

DEPARTMENT OF TRANSPORTATION

DISTRICT 10

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March 28, 2017

10-TUO-49-PM 18.760
ARCO Food Court Rezone
IS/MND
SCH#2017022076

Paula M. Daneluk, AICP
City of Sonora
Community Development Department
94 N. Washington Street
Sonora, CA 95370

Dear Ms. Daneluk:

The California Department of Transportation (Caltrans) appreciates the opportunity to review the Initial Study and Mitigated Negative Declaration (IS/MND), dated February 28, 2017 for the revised ARCO Food Court Rezone project. The applicant proposes to construct a 3,700 square foot food service building with drive through service on a 0.79-acre portion of the project site. The project site consists of Assessor's Parcels 035-230-39, -40, -41, and -42 including and adjacent to the existing ARCO AM/PM located on the corner of State Route (SR) 49 and Pesce Way in the City of Sonora.

Assessor's Parcel Number (APN) 035-230-40 is currently developed with a vacant commercial building and is zoned General Commercial (CG). Assessor's Parcels 035-230-41, -42, and -39 are developed with the existing ARCO AM/PM and are currently zoned Planned Development (PD). The project includes a rezone of the existing ARCO parcels (APN 035-230-41, 42, & 39) to General Commercial (CG). The project includes a lot line adjustment to be completed between the gas station parcel and the parcel to the north.

The existing vacant building and driveway onto SR 49 would be removed, and new sidewalk connecting to the existing ARCO sidewalk would be constructed on the SR 49 frontage. Access to the food court site would be via a one-way entrance ramp from the ARCO gas station to the south of the site and from a new full access driveway onto Pesce Way. Thirty-nine parking spaces would be provided onsite.

Caltrans has previously reviewed the IS/MND (May 12, 2016) and the Traffic Impact Assessment (March 2, 2016) and provided comments June 2, 2016 (see attached). Our previous response letter cited concerns about the queue lengths for the outbound left- and right-turn movements from Pesce Way onto SR 49 and the potential for the queues to block access to the

carwash driveway for vehicles entering Pesce Way from SR 49. The City should consider the need for "Keep Lane Clear" markings on Pesce Way in front of the driveway for the carwash to prevent inbound traffic from backing up and potentially affecting traffic on SR 49.

The proposed development should contribute traffic impact fees to mitigate cumulative impacts to the local transportation system.

An encroachment permit will be needed for work within the SR 49 right of way to construct separate left-turn and right-turn lanes for Pesce Way and to construct sidewalk and utility improvements on the frontage of the food court property.

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 right of way at the project site.

Compliance with the City of Sonoma tree preservation ordinance and pre-construction bird survey requirements will also apply to work performed under the Caltrans encroachment permit. No additional work is expected to address cultural resources for the encroachment permit review. This conclusion could change if changes are made to the plans or project description or new information becomes available.

Caltrans requests to review the drainage study as part of our encroachment permit review.

If you have any questions or would like to discuss these comments, please contact Betty Kibble at (209) 948-7475 (e-mail: betty.kibble@dot.ca.gov), or me at (209) 948-7325 (e-mail: carl.baker@dot.ca.gov).

Sincerely,



CARL BAKER, Chief
Office of Rural Planning & Administration

c: Darin Grossi, Executive Director, Tuolumne County Transportation Council
State Clearing House