

NOTICE OF INTENT TO ADOPT A SUBSEQUENT MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHO: Project Applicant, Jason Williams, **Permit Sonoma File No. UPE17-0049**

WHAT: Request to modify the existing Croix Estate Winery Use Permit File No. UPE06-0022 to: increase maximum annual wine case production from 5,000 to 10,000 cases; construct a new 15,780 sq ft barrel storage building; construct a new 1,797 sq ft detached tasting room pavilion; convert an existing 2,500 sq ft residence to function as part of the winery administration space and private tasting; increase total number of full-time employees from 2 to 7; construct associated site improvements including repaving existing driveway, constructing a new driveway extension to the new barrel storage building; constructing additional parking for 8 spaces; and installing new landscaping. The Use Permit Modification request does not include outdoor amplified sound, overnight stays, and off-site parking. There are no changes to the following pre-approved uses: seasonal employee count of 12-15; by-appointment only wine tasting with a maximum of 20 visitors at any one time; 10 annual industry-wide events with a maximum of 20 visitors at any one time; or hours of operation which are 8 a.m. to 6 p.m., daily, except during harvest when additional hours may be required. Located on a 10-acre parcel at 1406 Wood Road, Fulton; **APN 034-030-032. Supervisorial District 5.**

Parcel Zoning: Diverse Agriculture (allowed density: 10 acres per dwelling unit) with combining districts for Scenic Resources and Valley Oak Habitat.

A Mitigated Negative Declaration was previously prepared and posted for the original project (File No. UPE06-0022) on February 6, 2007, in accordance with the California Environmental Quality Act (CEQA). After posting a Notice of Waiver of a Public Hearing for a Use Permit on March 5, 2007, the County of Sonoma adopted the MND and approved the UPE06-0022 project subject to conditions of approval on March 28, 2007. In accordance with Public Resource Code and CEQA Guidelines Section 15162, the County of Sonoma provides notice to agencies and interested parties that it is releasing a final Subsequent Initial Study and Mitigated Negative Declaration (Subsequent IS/MND) for the project. The Subsequent IS/MND did not find potential environmental impacts that could not be mitigated to a less-than-significant level. The Subsequent IS/MND is available at Permit Sonoma at 2550 Ventura Avenue, Santa Rosa, CA 95403 and on the Environmental Notice page of the Permit Sonoma website <https://permitsonoma.org/divisions/planning/environmentalnotices>.

WHERE &

WHEN: After the close of the Subsequent IS/MND public review period, the Sonoma County Board of Zoning Adjustments is *tentatively* scheduled to hold a public hearing on September 26, 2024, to consider the adoption of the Subsequent IS/MND. A final hearing notice containing instructions on how to join the meeting in person will be issued ten (10) days prior to the confirmed hearing date.

ADDITIONAL MATERIALS:

Project materials and associated documents are available at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403 and digitally through the Project Planner, Hannah Spencer at Hannah.Spencer@sonoma-county.org or (707) 565-1928. The Subsequent IS/MND will also be made available on the Permit Sonoma Environmental Notice web site: <https://permitsonoma.org/divisions/planning/environmentalnotices>. Alternative record accommodations are available upon request.

GETTING INVOLVED:

If you have questions or concerns regarding the proposed project, please contact the project planner listed above. The required 30-day public review period on the Subsequent IS/MND is August 2, 2024 to September 3, 2024. Comments on the Subsequent IS/MND must be received by **September 3, 2024, at 5:00 PM**. All comments received after the review period will be included in the public record for consideration and provided to the decision-making body prior to or at the public hearing scheduled as above.

If you challenge the decision on the project in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Permit Sonoma at or prior to the public hearing.

DATE: August 2, 2024