

California Department of Transportation

AERONAUTICS PROGRAM
DIVISION OF TRANSPORTATION PLANNING
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March 18, 2024

Ms. Cheydi Gonzales

Electronically Sent: cgonzales@co.tuolumne.ca.us

Planner II
County of Tuolumne
2 South Green Street
Sonora, CA 95370

**Re: SCH #2024020479 -
Long Gulch Ranch - Tentative Subdivision Map (T20-002) and Zone Change (RZ20-002)**

Dear Ms. Gonzales

The California Department of Transportation, Caltrans Aeronautics has reviewed the Mitigated Negative Declaration & Long Gulch Ranch - Tentative Subdivision Map (T20-002) and Zone Change (RZ20-002). One of the goals of the California Department of Transportation, Aeronautics Program, is to assist cities, counties, and Airport Land Use Commissions (ALUC) or their equivalent, to understand and comply with the State Aeronautics Act pursuant to the California Public Utilities Code (PUC), Section 21001 et seq. Caltrans encourages collaboration with our partners in the planning process and thanks you for including the Aeronautics Program in the review of the Mitigative Negative Declaration.

The proposal is for:

- 1) Zone Change RZ20-002 to rezone the 82.2-acre site from Exclusive Agricultural, Thirty-Seven Acre Minimum:Airport Combining (AE-37:AIR) to Residential Estate, Five-Acre Minimum:Airport Combining (RE-5:AIR) under Title 17 of the Tuolumne County Ordinance Code (TCOC).
- 2) Tentative Subdivision Map T20-002 to divide the 82.2-acre parcel into 13 residential lots, ranging in size from 5.0 acres to 10.07 acres.

The project site is located approximately 750 feet of the Pine Mountain Lake Airport at its nearest point.

In accordance with CEQA, Public Resources Code Section 21096, the California Airport Land Use Planning Handbook (Handbook) must be utilized as a resource in the preparation of environmental documents for projects within airport land use compatibility plan boundaries, or if such a plan has not been adopted, within two miles of an airport. The Handbook is a resource for all public use airports and is available online at: <https://dot.ca.gov/-/media/dot-media/programs/aeronautics/documents/californiaairportlanduseplanninghandbook-ally.pdf>

Safety Compatibility Policies

The proposed Project site is in Compatibility Zones B1 and B2 of the Pine Mountain Lake Airport and therefore must adhere to the safety criteria and restrictions defined in the Airport Land Use Compatibility Plan (ALUCP) adopted by the ALUC pursuant to the PUC, Section 21674. The County of Tuolumne should consider Compatibility Zones B1 and B2 policies stipulated in the ALUCP or Handbook.

Amending a General Plan / General Plans

Per the California Public Utilities Code Section 21001 et seq. relating to the State Aeronautics Act, Section 21676(b) prior to the amendment of a general plan...within the planning boundary established by the airport land use commission pursuant to Section 21675, the local agency shall first refer the proposed action to the commission. If the commission determines that the proposed action is inconsistent with the commission's plan, the referring agency shall be notified. Any proposed development in the defined safety zones, therefore, must adhere to the safety criteria and restrictions defined in the Airport Land Use Compatibility Plan(s) adopted by the ALUC pursuant to the PUC, Section 21674.

Housing

Caltrans Aeronautics stresses the importance of considering the compatibility policies in the ALUCP, with references in the Caltrans Aeronautics Handbook for supplemental guidance. Additionally, as an unfortunate commonality in California, Caltrans Aeronautics understands that the City/County is facing affordable housing supply shortages and is looking for new areas to accommodate residential developments. Consequently, environmental justice and equity concerns should also be reviewed for consistency with goals identified in the California Transportation Plan 2050 (CTP 2050) and the California Aviation System Plan 2020 (CASP 2020). Caltrans Aeronautics notes that new laws regarding the provision of housing do not supersede existing laws, including Section 21670 of the California Public Utilities Code, which require

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counties to establish ALUCs and compatibility plans to protect public health, safety, and welfare.

Closing Statements

An ALUCP is crucial in minimizing noise nuisance and safety hazards around airports while promoting the orderly development in the vicinity of airports, as declared by the California Legislature. A responsibility of the ALUC is to assess potential risk to aircraft and persons in airspace and people occupying areas within the vicinity of the airport.

These comments reflect the areas of review by Caltrans Aeronautics with respect to airport-related noise, safety, and land use planning issues. Thank you for the opportunity to review and comment on this proposal. If you have any questions, please contact me at (916) 907-2219 or by email at vincent.ray@dot.ca.gov.

Sincerely,

Vincent Ray
Aviation Planner

c: Matt Friedman, Senior Planner, Caltrans Aeronautics Program