

NOV 01 2023

Jessie Waldman

Planning & Building Services

From: ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>
Sent: Monday, October 16, 2023 11:21 AM
To: James Feenan; Jocelyn Gonzalez-Thies
Cc: Ahlstrand, Tatiana L@DOT; Jackman, Rex A@DOT; Jessie Waldman
Subject: FW: MNN Hearing Packet for CDP_2022-0001 (Herting) CPA Hearing 11-15-23
Attachments: CDP_2022-0001 (Herting) MND Agency Mailing Packet.pdf; MEN - 1 - 6.99 - Herting 3rd Letter.pdf; MEN-1-6.9 - Herting 2nd Letter.pdf; MEN - 1 - 6.99 - Herting SFR.pdf

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Caltrans' concerns are satisfied with the staff report condition of approval #17, see below. Approval and issuance of the Caltrans encroachment permit provide adequate assurance that State standards will be met.

Condition 17 will ensure that all necessary permitting for CALTRANS recommendations will be met.

17. Prior to issuance of any ground disturbance OR building permit associated with this Coastal Development Permit, the applicants shall complete a driveway and encroachment to the satisfaction of the State Department of Transportation (CALTRANS), including obtaining an encroachment permit for any work within state right-of-way, consistent the CALTRANS a pre-application review, project Number, 1-MEN-1-6.995, for the proposed driveway development to access the parcel.

With the inclusion of the Caltrans Encroachment Permit as a required condition of project approval, we find that the project CEQA determination for transportation is less than significant with mitigation incorporated and we recommend approval.

Feel free to contact me with questions or for further assistance with Caltrans comments.

Jesse Robertson
Transportation Planning
Caltrans District 1
(707) 684-6879 (mobile)

From: Ahlstrand, Tatiana L@DOT <tatiana.ahlstrand@dot.ca.gov>
Sent: Monday, October 16, 2023 10:01 AM
To: ROBERTSON, JESSE GRAHAM@DOT <jesse.robertson@dot.ca.gov>
Cc: Jackman, Rex A@DOT <rex.jackman@dot.ca.gov>
Subject: FW: MNN Hearing Packet for CDP_2022-0001 (Herting) CPA Hearing 11-15-23

FYI. NOTICE OF PUBLIC HEARING AND AVAILABILITY OF DRAFT MITIGATED NEGATIVE DECLARATION FOR PUBLIC REVIEW AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION for CDP near Anchor Bay in Mendocino County.

From: James Feenan <feenanj@mendocinocounty.gov>
Sent: Monday, October 16, 2023 8:29 AM
To: Ahlstrand, Tatiana L@DOT <tatiana.ahlstrand@dot.ca.gov>

Cc: Jocelyn Gonzalez-Thies <gonzalezjt@mendocinocounty.gov>

Subject: MNN Hearing Packet for CDP_2022-0001 (Herting) CPA Hearing 11-15-23

EXTERNAL EMAIL. Links/attachments may not be safe.

Please see attached MND Hearing Packet for hearing before CPA on 11-15-23.

Thank you!

James Feenan

Commission Services Supervisor

County of Mendocino Department of Planning & Building Services

860 N Bush Street, Ukiah, CA 95482

Main Line: 707-234-6650

Fax: 707-463-5709

feenanj@mendocinocounty.gov

www.mendocinocounty.gov/pbs



California Department of Transportation

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June 22, 2023

1-MEN-1- 6.995
CDP_2022-0001
APN: 143-050-15

Ms. Jessie Waldman
Planning & Building Services
County of Mendocino
120 West Fir Street
Fort Bragg, CA 95437

Dear Ms. Waldman:

The applicant's engineer for the above-referenced Coastal Development Permit has been in communication with the Caltrans District Hydraulics office to resolve the remaining issues with the drainage plan for the Herting family driveway. The attached plans meet State design guidelines and are ready for submittal with the encroachment permit application. The revised set of plans are enclosed for the County's use in seeking to approve the proposed residential development. We request that the County condition the approval of the Coastal Development Permit upon the issuance of a Caltrans encroachment permit.

The applicant can proceed to initiate the Caltrans encroachment permit application. For more information or to request an encroachment permit, please contact the Ukiah permits office at 707-463-4743, and refer to the following website:
<<https://dot.ca.gov/programs/traffic-operations/ep>>.

Please contact me with questions or for further assistance at: (707) 684-6879 or by email at: <jesse.robertson@dot.ca.gov>.

Sincerely,

Jesse G. Robertson

Jesse Robertson
Transportation Planning
Caltrans District 1

Ms. Jessie Waldman, Mendocino County Planning
6/22/2023
Page 2

Enclosed: Driveway 6,15,23.pdf
Driveway 6,15,2321079-SP-04 2 (1).pdf

e-copy: Heidi Quintrell, Chief, Caltrans District 1 Encroachment Permits
Dr. Douglas Herting

California Department of Transportation

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April 12, 2023

1-MEN-1- 6.995
CDP_2022-0001
APN: 143-050-15

Ms. Jessie Waldman
Planning & Building Services
County of Mendocino
120 West Fir Street
Fort Bragg, CA 95437

Dear Ms. Waldman:

Thank you for giving Caltrans the opportunity to comment on the standard Coastal Development Permit (CDP) for the construction of a single-family residence and grading to construct a driveway access from State Route 1. The project is located roughly 2.25 miles north of Anchor Bay and one-quarter mile north of Gypsy Flat Road, on the east side of State Route 1 (SR 1) at 33101 S. Hwy 1 in the unincorporated community of Gualala. We have the following comments:

The site plan attached to the staff report for the CDP is not clear enough to discern dimension details and other fine print, and lacks sufficient information or labeling, such as RW lines. It may be necessary to amend or add to the following comments if and when an encroachment permit application is submitted. The site plan submitted will need to have higher resolution to ensure its legibility.

