

California Department of Transportation

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Planning Department
5100 Buillion Street
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MPA-49-PM 26.403
Initial Study – Major
Design Review
SCH #2026031029

Mr. Strathearn,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Initial Study for the Major Design Review No. 2023-083. The proposed project consists of the development and operation of a short-term rental business that includes ten (10) 30'x28' feet (ft) prefabricated cabins on elevated platforms, a new 16-ft wide and 903.51-foot long one-way paved driveway, thirteen (13) parking spaces, signage, and a 60'x75' pad that will be set aside for the development of a future 2,200 square (sq.) ft. single-family residential dwelling, and a future lawn/recreation area for guest use, including games and events. Each proposed cabin will be 840 sq. ft. in size, including a loft area of 30 feet in height.

The total square footage of the proposed cabins is 8,400 sq. ft. The 2.48-acre project site is located at 5007 County Park Road, in the community of Mariposa, Assessor Parcel Number (APN) 012-130-018. Additional parcels involved in project implementation are APNs 013-130-028 and 012-130-026. No development is proposed on APN 012-130-026, which is approximately 13.76 acres of the total Project site and has been assigned a separate APN for tax purposes. The parcel at 5001 County Park Road (0.63± acres), (APN 013-130-028) contains an existing single-family dwelling and is proposed to provide access associated with the project. Access to the Project site will be provided from County Park Road via a one-way looped 16-foot-wide paved driveway, approximately 903.51 feet in length. A portion of the driveway would traverse the adjacent 0.63-acre parcel (APN: 013-130-028). The total project site acreage is 16.87± acres.

The project site, where development is proposed, is zoned General Commercial within the Design Review Overlay located in the adopted Mariposa Town Planning Area land use classification. Pursuant to Chapter 17.66 of the Mariposa County Zoning Code, a Major Design Review application is required. The Project site is also located within the Mariposa Public Utility District service area.

Caltrans has the following comments:

Environmental

It does not appear that any activities will occur in Caltrans Right of Way (ROW). However, if there are any construction related activities that will encroach into Caltrans ROW resulting from the project, the project proponent must apply for an Encroachment Permit with the Caltrans District 10 Encroachment Permit Office. All California Environmental Quality Act (CEQA) documentation, with supporting technical studies, must be submitted with the Encroachment Permit Application. These studies may include an analysis of potential impacts to any cultural sites, historic properties, biological resources, hazardous waste/materials, scenic highways, and/or other environmental resources within Caltrans ROW, at the project site(s).

System Planning

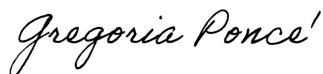
- The one-way looped configuration limits flexibility for emergency access and circulation. Although an emergency pullout is provided, opportunities for passing or bypassing may be constrained, potentially reducing operational flexibility during incidents. In rural settings such as Mariposa County, reduced access reliability can have broader implications for regional emergency response performance and overall system resilience, particularly along SR 49 and SR 140.
- It is recommended that the internal configuration be revisited to confirm adequate accommodation for non-passenger vehicles, particularly garbage and service trucks. If turning movements or maneuvering space are insufficient, these vehicles may require additional maneuvers or encroach into adjacent areas. This could reduce operational efficiency at the site access point and contribute to inconsistent ingress/egress behavior onto County Park Road.
- Garbage collection and delivery activities within a single-lane, one-way loop roadway may result in temporary blockages of circulation, even with an emergency pull-out provided. Such interruptions may reduce operational efficiency and create intermittent queuing at the site entrance, affecting the reliability of traffic entering County Park Road and ultimately affecting the traffic flow conditions on SR 49 and SR 140.
- The location of the recreation areas across the roadway from the trash enclosure creates a pedestrian-vehicle conflict point within the site. This is a concern given the expected presence of recreational users, including children, and periodic service vehicle activity. Without defined crossings, traffic calming or visibility

enhancements, this configuration may introduce safety risks and disrupt internal circulation patterns that feed the site access point.

- It is recommended to reconfigure a 12-ft travel lane with an additional 4-ft edge buffer from a 16-ft wide one-way roadway. This buffer could function as a pedestrian separation zone or shared-use pathway supporting internal circulation. In addition, the edge buffer may be designed as a mountable or reinforced surface to accommodate occasional vehicle off tracking during turning movements, particularly for larger service vehicles such as garbage trucks. This redesign can improve maneuverability while maintaining a defined pedestrian refuge, enhancing internal safety, and circulation efficiency.
- The Initial Study relies primarily on private vehicle access for employees and visitors, with limited alternative transportation options identified. This will generate additional travel trips on County Park Road, which ultimately will affect the traffic flow to SR 49 and SR 140. While the project's impact on the projected trip generation may be modest, it should be considered in the context of cumulative regional vehicle miles travel (VMT) and the long-term effect on the state highway system.

All future development for the project location will require further review by Caltrans. If you have any questions or would like to discuss these comments, please contact Lloyd Clark at (209) 986-9802 (Email: Lloyd.Clark@dot.ca.gov) or me at (209) 948-7325 (email: Gregoria.Ponce@dot.ca.gov).

Sincerely,



Gregoria Ponce'
Chief, Office of Rural Planning

c: State Clearinghouse