

**DEPARTMENT OF TRANSPORTATION**

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Calaveras County  
Community Development Agency  
☐ Building ☐ Planning ☐ OSS



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May 6, 2008

**10-CAL-26 P.M. 1.20**  
**Notice of Determination**  
**The Ridge at Trinitas**  
**SCH 2005122135**  
**Cal ID # 2004-114**

Robert Sellman  
Calaveras County Planning Department  
891 Mountain Ranch Road  
San Andreas, CA 95240

Dear Mr. Sellman:

The California Department of Transportation (Caltrans) appreciates the opportunity to respond to the Notice of Preparation for project 2004-114, Neemee - The Ridge at Trinitas EIR. Proposed entitlements include a zoning map amendment, a tentative subdivision map, and a conditional use permit. The project is located three miles north of the intersection of SR 26 and Ospital Road, in a rural setting west of Burson. The proposed project would subdivide approximately 280 acres into 14 parcels, consisting of 13 single family residential lots (approximately 2.0 acres each); and one additional parcel of 244 acres to accommodate the recreational facilities (golf course, clubhouse, lodge with overnight accommodations) and agricultural activities. The residential area would be a gated community, with restricted access off Ospital Road.

An EIR for the project was reviewed by Caltrans on August 29, 2007. Our comments then reflected an ongoing effort to delineate the impact the proposed development would have upon the state highway system, and to develop an appropriate mitigation for that impact. Our scoping suggests that there will be a potentially significant impact to traffic and circulation if not mitigated for.

Our original comments were:

1. According to the November Traffic Impact Analysis for the Ridge at Trinitas page 15, the trip generation for the golf course is based on lower usage. Please explain why there will be lower usage.

*"Caltrans improves mobility across California"*

Exhibit

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2. According to the Traffic Impact Analysis Page 15, the trip generation for the hotel is also reduced based on the assumption that user will make a trip to the project site exclusive of the golf course. Traffic Operations disagrees due to limited number of hotels in Valley Springs.

3. Please make the revisions and submit the revised Traffic Impact Analysis for Traffic Operations to Review.

Comment number two requires revision. The Comment should read: 'According to the Traffic Impact Analysis Page 15, the trip generation for the hotel is also reduced based on the assumption that user will *not* make a trip to the project site exclusive of the golf course. Traffic Operations disagrees due to limited number of hotels in *the Valley Springs area.*'

Caltrans recommends the lead agency review the proposal. 244 acres zoned for recreation/agriculture, with 26 acres for single family residence, leaves 10 acres unaccounted for from the original 280 acre parcel. To what use will the 10 acres be applied?

An Encroachment Permit will be required for work proposed as mitigation which will be done within the State's right of way. This work is subject to the California Environmental Quality Act. Environmental studies may be required as part of the encroachment permits application. A qualified professional must conduct any such studies undertaken to satisfy the Caltrans's environmental review responsibilities. Ground disturbing activities to the site prior to completion and/or approval of required environmental documents may affect the Caltrans's ability to issue a permit for the project. Furthermore, if engineering plans or drawings will be part of your permit application, they should be prepared in standard units.

If you have any questions or would like to discuss our comments in more detail, please contact Michael Robinson at (209) 948-7575 ([e-mail: Michael\\_robinson@dot.ca.gov](mailto:Michael_robinson@dot.ca.gov)) or me at (209) 941-1921.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'Daniel H. Brewer', with a small 'for' written to the right.

DANIEL H. BREWER, Chief  
Office of Rural Planning & Administration

C: State Clearinghouse