

California Department of Transportation

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July 20, 2023

11-IMP-86

PM 8.42

Town Center Village II
MND/SCH# 2023060636

Ms. Andrea Montano
Associate Planner
City of El Centro
1275 W Main Street
El Centro, CA 92243

Governor's Office of Planning & Research

Jul 21 2023

STATE CLEARINGHOUSE

Dear Ms. Montano:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Mitigated Negative Declaration for the Town Center Village Phase II Project (SCH# 2023060636) located near State Route 86 (SR-86). The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Caltrans has the following comments:

Aeronautics

On January 17, 2023, Caltrans Aeronautics responded to a request to review the Town Center Village Phase II Single Family Residential Project located at the northwest corner of Cruickshank Drive and Clarke Road, in El Centro, CA, near SR-86.

The California Airport Land Use Planning Handbook provides baseline allowable land uses and densities. The proposed project is situated within the vicinity of the Imperial County Airport Land Use Compatibility Plan Zone B2 (extended approach/departure zone). The proposed project greatly exceeds the permitted densities in Safety Zone B2. Therefore, this proposal is incompatible. The report also noted that there is not a conflict with CFR Part 77. CFR Part 77 addresses the height of objects. This is not an issue in this instance.

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The Division of Aeronautics recommends adherence to the locally adopted airport land use computability plan. The project is not within compliance.

The Imperial County Airport Land Use Commission (ALUC) reviewed the proposal on January 18, 2023, and found the project to be incompatible with the Imperial County Airport Land Use Plan.

On July 19, 2023, after a review of the Caltrans Aeronautics response on January 17, 2023, and the actions of the Imperial County ALUC on January 18, 2023, Caltrans Aeronautics again notes that this project is incompatible with the densities and intensities noted in the California Airport Land Use Planning Handbook. Caltrans Aeronautics strongly supports the ALUC finding of incompatibility and recommends against an Overrule by the Local Land Use Authority, be it the City of El Centro or the Imperial County Land Use and Development Services.

Hauling

Caltrans has discretionary authority with respect to highways under its jurisdiction and may, upon application and if good cause appears, issue a special permit to operate or move a vehicle or combination of vehicles or special mobile equipment of a size or weight of vehicle or load exceeding the maximum limitations specified in the California Vehicle Code. The Caltrans Transportation Permits Issuance Branch is responsible for the issuance of these special transportation permits for oversize/overweight vehicles on the State Highway network.

Additional information is provided online at:
<http://www.dot.ca.gov/trafficops/permits/index.html>

If you have any questions or concerns, please contact Charlie Lecourtois, LDR Coordinator, at (619) 985-4766 or by e-mail sent to Charlie.Lecourtois@dot.ca.gov.

Sincerely,

Mark McCumsey for

MAURICE A. EATON
Branch Chief
Local Development Review