

California Department of Transportation

OFFICE OF THE DISTRICT 10 PLANNING
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Governor's Office of Planning & Research

May 05 2023

STATE CLEARINGHOUSE

May 5, 2023

Natalie Rizzi
Senior Planner
Tuolumne County Community
Development Department
48 Yaney Avenue
Sonora, CA 95370

**TUO-108-PM 4.321 Initial
Study Zone Change RZ18-
011 and CUP18-013 – Leslie
SCH 2023040285**

Dear Ms. Rizzi,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and comment on the Initial Study for Zone Change (RZ18-011) project to rezone a 5.4± acre parcel from RE-5 (Residential Estate, Five Acre Minimum) to C-1 (General Commercial) under Title 17 of the Tuolumne County Ordinance Code, and Conditional Use Permit (CUP18-013) to allow outdoor storage of commercial equipment, vehicles, and materials on the site consisting of two parcels totaling 6.2± acres.

The project site is located at 18456 Wards Ferry Road, on the northwest corner of Wards Ferry Road and Tuolumne Road, in the city of Sonora on Assessor's Parcel Number 097-140-007 and 097-140-009.

Caltrans has the following comments:

Caltrans suggests that the County of Tuolumne continue to coordinate with Caltrans in identifying and addressing potential pedestrian safety and cumulative transportation impacts from this project and other developments near this location. This will assist Caltrans in ensuring that pedestrian, traffic safety, and quality standards are maintained for the traveling public on existing and future state transportation facilities in Tuolumne County.

Environmental

It looks like the project will not occur within Caltrans Right of Way (ROW); therefore, there are no concerns for impacts to resources in Caltrans ROW. If the scope of work changes or it is confirmed there will be construction related activities in Caltrans ROW, the project proponent must apply for an Encroachment Permit to the Caltrans Encroachment Permit Office. All California Environmental Quality Act (CEQA) documentation, with supporting technical studies, must be submitted with the Encroachment Permit Application. These studies will include an analysis of potential impacts to any cultural sites, historic properties, biological resources, hazardous waste locations, 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. If there are impacts to protected water resources within Caltrans ROW, Caltrans will need to see the correspondence with the permitting authorities: California Department of Fish and Wildlife (CDFW), US Army Corps of Engineers (USACE), and Regional Water Quality Control Boards (RWQCB). There are mature trees within and/or near Caltrans ROW that could provide suitable nesting habitat. If work will occur between February 1 and September 30 of any year, a pre-construction bird survey must be conducted by a qualified biologist prior to the start of any construction related activities in Caltrans ROW. If an active nest is observed, a protective buffer must be established around the nest per CDFW guidelines. No work is allowed within the protective buffer limits until the young have fledged and until authorized by the Caltrans District 10 Environmental Office.

Traffic Operations

When the parcel begins to develop, please send the plans to District 10 Caltrans for review.

Encroachment Permits

If any project activities encroach into Caltrans 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. For more information, please visit the Caltrans Website at: <https://dot.ca.gov/programs/traffic-operations/ep/applications>.

If you have any questions or concerns, please contact Shiferaw Jemberie (209) 986-9635 (email: Shiferaw.jemberie@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: David Ruby, Planning Manager, Tuolumne County Planning Department