



# PLANNING AND BUILDING DEPARTMENT

## PLANNING DIVISION

<https://www.edcgov.us/Government/Planning>

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TO: Planning Commission Agenda of: January 26, 2023

FROM: Timothy Pitt, Associate Planner Item No.: 3

DATE: January 12, 2023 Legistar No.: 23-0154

RE: DR22-0004/Crystal Basin Cellars Storage

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The purpose of this memorandum is to incorporate additional Conditions of Approval for Design Review Permit, DR22-0004, in response to comments received from Caltrans in a letter dated January 5, 2023 (Exhibit A). Staff is recommending the addition of the following Conditions of Approval:

### ADDITIONAL CONDITIONS OF APPROVAL

#### CALTRANS

24. **Right of Way:** Prior to issuance of any grading or building permits, Applicant shall request the record maps for this portion of State Highway 50 from the District 3 Map Counter. The Right of Way (ROW) Record Map for the area be obtained by contacting the District 3 ROW Map counter at: [d3rwmaprequest@dot.ca.gov](mailto:d3rwmaprequest@dot.ca.gov), Caltrans ROW, the highway centerline, and its width should be labeled on the plans, along with bearings and distances. Plans shall show survey information as to how our ROW was calculated, and

Applicant or their representatives may also need to identify any possible vulnerable survey monuments in the development area that will need to be preserved and/or perpetuated, as required by PE Act 6731.2 and PLS Act 8771.

25. **Grading and Drainage Plan:** Prior to issuance of any grading or building permits, applicant shall provide a grading and drainage plan to El Dorado County Planning and Building Department for review and approval. The grading and drainage plan shall show that no net impact will be made to the state highway (US Highway 50) or to the state drainage system. If said grading and drainage plan shows any net impact to the state highway (US Highway 50) or to the state drainage system, prior to issuance of any grading or building permits, applicant shall coordinate directly with Caltrans to identify any additional measures needed to satisfy Caltrans requirements

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January 5, 2023

03-ED-2022-00233

Timothy Pitt  
Associate Planner  
Planning and Building Department  
2850 Fairlane Court  
Placerville, CA 95667

### **Crystal Basin Cellars Storage**

Dear Mr. Timothy,

Thank you for including the California Department of Transportation (Caltrans) in the review process for the project referenced above. We reviewed this local development for impacts to the State Highway System (SHS) in keeping with our mission, vision, and goals, some of which includes addressing equity, climate change, and safety, as outlined in our statewide plans such as the California Transportation Plan, Caltrans Strategic Plan, and Climate Action Plan for Transportation Infrastructure.

The project is located on 3550 Carson Road, Camino, California, approximately 800 feet west of the intersection with Barkley Road. The project site abuts the westbound side of US 50. The parcel (APN 043-020-019) consists of 3.62 acres with an existing winery. The project proposal is to construct two metal storage buildings for case storage. The structures will be 2,250 square feet and 1,750 square feet in size for a total of 4,000 square feet of new storage space for the business. Based on Draft Negative Declaration and supporting documents, Caltrans provides the following comments:

#### **Right of Way**

The property abuts US 50 on its southern boundary. El Dorado US 50 operates as an access controlled, four-lane freeway. This location of the highway is approximately 141 feet. The proposed access to the parcel is from Carson Road.

- The applicant/consultant should request the record maps for this portion of State Route 50 from the District 3 Map Counter. The Right of Way (ROW) Record Map for the area be obtained by contacting the District 3 ROW Map counter at: [d3rwmapproquest@dot.ca.gov](mailto:d3rwmapproquest@dot.ca.gov)

- Caltrans ROW, the highway centerline and its width should be labeled on the plans, along with bearings and distances. Please also show survey information on the plans as to how our ROW was calculated.
- Applicant or their representatives may also need to identify any possible vulnerable survey monuments in the development area that will need to be preserved and/or perpetuated, as required by PE Act 6731.2 and PLS Act 8771.

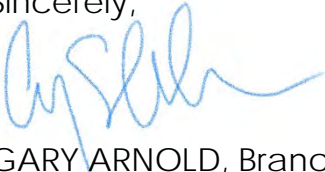
## Hydraulics

The construction of these new buildings will reduce the overall impervious area and thereby increasing the amount of rainfall runoff. A drainage plan is required to show that no net impact will be made to the State Highway or to the state drainage system.

Please provide our office with copies of any further actions regarding this proposal. We would appreciate the opportunity to review and comment on any changes related to this development.

If you have any questions regarding these comments or require additional information, please contact Satwinder Dhatt, Local Development Review Coordinator, by phone (530) 821-8261 or via email at [satwinder.dhatt@dot.ca.gov](mailto:satwinder.dhatt@dot.ca.gov).

Sincerely,



GARY ARNOLD, Branch Chief  
Local Development Review, Equity and System Planning  
Division of Planning, Local Assistance and Sustainability  
Caltrans District 3