

## California Department of Transportation

OFFICE OF THE DISTRICT 10 PLANNING  
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December 13, 2024

Natalie Rizzi  
Community Development Department  
Land Use and Natural Resources Division  
2 South Green Street  
Sonora, CA 95370

**TUO-108-PM R4.058 LUNR-24-  
2/T-24-22 Valley Dale Initial  
Study (IS)/ Mitigated  
Negative Declaration (MND)  
Stanislaus Regional Housing  
Authority (SRHA)  
SCH: 2024110816**

Dear Ms. Rizzi,

The Department of Transportation (Caltrans) appreciates the opportunity to review and respond to the Valley Dale Initial Study (IS)/ Mitigated Negative Declaration (MND) project. The project involves developing 56 residential apartment units and associated amenities, including a community room, community kitchen, maintenance room, laundry facilities, and playgrounds. There would be 20 three-bedroom units, 15 two-bedroom units, 18 one-bedroom units, and three (3) studio units. The units and community space would be spread between four separate buildings. There would be on-site parking lots and on-street parking along Peaceful Valley Road. The on-site parking would include solar carport structures. A total of 91 parking spaces would be provided. The Tuolumne Utilities District (TUD) will provide public water and sewer to the project. The project includes a General Plan Amendment to HDR and a Zone Change to R-3 for multi-family use.

As part of the project, the applicant would be required to improve Peaceful Valley Road to current Title 11 standards, including widening and providing a paved shoulder. The applicant must also provide sidewalks along the project's frontage road.

The proposed project is located at 14562 Peaceful Valley Road, approximately 2,200 feet northwest of the intersection of Peaceful Valley Road and Mono Way. It is within a portion of Section 33, Township 2 North, Range 15 East, Mount Diablo Baseline and Meridian, and Supervisorial District 1.

The Assessor's Parcel Numbers are: 045-220-019, 045-220-021, 045-220-023, 045-220-018, 045-220-020, and 045-220-022.

At this time, Caltrans has the following comments:

**Environmental**

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, like the Final Initial Study/Mitigated Negative Declaration, with supporting technical studies, must be submitted with the Encroachment Permit Application. These studies will analyze potential impacts to 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. Please submit the biological study with the Encroachment Permit Application, which must include a discussion of any aquatic resources in Caltrans ROW that may be impacted by the project, like the Phoenix Ditch. If there are impacts to water resources within Caltrans ROW, Caltrans will need to see the correspondence with the permitting authorities California Department of Fish and Wildlife (CDFW), United States Army Corps of Engineers, Regional Water Quality Control Board and/or be provided copies of any required permits prior to the start of any construction in Caltrans ROW. If there are impacts to any special status species, critical habitat, or essential fish habitat that exist within Caltrans ROW, evidence of consultation with CDFW, U.S. Fish & Wildlife Service, and/or National Marine Fisheries Service shall be provided to Caltrans with the Encroachment Permit application. Please note that for Mitigation Measure BIO-2 in Table 8, the second column references BIO-1, but we believe it should reference BIO-2. In addition, BIO-2 identifies the raptor nesting season as February 1 – August 31. However, Caltrans considers the nesting season to be February 1 – September 30. If any work occurs in Caltrans ROW between February 1 and September 30 of any given 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.

A protective buffer must be established around the nest per CDFW guidelines if an active nest is observed. No work is allowed within the protective buffer limits until the young have fledged and until authorized by the Caltrans District 10 Environmental Office. If work will occur in Caltrans ROW, results of the pre-construction bat and nesting bird surveys must be provided to the Caltrans District 10 Environmental Office before starting any construction-related activities. If any cultural materials or human remains are discovered during construction in Caltrans ROW, stop all work within a 100-foot radius of the discovery and immediately notify the Caltrans District 10 Environmental Office (in addition to the procedures detailed in CULT-2 and CULT-3). Do not move cultural materials or take them from the job site. Do not resume work within a 100-foot radius of the discovery area until authorized by the Caltrans Professionally Qualified Staff (PQS).

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### **Encroachment Permits**

If any future 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. 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 Paul Bauldry at (209) 670-9488 (email: paul.bauldry@dot.ca.gov) or Me at (209) 986-9830 (email: anupam.mishra@dot.ca.gov).

Sincerely,

*Anupam Mishra*

Anupam "Chris" Mishra, Chief  
Office of Rural Planning  
Division of Planning, Local Assistance, and Environmental

Cc: State Clearinghouse