

California Department of Transportation

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Development Planner
Mariposa County
4639 Ben Hur Road
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MPA-140-PM 7.01
Missouri Gulch
Housing Development
Initial Study
SCH #2026070488

Mr. Fassett,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Initial Study for the Mariposa County Missouri Gulch Housing Development Project. The proposed project involves development of a multi-family residential complex containing up to 85 dwelling units within five three-story residential buildings, located on three parcels totaling approximately 9.7 acres. The five residential buildings would have a combined maximum building footprint of approximately 40,000 square feet (SF).

The project would be developed in two phases. The project is located within the unincorporated community of Mariposa on Assessor Parcel Number's (APN) 013-030-006, 013-030-014, and 013-038-004. The development would be concentrated in the southern approximate 4.1 acres of the property along the Jones Street frontage. The northern area of the site would remain largely undisturbed and continue to exist in its current condition. The parcels are owned by the Yosemite Conservancy and consist of largely undeveloped land characterized by varying topography and an on-site drainage feature.

Caltrans has the following comments:

Environmental

It appears the project will not encroach into Caltrans Right of Way (ROW). However, if there are any construction related activities that will encroach into Caltrans Right of Way (ROW) as a result of 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, including the Final Mitigated negative Declaration, 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). Evidence of consultation with local Native American tribes and interested parties will need to be presented within the technical documents for approval of encroachment in the Caltrans ROW.

Systems Planning

- The proposed Missouri Gulch Workforce Housing Project captures several positive transportation features that support multimodal travel, including EV charging infrastructure, a car-share program, potential transit pass incentives, and an internal trail connection. These elements are consistent with Caltrans' goals of reducing single-occupancy vehicle travel and promoting alternative transportation options. However, additional information and project refinements are recommended to ensure the development operates safely and efficiently while supporting the surrounding transportation network.
- Given the project's proximity to State Route (SR) 49 and SR 140, clarification should be provided regarding whether any project improvements, utility work, signage, or traffic control activities will occur within Caltrans ROW. If work is proposed within the State Highway System, appropriate coordination with Caltrans and applicable permitting requirements should be addressed. Additional documentation should also demonstrate that the proposed access points on Jones Street provide adequate sight distance, driveway spacing, and safe circulation for residents, visitors, emergency responders, service vehicles, and pedestrians. A comprehensive site circulation plan, including turning templates for emergencies and waste collection vehicles, would help to verify that the proposed access configuration functions safely.
- The project's Transportation Demand Management (TDM) measures should be strengthened by making proposed features, such as the car-share program, transit pass incentives, trail connections, and EV charging infrastructure, permanent and enforceable project commitments rather than optional amenities. Establishing a monitoring program to evaluate the effectiveness of these measures over time would also help ensure that the project's transportation objectives are achieved.
- The proposed parking supply of approximately 90 spaces for 85 residential units should be evaluated to determine whether it appropriately reflects anticipated demand and the project's affordability. A parking demand assessment and consideration of shared parking opportunities could help optimize the parking supply while preserving flexibility to accommodate future mobility needs, including expanded EV-ready infrastructure or conversion of excess parking areas to other transportation-related uses if warranted.
- Given the site's proximity to the area affected by the 2024 French Fire, emergency access and evacuation planning should be an important consideration in the project's final design. The emergency vehicle access route should remain unobstructed and clearly identified, and coordination with

emergency response agencies is recommended to ensure the site can be safely accessed and evacuated during wildfire or other emergency events. This planning will help support safe and efficient evacuation while maintaining reliable access for emergency responders.

Traffic Operations

Traffic Operations requests to review and comment on the Traffic Impact Study once completed.

Additional reviews will be required as future project information and submittals become available.

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'

Gregoria Ponce'
Chief, Office of Rural Planning

C: state clearinghouse