

DEPARTMENT OF TRANSPORTATION

DISTRICT 4
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Governor's Office of Planning & Research

MAY 06 2019

STATE CLEARINGHOUSE



*Making Conservation
a California Way of Life!*

May 6, 2019

John-Paul Harris, Senior Planner
City of Cotati
201 W. Sierra Avenue
Cotati, CA 94931

SCH: 2019049028
04-SON-2019-00379
GTS ID 15253
Post Mile: SON – 101- 12.64

Cotati Hotel and Market Hall – Mitigated Negative Declaration (MND)

Dear John-Paul Harris:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced project. In tandem with the Metropolitan Transportation Commission's Regional Transportation Plan/Sustainable Communities Strategy, Caltrans mission signals a modernization of our approach to evaluating and mitigating impacts to the State Transportation Network (STN). Caltrans' *Strategic Management Plan 2015-2020* aims to reduce Vehicle Miles Traveled by tripling bicycle and doubling both pedestrian and transit travel by 2020. Our comments are based on the MND.

Project Understanding

The project proposes to remove the existing park-and-ride lot, merge the existing parcel lines, and develop a hotel and Market Hall on the project site. The hotel is approximately 20,050 square feet in size with 153 keys (guest quarters) and associated amenities including a Board Room, Lounge, kitchen, fitness room, VIP Club, pool, and courtyard. A standalone building, approximately 5,650 square feet in size, would be provided at the corner of Old Redwood Highway and St. Joseph Way. The building would include a 3,596-square-foot Market Hall. The remainder of the building, approximately 2,054 square feet, would include a kitchen, storage, restrooms, staff lounge, and office space. A parking area with 167 parking spaces would be installed west and north of the hotel building. Sixteen on-street parking spaces would be provided along the project frontage. The project includes bike racks to accommodate approximately 24 bicycles. In addition, four covered bicycle spaces will be provided. Regional access is provided at the US 101 and US 116 interchange adjacent to the proposed project.

Multimodal Transportation

The project should be conditioned to ensure connections to existing bike lanes and multi-use trails to facilitate walking and biking to nearby jobs, neighborhood services, and transit. Since the proposed project is 100 feet from two sheltered Sonoma County Transit Route 10 bus stops, which provide regional access throughout Sonoma County, the proposed project should provide subsidized transit passes on an ongoing basis for future employees and constituents. Since the project is adjacent to Class II bike lanes, the project should be conditioned to provide secure bicycle parking in a highly visible location at the entrance.

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Park and Ride

In 2014, Caltrans and the City of Cotati entered into an agreement upon how the park and ride at this location would be replaced. The City of Cotati agreed to replace 166 parking spaces, of which 30 public parking spaces are to remain on site. The proposed project should explain how the City of Cotati intends to operate the 30 public parking spaces for commuter purposes.

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 financing, scheduling, implementation responsibilities and monitoring should be fully discussed for all proposed mitigation measures, prior to the submittal of an encroachment permit. Potential mitigation measures that include the requirements of other agencies—such as Caltrans—are fully enforceable through permit conditions, agreements, or other legally-binding instruments under the control of the Lead Agency.

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 <http://www.dot.ca.gov/hq/traffops/developserv/permits/>.

Should you have any questions regarding this letter, please contact Michael McHenry at (510) 286-5562 or Michael.mchenry@dot.ca.gov.

Sincerely,



PATRICIA MAURICE
District Branch Chief
Local Development - Intergovernmental Review

c. State Clearinghouse