

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
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September 13, 2024

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GTS ID: 29598
Co/Rt/Pm: SON/116/28.121

Jennifer Faso, Planner III
Sonoma County
2550 Ventura Avenue
Santa Rosa, CA 95403

Re: Platinum Storage Group Mini-Storage Facility – Mitigated Negative Declaration (MND)

Dear Jennifer Faso:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Platinum Storage Group Mini-Storage Facility Project. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the August 2024 MND.

Please note this correspondence does not indicate an official position by Caltrans on this project and is for informational purposes only.

Project Understanding

The proposed project would construct a 99,157-square-foot self-storage facility with approximately 745 storage units on a 4.03-acre portion of a 11.34-acre site. The project would demolish two existing commercial buildings while an existing market, fast-food restaurant, and single-family home will remain. The project would turn the existing one-way left-turn lane into a two-way left-turn lane. The project site is directly adjacent to State Route (SR) 116.

Travel Demand Analysis

With the enactment of Senate Bill (SB) 743, Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, and multimodal improvements. For more information on how Caltrans assesses Vehicle Miles Traveled (VMT) analysis for land use projects, please review Caltrans' Transportation Impact Study Guide ([link](#)).

The project VMT analysis and significance determination are undertaken in a manner consistent with the Office of Planning and Research's (OPR) Technical Advisory. Per the MND, this project is found to have a less than significant VMT impact, therefore working towards meeting the State's VMT reduction goals.

Roadway Modifications

Since this project is being proposed by a private entity, a Highway Improvement Agreement may be necessary since the project contemplates modifications to the highway system by adding a turn lane and other improvements.

For the Preliminary Caltrans Exhibit Sheet, please verify if the proposed 12 feet x 50 feet bus stall southwest of SR 116 and the project driveway hinder the line of sight of the drivers exiting the project driveway and if the location would be an easy run-in target by the SR 116 southbound traffic.

Please show proper proposed pavement marking and striping transition between the two-way-left-turn lane and the two connected left-turn lanes to demonstrate proper storage & transition length.

Please consider redesigning/restriping the proposed 117 feet of painted median island at the north leg of the driveway across the westbound SR 116 left-turn lane into an outbound left-turn traffic merge lane to westbound SR 116 with a minimum of 25 feet of storage length.

Cultural Resources

There is a known site within State Right-of-Way (ROW) near this project. Should ground-disturbing activities take place as part of this project within State ROW and there is an inadvertent archaeological or burial discovery, in compliance with CEQA, PRC 5024.5, and Caltrans Standard Environmental Reference Chapter 2 ([link](#)), all construction within 50 feet of the find shall cease. The Caltrans Office of Cultural Resource Studies, District 4, shall be immediately contacted at (510) 847-1499. A staff archaeologist will evaluate the finds within one business day after contact. Archaeological resources may consist of, but are not limited to, dark, friable soils, charcoal, obsidian or chert flakes, grinding bowls, shell fragments, or deposits of bone, glass, metal, ceramics, or wood.

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, please visit Caltrans Transportation Permits ([link](#)).

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

Hydrology

Please ensure that any increase in storm water runoff to State Drainage Systems or Facilities be treated, contained on project site, and metered to preconstruction levels. Any floodplain impacts must be documented and mitigated.

Lead Agency

As the Lead Agency, the County 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.

Equitable Access

If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Encroachment Permit

Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' ROW requires a Caltrans-issued encroachment permit. 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 Caltrans' 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.

The Office of Encroachment Permit requires 100% complete design plans and supporting documents to review and circulate the permit application package. To obtain more information and download the permit application, please visit Caltrans Encroachment Permits ([link](#)). Please note that the checklist TR-0416 is used to determine the appropriate Caltrans review process for encroachment projects. Your application package may be emailed to D4Permits@dot.ca.gov.

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Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Melissa Hernandez, Associate Transportation Planner via LDR-D4@dot.ca.gov. For future early coordination opportunities or project referrals, please contact LDR-D4@dot.ca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Luo Yunsheng". The signature is fluid and cursive, with the first name "Luo" being more prominent and the last name "Yunsheng" written in a more connected, flowing style.

YUNSHENG LUO
Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse