

DEPARTMENT OF TRANSPORTATION

DISTRICT 4

OFFICE OF TRANSIT AND COMMUNITY PLANNING

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Governor's Office of Planning & Research

*Making Conservation
a California Way of Life.***JULY 17 2019****STATE CLEARINGHOUSE**

July 16, 2019

SCH #2019069057
GTS #04-MRN-2019-00135
GTS ID: 16002
MRN-101-PM 9.62Tammy Taylor, Planner
Marin County Community Development Agency
3501 Civic Center Dr., Suite 308
San Rafael, CA 94903**Albion Monolith Master Plan and Tentative Map – Mitigated Negative Declaration (MND)**

Dear Tammy Taylor:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Albion Monolith Master Plan and Tentative Map project. In tandem with the Metropolitan Transportation Commission's (MTC) Sustainable Communities Strategy (SCS), Caltrans' mission signals our agency's approach to evaluate and mitigate impacts to the State Transportation Network (STN). Caltrans' *Strategic Management Plan 2015-2020* aims to reduce Vehicle Miles Traveled (VMT) consistent with the State's goals and targets. Our comments are based on the June 13, 2019 MND.

Project Understanding

The project proposes to subdivide two existing single-family lots into five lots, and includes the creation of four new lots (Lots 1-4) for single-family residential developments, and one new lot (Lot 5) for multi-family residential development. Regional access is provided at US 101 and Interstate 580 (I-580) approximately one-half mile away.

Right-of-Way (ROW)

The subject parcel abuts the westerly right-of-way line of US 101. In February 1957, along with the necessary right-of-way for US 101, the State acquired all Abutter's rights, including access rights, from the original grantor of the property. No width

was specified and usually never is. In addition, the note shown on the Site Plan (attached) should be clarified that the Abutter's rights were released and relinquished to the State of California per Bk 1091, Page 509, Marin Co. Records. As written, the note is ambiguous in its intent.

Secondly, the note indicating Abutter's rights in favor of Marin County along Auburn Street per Bk 1409, Page 18, does not appear to be accurate. Book 1409-Page 18 Marin County Records is a grant deed from the original owners to the State for a widening of Auburn Street. There is no mention of the grantor giving any Abutter's rights up in this document. In addition, in March 1963 the State relinquished their interest in Auburn Street and the widening to the County of Marin, again there was no mention of any reservation of Abutter's rights along the northerly line of the subject property. If there are in fact rights claimed by Marin County along the northerly line, it does not appear to be accurate based on the document filed in Book 1409, Page 18, Marin County Records.

Lead Agency

As the Lead Agency, Marin County Community Development Agency is responsible for all project mitigation, including any needed improvements to the STN. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Encroachment Permit

Please be advised that any work or traffic control that encroaches onto the State ROW requires an encroachment permit that is issued by Caltrans. To obtain an encroachment permit, a completed encroachment permit application, environmental documentation, and six (6) sets of plans clearly indicating the State ROW, and six (6) copies of signed and stamped traffic control plans must be submitted to: Office of Encroachment Permits, California DOT, District 4, P.O. Box 23660, Oakland, CA 94623-0660. To download the permit application and obtain more information, visit <https://dot.ca.gov/programs/traffic-operations/ep/applications>.

Tammy Taylor, Planner
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Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Andrew Chan at 510-622-5433 or andrew.chan@dot.ca.gov.

Sincerely,



WAHIDA RASHID
Acting District Branch Chief
Local Development - Intergovernmental Review

c: State Clearinghouse

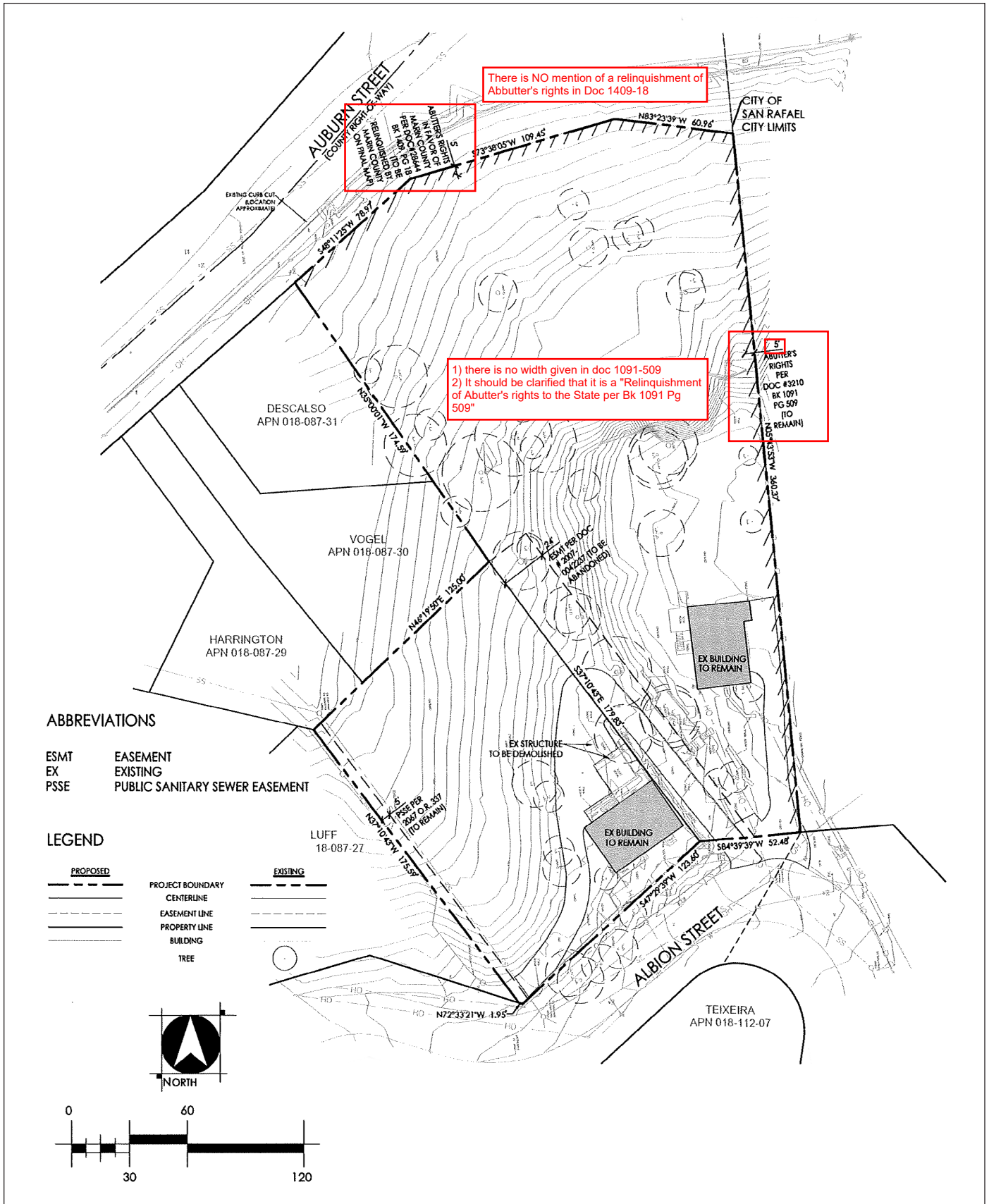


Figure 2
Existing Site Plan

Source: Wood Rodgers