

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

WHO: Project Applicant, Ektimo Vineyards and Wines, **Permit Sonoma File No. UPE22-0025**

WHAT: Use Permit modification to an existing winery use permit (UP85-11380) to recognize an existing tasting room and to allow for up to four (4) agricultural promotional events per year and participation in up to seven (7) industry-wide events per year. The agricultural promotional events would occur on Saturdays and Sundays, from 10:00 a.m. to 10:00 p.m. available to the public by reservation only, with a maximum of 20 people on site at any one time. The industry-wide events would occur on Saturdays and Sundays from 10:00 a.m. to 5:00 p.m., available to the public by reservation only, with a maximum of 20 guests on site at any one time for no more than 100 guests per day. The tasting room would operate by appointment only from Tuesdays through Sundays between 10:00 a.m. and 4:00 p.m. with one full time tasting room employee and one additional part-time employee during events. The tasting room and all proposed events would occur within the tasting room and on the outdoor patio. No change in winery production is proposed, which is currently permitted for up to 40,000 cases. This Use Permit supersedes UP85-11380. The project is located on a 20.31-acre parcel at 4950 Ross Road, Sebastopol. **APN 084-160-002. Supervisorial District 5.**

Parcel Zoning: Diverse Agriculture (DA) 10-acre density (B6 10), Local Guidelines Highway 116 (LG/116) Scenic Landscape Unit (SR)

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 final 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 scheduled to hold a public hearing at a later date to consider the adoption of the IS/MND. A final hearing notice containing instructions on how to join the meeting in person or virtually via Zoom 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, Claudette Diaz at Claudette.Diaz@sonoma-county.org or (707) 565-7387 and through Planner@sonoma-county.org. The 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 IS/MND is **February 14, 2025, to March 17, 2025**. Comments on the IS/MND must be received by Monday, March 17, 2025, at **5:00PM**. 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: 14 February 2025

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