

## California Department of Transportation

OFFICE OF THE DISTRICT 10 PLANNING  
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August 8, 2024

Natalie Rizzi  
Senior Planner  
Tuolumne Community Development Department  
25 Green Street  
Sonora, CA 95370

**TUO-108-PM R2.439**  
**Conditional Use Permit CUP23-**  
**002 Cypress Square Properties**  
**– Sonora Subaru**

Dear Ms. Rizzi,

The California Department of Transportation (Caltrans) appreciates the opportunity to review and respond to an application for the Sonoma Subaru Conditional Use Permit CUP23-002 on a 2.134-acre parcel zoned C-1 (General Commercial) under Title 17 of the Tuolumne County Ordinance Code.

The project is located near State Route (SR) 108, on 12828 Mono Way in the community of Sonora, within Assessor Parcel Number (APN) 040-180-058.

### **Caltrans has the following comments:**

#### **Environmental**

The project appears to be outside of Caltrans Right of Way (ROW). However, if there are any physical construction activities that will encroach into Caltrans ROW, the project proponent must apply for an Encroachment Permit to 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 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 work will occur in Caltrans ROW 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 California Department of Fish and Wildlife (CDFW) guidelines. No work is allowed within the protective buffer limits

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until the young have fledged and until authorized by the Caltrans District 10 Environmental Office. Results of the pre-construction bird survey(s) must be provided to the Caltrans District 10 Environmental Office prior to the start of construction.

### **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](mailto:Shiferaw.jemberie@dot.ca.gov)) or me at (209) 483-7234 (email: [Gregoria.Ponce@dot.ca.gov](mailto:Gregoria.Ponce@dot.ca.gov)).

Sincerely,

*Gregoria Ponce*

Gregoria Ponce'  
Deputy District Director  
Planning, Local Assistance, and Environmental

c: Quincy Yaley, Community Development Department Director, Tuolumne County