California Department of Transportation

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

Re: Airport Village Multifamily Housing Project, PLP24-0016 — Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR)

Dear Jen Chard:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Airport Village Multifamily Housing 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 November 2025 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 would result in the construction of 1,150,041 square feet of residential buildings, 10,561 square feet of recreational buildings, 10,000 square feet of commercial spaces, and 3,200 square feet of maintenance buildings.

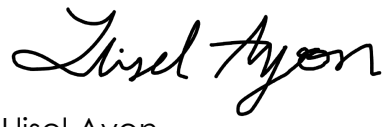
Travel Demand Analysis
With the enactment of Senate Bill (SB) 743, Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, and multimodal improvements. For more information on how Caltrans assesses Vehicle Miles Traveled (VMT) analysis for land 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
Potential impacts to the State Right-of-Way (ROW) from project-related temporary access points should be analyzed. Mitigation for significant impacts due to construction and noise should be identified. 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 State Transportation Network (STN).

Aeronautics
Given the project's proximity to Charles M. Schulz–Sonoma County Airport, the DEIR should evaluate consistency with the Sonoma County Airport Land Use Compatibility Plan, including applicable noise, safety, overflight, and airspace protection policies. The DEIR should include a comprehensive aircraft noise analysis using current and foreseeable future airport operations, identify potential noise exposure for residential units and outdoor activity areas, and describe appropriate noise attenuation and disclosure measures where elevated exposure is identified. The analysis should also address aircraft overflight and safety considerations associated with high-density residential development near an active public-use airport, disclose proposed building heights relative to FAA airspace protection surfaces and any required FAA review, evaluate potential reverse sensitivity impacts on long-term airport operations, and assess cumulative airport-related impacts when considered with other existing and reasonably foreseeable development in the vicinity

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Melissa Hernandez, Associate Transportation Planner via LDR-D4@dot.ca.gov. For future early coordination opportunities or project referrals, please visit Caltrans LDR website (*link*) or contact LDR-D4@dot.ca.gov.

Sincerely,



Llisel Ayon
Acting Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse