California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
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Wil Lyons, Planner III
Sonoma County
2550 Ventura Avenue
Santa Rosa, CA 95403

Re: Sonoma Developmental Center Campus Specific Plan and Eldridge Renewal – Notice of Preparation (NOP) for a Draft Environmental Impact Report (DEIR)

Dear Wil Lyons:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Sonoma Developmental Center Campus Specific Plan and Eldridge Renewal 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 2025 Draft NOP.

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

Project Understanding

The proposed project is a mixed-use development across three parcels on the Sonoma Development Center campus. 990 residential units will range from 500 square feet to 3,200 square feet per unit and 200 of the 990 total units on-site will be affordable to lower income households. 130,000 square feet of commercial uses will include office, retail, research and development, micro-manufacturing and other uses that form an active jobs center, and a 150-room hotel with associated amenities. There will be approximately 70 acres of outdoor public parks, active recreational areas, and open space areas including walking trails, sports fields, children's playgrounds, dog parks; and a community center and gym, and riparian corridors. Various public infrastructure and utility network improvements are also proposed.

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*).

Caltrans looks forward to reviewing the VMT analysis in the DEIR when it is available.

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*).

Sincerely,

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

c: State Clearinghouse