

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
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July 31, 2024

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Derik Michaelson, Planner III
Sonoma County
2550 Ventura Avenue
Santa Rosa, CA 95403

Re: Neilmed Warehouse – Mitigated Negative Declaration (MND)

Dear Derik Michaelson:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Neilmed Warehouse 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 July 2024 Draft MND.

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 includes building a new 109,490-square-foot two story warehouse and office structure with landscaping and paved hardscape for parking and access. It is in vicinity of the Charles M. Schulz Sonoma County Airport.

Aeronautics

Caltrans Aeronautics has reviewed the Mitigated Negative Declaration for Neilmed Warehouse Project in Sonoma County. 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 Project site is approximately 0.7 miles west of the Charles M. Schulz-Sonoma County Airport and is in the Traffic Pattern Zone B (TPZ-B) of the Comprehensive Airport

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Land Use Plan for the 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.

California Public Utilities Code Section 21659 prohibits structural hazards 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 Federal Aviation Administration (FAA). For further information or a copy of Form 7460-1, please refer to the FAA website <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>.

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

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,



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

c: State Clearinghouse