

DEPARTMENT OF TRANSPORTATION

DISTRICT 4

OFFICE OF TRANSIT AND COMMUNITY PLANNING

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Governor's Office of Planning & Research

Jul 24 2020*Making Conservation
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July 24, 2020

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Roscoe Mata, Planning Manager
City of Millbrae
Community Development Department
621 Magnolia Avenue
Millbrae, CA 94030

401 E Millbrae Moxy Hotel- Initial Study/ Mitigated Negative Declaration (MND)

Dear Roscoe Mata:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the 401 E Millbrae Moxy Hotel project. We are committed to ensuring that impacts to the State's multimodal transportation system and to our natural environment are identified and mitigated to support a safe, sustainable, integrated and efficient transportation system. The following comments are based on our review of the June 2020 MND.

Project Understanding

The proposed project would involve development of a 209-room, six-story hotel. The footprint of the hotel would be rectangular and run parallel with the eastern edge of the site. The project would also involve the modification of an existing free standing, double-sided sign at the southern edge of the project site, along US-101. Under the proposed project, a digital billboard measuring 14 feet tall by 48 feet wide would be added in its place. The overall height of the sign would be maintained at 55 feet. Site is adjacent to US-101.

Hydraulics

FIRM map 06081C0132F shows that the project is located within zone AE with a water surface elevation of 10'. The report did not reference this FIRM map. The map that is referenced, 06081C0231E, is an older map and has been superseded. If FIRM map 06081C0132F was used as the current map, the conclusion that the project is not subject to FEMA regulations does not hold.

Please address whether there will be any increase in storm water runoff that may affect the State Drainage System. Any increase in storm water needs to be treated and contained on project site to leave no impact. Any floodplain impacts have to be documented and mitigated.

Outdoor Advertising

Any advertising structure that displays off-premise commercial copy visible from US-101 will require a permit from the Office of Outdoor Advertising (ODA). Conversely, any advertising structure that only advertises goods and services available on-premise will not require a permit from ODA, provided it adheres to the provisions of Business and Professions Code Section 5272 and 5274 and California Code of Regulations 2243 and 2246.

For further information, and to obtain a license, please contact Kenneth Parmelee at (916) 651-9327 or visit <https://dot.ca.gov/programs/traffic-operations/oda>.

Construction-Related Impacts

Potential impacts to the State Right-of-Way (ROW) from project-related temporary access points should be analyzed. Mitigation for significant impacts due to construction and noise should be identified in the MND. Project work that requires movement of oversized or excessive load vehicles on state roadways requires a transportation permit that is issued by Caltrans. To apply, visit: <https://dot.ca.gov/programs/traffic-operations/transportation-permits>.

Prior to construction, coordination is required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to US-101.

Lead Agency

As the Lead Agency, the City of Burlingame is responsible for all project mitigation, including any needed improvements to the State Transportation Network (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 permanent work or temporary traffic control that encroaches onto the ROW requires a Caltrans-issued encroachment permit. If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As part of

the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application, six (6) sets of plans clearly delineating the State ROW, six (6) copies of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement.

To download the permit application and to obtain more information on all required documentation, 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 Laurel Sears at laurel.sears@dot.ca.gov. Additionally, for future notifications and requests for review of new projects, please contact LDIGR-D4@dot.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Mark Leong". The signature is written in a cursive, flowing style.

Mark Leong
District Branch Chief
Local Development - Intergovernmental Review

cc: State Clearinghouse