

DEPARTMENT OF TRANSPORTATION

DISTRICT 4

OFFICE OF TRANSIT AND COMMUNITY PLANNING

P.O. BOX 23660, MS-10D

OAKLAND, CA 94623-0660

PHONE (510) 286-5528

www.dot.ca.gov



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Governor's Office of Planning & Research

JULY 30 2019

July 30, 2019

STATE CLEARINGHOUSE

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Jon-Paul Harries, Senior Planner
City of Cotati
201 W. Sierra Avenue
Cotati, CA 94931

**Zoning Amendment and Residential Care Facility for the Elderly (RCFE) &
Commercial Building – Mitigated Negative Declaration (MND)**

Dear Jon-Paul Harries:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Mills Park Center. In tandem with the Metropolitan Transportation Commission's (MTC) Sustainable Communities Strategy (SCS), Caltrans' mission signals a modernization of our 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) in part, by tripling bicycle and doubling both pedestrian and transit travel by 2020. Our comments are based on the July 2, 2019 MND.

Project Understanding

The proposed project includes a lot line adjustment and the construction of a 77,000-square-foot Assisted Living Facility with 88 units, a 24,100-square-foot Memory Care Facility with 34 units, and a 4,000-square-foot commercial building to be operated as a cannabis dispensary. The project includes loading areas, a paved parking area, rain garden/detention basins, a pedestrian plaza, sidewalks, and landscaping. The project includes improvements to State Route (SR) 116 and Alder Avenue. The proposed project is adjacent to SR 116.

Right-Of-Way

The property abuts existing conventional highway SR 116. There are no access control rights along the frontage of the property. Any offsite work performed within the existing state right-of-way will require the application for and approval of an encroachment permit prior to begin work.

Lead Agency

As the Lead Agency, the City of Cotati 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 right-of-way (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/>

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Michael McHenry at 510-286-5562 or michael.mchenry@dot.ca.gov.

Sincerely,



WAHIDA RASHID
Acting District Branch Chief
Local Development - Intergovernmental Review

c. State Clearinghouse