

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D | OAKLAND, CA 94623-0660
www.dot.ca.gov



April 4, 2024

Governor's Office of Planning & Research

April 4 2024

STATE CLEARINGHOUSE

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GTS #: 04-SON-2024-00864
GTS ID: 32167
Co/Rt/Pm: SON/101/25.985

Joshua Miranda, Planner II
County of Sonoma
2550 Ventura Ave
Santa Rosa, CA 95403

Re: PLP23-0026 Major Subdivision – Mitigated Negative Declaration (MND)

Dear Joshua Miranda:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the PLP23-0026 Major Subdivision project. The Local Development Review (LDR) branch 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 March 2024 Draft MND.

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

Project Understanding

The proposed project would construct 43 detached single family dwelling units and 14 attached duet units between 1,230 to 2,058 square feet in size with reduced setbacks and 136 parking spaces for residents and guests.

Aeronautics

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.

The Sonoma County Airport is a public-use airport that is within the vicinity of the project and receives higher operation numbers than other airports in the County.

Joshua Miranda, Planner II

April 4, 2024

Page 2

The proposed Project site is in Detailed Land Use Study Area of the Sonoma County 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. This outer boundary includes the conical surface under Federal Aviation Regulations (FAR) Part 77 and areas within the 55 Community Noise Equivalent Level (CNEL) noise contour. This area is also subject to levels of overflight by aircraft. Compatibility polices stipulated in the Sonoma County ALUCP must be considered for the utmost safety.

The proposed Project must also address requirements from the Federal Aviation Administration (FAA), specified in Title 14 of the Code of Federal Regulations (CFR), Part 77(14 CFR Part 77) if applicable. Title 14 CFR Part 77.9 provides vertical and horizontal criteria for construction near an airport. The CPU Code Section 21659 prohibits structural hazards near airports. Proposed structures that exceed FAA Regulations Part 77 height criteria are subject to an Obstruction Evaluation/Airspace Analysis for determination. Projects requiring FAA Notice of Construction or Alteration within the secondary referral area shall be referred to the ALUC for review.

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. If you have any questions, please contact me at tiffany.martinez@dot.ca.gov.

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 STN.

Thank you again for including Caltrans in the environmental review process. 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. Should you have any questions regarding this letter or any future early coordination opportunities, please contact LDR-D4@dot.ca.gov.

Joshua Miranda, Planner II
April 4, 2024
Page 3

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" following in a similar style.

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

c: State Clearinghouse