

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 4

OFFICE OF TRANSIT AND COMMUNITY PLANNING

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Governor's Office of Planning &amp; Research

**Feb 12 2021****STATE CLEARINGHOUSE**

February 12, 2021

SCH #: 2021010122

GTS #: 04-MRN-2021-00193

GTS ID: 21696

Co/Rt/Pm: MRN/1/0.13

Immanuel Bereket, Senior Planner  
County of Marin Community Development Agency Planning Division  
3501 Civic Center Drive, Suite 308  
San Rafael, CA 94903

**Re: O'Donnell Financial Group, LLC. Master Plan Amendment and Design Review– Initial Study/ Mitigated Negative Declaration (IS/MND)**

Dear Immanuel Bereket:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for this 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 January 2020 Draft IS/MND.

**Project Understanding**

The proposed project is to request the Master Plan Amendment and Design Review approval to construct a two-story, mixed-use building consisting of 10 studio apartment units and 11 studio extended stay hotel rooms. The Master Plan designates the subject property for use as a gasoline service station. This 0.59-acre project site is located adjacent to State Route (SR)-1.

**Transportation Impact Analysis**

Because the project is located along SR-1, please provide Caltrans with a transportation impact analysis to evaluate the long-term transportation impacts resulting from this development.

### **Construction-Related Impacts**

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 may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the STN.

### **Lead Agency**

As the Lead Agency, the County of Marin 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 permanent work or temporary traffic control that encroaches onto the Right-of-Way (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 package, digital set of plans clearly delineating the State ROW, digital copy 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. Your application package may be emailed to [D4Permits@dot.ca.gov](mailto:D4Permits@dot.ca.gov).

To download the permit application and to obtain more information on all required documentation, visit <https://dot.ca.gov/programs/traffic-operations/ep/applications>.

Immanuel Bereket, Senior Planner  
February 12, 2021  
Page 3

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Yunsheng Luo at Yunsheng.Luo@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 with a long horizontal stroke at the end.

MARK LEONG  
District Branch Chief  
Local Development - Intergovernmental Review

c: State Clearinghouse