

California Department of Transportation

DIVISION OF AERONAUTICS - M.S. #40
1120 N STREET
P. O. BOX 942874
SACRAMENTO, CA 94274-0001
PHONE (916) 654-4959
FAX (916) 653-9531
TTY 711
www.dot.ca.gov



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Jen Chard Electronically Sent Jen.chard@sonomacounty.gov
Planner
Permit Sonoma
2550 Ventura Ave
Santa Rosa, CA 95401

Re: SCH #2026071069 — UPE24-0048; Amann Winery

Dear Jen Chard:

The California Department of Transportation (Caltrans), Division of Aeronautics (Division) has reviewed the - **Amann Winery**. One of the goals of the Division 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. Caltrans encourages collaboration with our partners in the planning process and thanks you for including the Division of Aeronautics in the review of the Mitigated Negative Declaration.

The proposal is for **Amann Winery's** Use Permit for Amann Winery including 2 events with up to 300 people. The project site is located approximately 1 miles of the Healdsburg Municipal Airport.

Safety Compatibility Policies / Compliance with Airport Land Use Compatibility Plan (ALUCP)

The proposed Project site is partly in Safety Zone 6 – Traffic Pattern Zone, of the Healdsburg Municipal Airport and therefore must adhere to the safety criteria and restrictions defined in the Comprehensive Airport Land Use Plan from Sonoma County Comprehensive Airport Land Use Plan (CALUP).

The regular 50 guests/day is compatible with the CALUP. However, the applicant was proposed to hold "2 events of 300 people, 2 events of 100 people". From p6 of the Mitigated Negative Declaration, we know that "The Amann Winery proposes a new 16,264 square foot winery building and a 4,608 square foot covered crush pad (Figure 4) that will include an 8,715 sq. ft. tank room, a 2,247 sq. ft. barrel room, a 2,085 sq. ft. case good storage room, and a 1,442 sq. ft. tasting room with an approximately 1,266 sq. ft. of outdoor porch and patio area for annual wine production of 30,000 cases per year and an additional 50,000 case production

for custom crush. The site will also retain an existing approximately 4,000 square foot barn. A new parking lot is proposed around the new building and will contain 30 parking spaces. The new winery facility is expected to accommodate 50 guests per day" If all the guests are in the 16,264 sq ft winery building (0.373 acre), it may be incompatible. CALUCP'S limitation for this project is 150 persons/acre, the maximum $0.373 \times 150 = \sim 56$ persons.

In accordance with CEQA, Public Resources Code Section 21096, the California Airport Land Use Planning Handbook (Handbook) must be utilized as a resource in the preparation of environmental documents for projects within airport land use compatibility plan boundaries, or if such a plan has not been adopted, within two miles of an airport. The Handbook is a resource for all public use airports and is available online at: <https://dot.ca.gov/-/media/dot-media/programs/aeronautics/documents/californiaairportlanduseplanninghandbook-all.pdf> According to California Airport Land Use Planning Handbook, the limitation for rural area is 600 – 800 per gross acre, the maximum capacity for the building is ~224 - 299 persons. If the event is only held in the tasting room or patio, it will be incompatible.

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.

These comments reflect the areas of review by Caltrans Division of 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 by email at yizhou.wang@dot.ca.gov.

Sincerely,

Yizhou Wang
Transportation Planner
Division of Aeronautics

c: State Clearing House <state.clearinghouse@opr.ca.gov>
Matthew Friedman, Chief Office of Aviation Planning, <matthew.friedman@dot.ca.gov>
Nirupama Stalin, Senior Transportation Planner <Nirupama.stalin@dot.ca.gov>