We recommend that the applicant take access from neighboring public or private roads, if feasible. Constructing a driveway to State standards, particularly at this location, may be difficult and can be expected to incur greater expense when compared to building road connections to lower-order roadways.

The proposed driveway will need to be designed to address potential drainage issues. The excavation from the driveway road cut, the slope of the driveway, and other grading work on-site may lead to increased runoff and concentrated flows down the driveway and onto SR 1. For these reasons, the applicant will need to submit a drainage plan and erosion control plan with the application for an encroachment permit from Caltrans. It may be necessary to install a culvert near the driveway to resolve the water concentration or increased stormwater flows onto SR1.

Ms. Jessie Waldman
4/12/2023
Page 2

The project location is within a known active geologic slide. We request that the applicant submit a Geotechnical study to ensure that the cut slope in Caltrans right of way will meet Caltrans standards without requiring reinforcement.

The proposed driveway/access will need to be constructed to meet Caltrans current standards for a residential driveway. An engineered set of plans, including sight distance calculations, will be required with the application as well as a copy of a Coastal Development Permit/waiver/exemption/documentation from the California Coastal Commission demonstrating that the driveway improvements have been evaluated and addressed. Appendix J of the Caltrans Encroachment Permits Manual will aid the applicant in submitting a compliant design for the access, which is available online: <<https://dot.ca.gov/-/media/dot-media/programs/traffic-operations/documents/encroachment-permits/appendix-j-ada.pdf>>.

Any work within Caltrans right of way will require an encroachment permit from Caltrans. To streamline the process, Caltrans requires the applicant to arrange and participate in a pre-submittal meeting with the Caltrans encroachment permits staff in Ukiah, prior to submitting a permit application. For more information or to request an encroachment permit, please contact the Ukiah permits office at 707-463-4743, and refer to the following website: <<https://dot.ca.gov/programs/traffic-operations/ep>>.

Please contact me with questions or for further assistance at: (707) 684-6879 or by email at: <jesse.robertson@dot.ca.gov>.

Sincerely,

Jesse G. Robertson

Jesse Robertson
Transportation Planning
Caltrans District 1

c: Heidi Quintrell, Chief, Caltrans District 1 Encroachment Permits Office

California Department of Transportation

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May 18, 2023

1-MEN-1- 6.995
CDP_2022-0001
APN: 143-050-15

Ms. Jessie Waldman
Planning & Building Services
County of Mendocino
120 West Fir Street
Fort Bragg, CA 95437

Dear Ms. Waldman:

In response to our letter of April 12, 2023, the applicant for Coastal Development Permit (CDP) 2022-0001 provided Caltrans with engineered design plans for the construction of a driveway, which will be accessed from State Route 1. With the additional information that the engineering details provide, we revise our previous comments thusly:

In the last month we had engineering geologists in the area of the project site evaluating the highway shoulders. They noted a slide of unknown date at postmile 6.7; Caltrans' slope easement over the subject parcel, at postmile 7.0 (+/-) was acquired "to extend and maintain highway slopes" in an area with either a road cut or an historical slide. Despite the presence of historical slides within this segment of roadway, the existing 2:1 slopes in the vicinity were observed to have performed well over the wetter than average winter. We will permit a 2:1 slope for the driveway cut as designed, however, any proposed modifications in the field that would steepen the slope will need further evaluation and approval.

The sight line shown in the driveway plans is set back thirteen feet from what appears to be the edge of pavement. When measuring sight-distance, the set-back for the driver of the vehicle on the minor road should be a minimum of 10 feet plus the shoulder width of the major road but not less than 15 feet. Please analyze the driveway sight distance again, based on this minimum set back distance. It may be necessary to modify the proposed cut in slope to ensure that the road/driveway cut does not obstruct sight distance. Failure to meet State sight-distance requirements is grounds for automatic denial of the encroachment permit application.

After reviewing the highway drainage facilities in the field at the project site, we have concluded that a culvert will be needed beneath the driveway. Please ensure that

Ms. Jessie Waldman
5/18/2023
Page 2

the culvert size is adequately sized, based on estimated flow rates and Caltrans minimum culvert diameters. We note that the existing drainage with is one-and-one-half feet deep by four-feet wide.

As previously stated, any work within State right of way will require an encroachment permit from Caltrans. To streamline the process, Caltrans requires the applicant to arrange and participate in a pre-submittal meeting with the Caltrans encroachment permits staff in Ukiah, prior to submitting a permit application. For more information or to request an encroachment permit, please contact the Ukiah permits office at 707-463-4743, and refer to the following website:
<<https://dot.ca.gov/programs/traffic-operations/ep>>.

Please contact me with questions or for further assistance at: (707) 684-6879 or by email at: <jesse.robertson@dot.ca.gov>.

Sincerely,

Jesse G. Robertson

Jesse Robertson
Transportation Planning
Caltrans District 1

Enclosed: Driveway Plan and Profile, Apex Engineering & Surveying
Driveway Plan Sight-distance Exhibit, Apex Engineering & Surveying

c: Heidi Quintrell, Chief, Caltrans District 1 Encroachment Permits
Dr. Douglas Herting