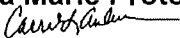


This notice was posted on 01/19/2024
and will remain posted for a period of thirty days
through 02/19/2024

Doc No.49-01192024-012

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

Notice of Determination

To:

Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

From:

Public Agency: Permit Sonoma

Address: 2550 Ventura Ave.

Santa Rosa, CA 95403

Contact: Hannah Spencer

Phone: 707-565-1928

County Clerk

County of: Sonoma

Address: 585 Fiscal Dr #103F

Santa Rosa, CA 95403

Lead Agency:

Permit Sonoma

Address: 2550 Ventura Ave.

Santa Rosa, CA 95403

Contact: Hannah Spencer

Phone: 707-565-1928

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2019012026

Project Title: File No. ADR23-0039 Bricoleur Vineyards Winery Phase II Design Review

Project Applicant: Demae Rubins, Summit Engineering Inc.

Project Applicant Address: 575 W College Ave #201, Santa Rosa CA, 95401

Project Location: 7394 Starr Rd, Windsor, CA 95492

Project Description:

Final review of proposed site plan, parking design, architecture, landscaping, exterior lighting for Phase II Bricoleur Vineyards Winery in accordance with approved use permit File No. UPE17-0053 Condition of Approval No. 73 (design review condition) and File No. UPE21-0001 Condition of Approval No. 51 (parking condition). Phase II winery construction includes a new 21,780 square foot two-story winery building with 15,340 square feet in ancillary space, a maximum production of 40,000 cases per year, two tasting rooms, offices, restrooms, wine production areas and storage, a wine education and tour area, and 76 new parking spaces (for a total of 124 spaces onsite) and new landscaped areas. As part of the Final Design Review request, the Applicant requests approval of certain design modifications, including reconfigured floor plans and parking layout, changes to exterior colors and materials, a shorter building height, and adjustment to the winery building footprint location. The original uses within the 2017 approved building design are still accounted for, with minor modifications to square footages such as: a 38-square foot reduction in tasting room space; a 1,962-square foot reduction in fermentation room space; a 927-square foot increase in barrel storage space; and a

390-square foot reduction in crush pad area. The revised design maintains a two-floor building concept and adds greenhouses and terraces to the second floor, a covered entry space with a grand staircase, mechanical space, and ADA ramps. The proposed design is based on the preliminary design as described in the 2017 Mitigated Negative Declaration under File No. UPE17-0053.

This is to advise that the Lead Agency has approved the above described project on January 17, 2024 and has made the following determinations regarding the above described project.

1. The project will not have a significant effect on the environment.
2. The Board of Zoning Adjustments held a public hearing on April 11, 2019, and adopted an MND and approved the UPE17-0053 project subject to conditions of approval set forth in BZA Resolution No. 19-008. On February 23, 2023, the Board of Zoning Adjustments held a public hearing and approved the UPE21-0001 use permit modification project, finding the project CEQA exempt, subject to conditions of approval set forth in BZA Resolution No. 23-01. In accordance with CEQA Guidelines Section 15164, subdivision (a) and Section 15162, subdivision (a), an Addendum to the 2019 MND has been prepared. The Addendum analyzes the design changes requested for the Phase II Winery building to determine whether the changes will result in new or more severe environmental impacts than those analyzed in the MND and approved in 2019. The Addendum concludes the Phase II Winery design does not cause new significant environmental effects or any changes to existing mitigation measures identified in the MND. The Final Design Review project is required to satisfy conditions of a previously approved project (UPE17-0053). On January 17, 2024, the Design Review Committee concluded, based on the analysis in the Addendum dated January 2024 and the entire record, that no additional environmental review was required, and (b) that the Phase II Winery design was approved based on the 2017 MND.
3. Mitigation Measures were previously made a condition of approval of this project.
4. A mitigation reporting or monitoring plan was adopted for the project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Negative Declaration is available to the General Public at: Permit Sonoma, 2550 Ventura Ave., Santa Rosa 95403

Signature: *Hannah Spencer* Title: Supervising Planner

Date: January 18, 2024 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 49-01192024-012
STATE CLEARINGHOUSE NUMBER (If applicable) 2019012026

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY PERMIT SONOMA	LEAD AGENCY EMAIL	DATE 01/19/2024
COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 24-0119-02	

PROJECT TITLE
 FILE NO. ADR23-0039 BRICOLEUR VINEYARDS WINERY PHASE II DESIGN REVIEW

PROJECT APPLICANT NAME DEMAE RUBINS, SUMMIT ENGINEERING INC	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-1928
PROJECT APPLICANT ADDRESS 575 W COLLEGE AVE #201	CITY SANTA ROSA	STATE CA
		ZIP CODE 95401

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	\$2,916.75
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ \$2,966.75

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Carrie Anderson, Deputy County Clerk-Recorder
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