvements, in addition to those outlined in the checklist will be required. The additional improvements were discussed during the Caltrans' review of the draft TIA (articulated in our comment letter to the County dated December 12, 2014) and pertain to the channelization requirements for this new access. The Traffic Operations comments made on the December 12, 2014 letter do not appear to have been incorporated into the final TIA.

Encroachment Permit

Any work in the state's right of way requires an encroachment permit. To apply, a completed encroachment permit application, environmental documentation, and five sets of plans clearly

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Mr. Mel Pabalinas/El Dorado County
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indicating the state's right of way must be submitted to:

Charles Laughlin
California Department of Transportation
District 3, Office of Permits
703 B Street
Marysville, CA 95901

Please provide our office with copies of any further actions regarding this project.

If you have any questions regarding these comments or require additional information, please contact Eileen Cunningham, Intergovernmental Review Coordinator, at (916) 274-0639 or eileen.cunningham@dot.ca.gov.

Sincerely,



JEFFREY MORNEAU, Branch Chief (Acting)
Transportation Planning – South

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