

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
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August 14, 2024

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GTS #: 04-CC-2024-00889
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Jamar Stamps, Planner
Contra Costa County
651 Pine Street
Martinez, CA 94553

Re: FSRE Industrial Concord Project, County File DP21-3022— Notice of Preparation (NOP) of Draft Environmental Impact Report (DEIR)

Dear Jamar Stamps:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for FSRE Industrial Concord Project, County File DP21-3022. 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 July 2024 NOP.

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 involves the construction of a single-story logistics warehouse, parking lot, landscaping, and stormwater treatment areas. The project would require a General Plan Amendment to change the land use designation to Light Industry and reclassify Sally Ride Drive to a Collector Street.

Aeronautics

The California Department of Transportation (Caltrans), Division of Aeronautics has reviewed the NOP for the FSRE Industrial Concord Project. One of the goals of the Caltrans Aeronautics Program, is to assist cities, counties, and Airport Land Use Commissions or their equivalent (ALUC), to understand and comply with the State Aeronautics Act pursuant to the California Public Utilities Code (PUC), Section 21001 et seq.

The guidance in the Federal Aviation Administration's (FAA) Advisory Circular 150/5370-2E, Operational Safety on Airports During Construction, should be incorporated into the project design to identify any permanent or temporary construction-related impacts (e.g., construction cranes, etc.) to the airport/heliport imaginary surfaces. This advisory circular is available at the FAA website ([link](#)).

California Public Utilities Code Section 21659 prohibits structural hazards on or near airports. Structures should not be at a height that will result in penetration of the airport imaginary surfaces. In accordance with Federal Aviation Regulation, Part 77 "Objects Affecting Navigable Airspace" a Notice of Proposed Construction or Alteration (Form 7460-1) may be required by the FAA. For further information or a copy of Form 7460-1, please refer to the FAA website ([link](#)).

If you have any questions related to aeronautics, please contact Associate Transportation Planner, Tiffany Martinez, via email at tiffany.martinez@dot.ca.gov.

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](#)).

If the project meets the screening criteria established in the County's adopted VMT policy to be presumed to have a less-than-significant VMT impact and exempt from detailed VMT analysis, please provide justification to support the exempt status in alignment with the County's VMT policy. Projects that do not meet the screening criteria should include a detailed VMT analysis in the DEIR.

Please analyze whether freeway on/off ramps will be affected. The project applicant shall coordinate with Contra Costa County for any mitigations if there are significant traffic impacts due to the project.

Lead Agency

As the Lead Agency, the County is responsible for all project mitigation, including any needed improvements to the State Transportation Network (STN). The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Marley Mathews, Associate Transportation Planner, via LDR-D4@dot.ca.gov.

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For future early coordination opportunities or project referrals, please visit Caltrans LDR website ([link](#)) or 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 compact, connected style.

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

c: State Clearinghouse