

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

**WHO:** Kamal Azari, Project Applicant; **Permit Sonoma File No. UPE19-0072**

**WHAT:** A request for a Use Permit to construct a new 2,809-square foot tasting room on a 16.6-acre parcel zoned LEA B6 100, RC50/50. A total of 4,973-square feet of patio/walkways are proposed along with a 2,000-square foot terrace; restrooms are proposed in a new 302-square foot building located 8-feet from the proposed tasting room. Tasting room hours of operation to be 11:00am to 5:00pm, Thursday-Sunday; no more than 20 wine tasting guests allowed per day. Seven (7) winery events (5 Agricultural Promotional and 2 Industry-Wide) per year are proposed for a total of seven (7) event days. Hours of operation for events to be 11:00am to 5:00pm. A maximum of 125 guests are allowed per event; staffing to range from two (2) staff for regular operations to up to nine (9) staff for events. An entrance driveway and an exit driveway are proposed off of Spring Hill Road, with a new parking lot (30 spaces, including 2 accessible) proposed adjacent to the new tasting room building; in addition, an overflow parking area (29 spaces) is proposed for a total of fifty-nine (59) parking spaces provided. Subject parcel located at 1321 Spring Hill Road, Petaluma (APN 020-050-026). **Supervisory District 2.**

**Parcel Zoning:** LEA (Land Extensive Agriculture) B6 100-acre density with RC50/50 (Riparian Corridor) Combining District

In accordance with Public Resource Code and CEQA Guidelines, the County of Sonoma provides notice to agencies and interested parties that it is releasing a draft Initial Study and Mitigated Negative Declaration (IS/MND) for the project. The IS/MND did not find potential environmental impacts that could not be mitigated to a less-than-significant level. The 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 IS/MND public review period, the Sonoma County Board of Zoning Adjustments is **tentatively** scheduled to hold a public hearing on **May 29, 2025**, to consider the adoption of the IS/MND. A final hearing notice 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, Adam Sharron, at [adam.sharron@sonoma-county.org](mailto:adam.sharron@sonoma-county.org) or (707) 565-7389. The IS/MND will also be made available on the Permit Sonoma Environmental Notice website: <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 20-day public review period on the IS/MND is **May 2, 2025 to May 22, 2025**. Comments on the IS/MND must be received by **May 22, 2025 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:** May 2, 2025

This notice was posted on 05/02/2025  
and will remain posted for a period of thirty days  
through 06/02/2025

**Doc No. PST-202500057**

Deva Marie Proto, County Clerk  
BY:   
Carrie Anderson, Deputy Clerk