

**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

Governor's Office of Planning & Research



*Making Conservation  
a California Way of Life.*

**JULY 30 2019**

July 30, 2019

**STATE CLEARINGHOUSE**

Susie Murray, Senior Planner  
City of Santa Rosa  
100 Santa Rosa Avenue, Room 3  
Santa Rosa, CA 95402

SCH: 2019079002  
GTS# 04-SON-2018-00401  
GTS ID: 12699  
PM: SON-12-18.612

**Recess Self-Storage Mixed-Use Development – Mitigated Negative Declaration (MND)**

Dear Susie Murray:

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 1, 2019 MND.

***Project Understanding***

The project involves the properties at 4224 Sonoma Highway (Hwy) and 4200 Sonoma Hwy. Both properties will be pre-zoned into the General Commercial zoning district for annexation into Santa Rosa. The project will subdivide 4224 Sonoma Hwy, a 2.68-acre property, into three parcels, and construct a four-story, 124,000 square foot self-storage facility and two multi-family residence structures (one with six dwelling units and the other with eight). Development of the project will include demolition of the existing structures, clearing and grubbing of existing vegetation, site grading, and construction of onsite and offsite improvements including parking & driveways, landscaping, streets, storm-water retention, curb and gutter, and utilities. The parcels are located on the southeast side State Route (SR) 12 and west of Mission Boulevard. No further development is proposed at 4200 Sonoma Hwy. The proposed project is adjacent to SR 12.

Susie Murray, Senior Planner

July 30, 2019

Page 2

**Right-Of-Way**

The property abuts existing conventional SR 12. There are no access control rights along the frontage of the property. Any offsite work performed with the existing state right-of-way will require the application for and approval of an encroachment permit prior to the beginning of work.

**Lead Agency**

As the Lead Agency, the City of Santa Rosa 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