

California Department of Transportation

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Governor's Office of Planning & Research

Apr 21 2022

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STATE CLEARINGHOUSE

Ms. Natalie Rizzi, Senior Planner
Tuolumne County
Community Development Department
Sonora, CA 95370

TUO-108-PM 11.3
O'Byrnes Ferry Gas Station
and Convenient Store
CUP14-005
SCH# 2016072052

Dear Ms. Rizzi:

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Conditional Use Permit CUP14-005 to allow the O'Byrnes Ferry Business Park containing the following: (Previously approved CUP 2016) The project site consists of a 3.0± acre parcel, Assessor's Parcel Number 63-280-06, zoned Light Industrial, Planned Unit Development Combining (M-1:PD) and a 10.3± acre parcel, Assessor's Parcel Number 63-280-07, zoned Special Commercial (C-S) and Open Space-1 (O-1), under Title 17 of the Tuolumne County Ordinance.

The Conditional Use Permit CUP14-005 proposes to allow the following:

- A. A 10,000± square foot addition to an existing 27,900± square foot building. The resultant 37,900 square foot building is proposed to include 27,000± square feet of indoor storage for boats and vehicles, 2,000± square foot of office space, 4,000± square foot sandwich shop, a 900± square foot Visitor's Center, and a 2,000± square foot indoor Farmer's Market.
- B. A detached 3,600± square foot mini-mart and canopy-covered gas station, containing 16 pumps on 4 fuel dispensing islands, a detached diesel fuel dispensing island and a customer propane tank filling station.
- C. Two general retail building pads of 5,000± and 6,500± square feet.
- D. A free standing 608± square foot men's and women's restroom building with attached 456± square foot pergola covered rest area including tables and benches.
- E. A double-sided 332± square foot 30-foot tall, detached sign for the gas station,
- F. A double-sided 80± square foot 20-foot tall, detached sign for the gas station.

Caltrans has previously reviewed the application for CUP14-005 and provided comments June 10, 2014 and has also reviewed and commented on the revised County application referral and TIS on November 24, 2015 and the IS/MND on August 18, 2016.

Since our last review and comments from Caltrans on August 18, 2016, we have noted that there have been substantial site plan changes from the originally approved project as follows:

1. We noted that there is a new fueling station with 8 additional fuel pumps for Heavy Diesel Trucks. The original project called for a detached diesel fuel dispensing island.
2. The convenient store footprint has increased by more than 2800 square feet and relocated on parcel property.
3. The restrooms have been removed from approved site plan.
4. The retention basin originally approved with the project has been removed. Where will run off be diverted? How will this change impact the State Highway System?
5. The approved 5,000 square foot retail space has been replaced with the fueling station for diesel trucks denoting change in use for this area.

Caltrans has the following comments regarding the latest project changes as follows:

Hydrology

The proposed site development is adjacent to the state route. The developer needs to ensure that the existing State drainage facilities will not be significantly impacted by the project. If historical undeveloped topography shows drainage from this site flowed into the State Right-of-Way, it may continue to do so with the conditions that peak flows may not be increased from the pre-construction quantity and the site runoff be treated to meet present storm water quality standards. If historical undeveloped topography shows drainage from this site did not flow into the State Right-of-Way, then it will not be allowed to flow into the State Right-of-Way at this time.

Caltrans would like to review the pre- and post-construction runoff calculations and drainage plans to understand flow patterns. Additional review will be done once drainage plans and calculations are submitted.

Outdoor Advertising

All advertising displays visible to traffic on SR 108 facilities need to be constructed in compliance with Local Government and State Regulations. Caltrans regulates the placement of outdoor advertising displays visible from California highways. Caltrans performs regular reviews of freeways and highways identified on the National Highway System to enforce outdoor advertising requirements under the Federal Highway Beautification Act and the State's Outdoor Advertising Act. Persons or entities seeking to place an off-premise outdoor advertising display that would be subject to provisions of the Outdoor Advertising Act (Business and Professions Code § 5200 et seq.) are required to submit an Outdoor Advertising Permit Application. Information regarding Caltrans' regulation of outdoor advertising may be found online at:

<https://dot.ca.gov/programs/traffic-operations/oda>

Encroachments:

If any project construction activities encroach into Caltrans right-of-way (ROW), 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 ROW at the project site(s). For more information please visit the Caltrans Website at:

<https://dot.ca.gov/programs/traffic-operations/ep/applications>

If you have any questions or would like to discuss these comments, please contact Michael Casas at (209) 986-9830 (Email: michael.casas@dot.ca.gov) or me at (209) 483-7234 (Email: gregoria.ponce@dot.ca.gov).

Sincerely,

Gregoria Ponce'

Gregoria Ponce', Chief
Office of Rural Planning

C: State Clearinghouse