

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

This Notice of Intent was issued during the Sonoma County Shelter in Place order. Additional accommodations and digital file review are available.

**WHO:** Project Applicant, Henry Belmonte, VJB Vineyard and Cellars **Permit Sonoma File No. PLP05-0009**

**WHAT:** Request to modify an existing Use Permit and Conditions of Approval to permit a commercial kitchen and patio restaurant food service for up to 313 persons per day, reduce option to expand hours of operation, delete special events, delete a requirement to install a left turn lane on Highway 12, install a new septic system, and construct a 53 space off-site parking lot located at 60 and 75 Shaw Avenue, Kenwood (**APN 050-275-028 and -052**). **Supervisory District 1.**

**Parcel Zoning:** C1 (Neighborhood Commercial), SR (Scenic Resource)

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 Subsequent Initial Study and Mitigated Negative Declaration (SIS/MND) for the project. The (SIS/MND) did not find potential environmental impacts that could not be mitigated to a less-than-significant level. The (SIS/MND) released by Permit Sonoma at 2550 Ventura Avenue, Santa Rosa, CA 95403 is available through the project planner at this time.

**WHERE & WHEN:** After the close of the (SIS/MND) public review period, **the Sonoma County Board of Zoning Adjustments** is *tentatively* scheduled to hold a virtual public hearing on **August 27, 2020** to consider the adoption of the (SIS/MND). A final hearing notice will be issued ten (10) days prior to the confirmed hearing date.

**ADDITIONAL MATERIALS:** Project materials and associated documents normally available at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403 are now available through the Project Planner, Blake Hillegas at [Blake.Hillegas@sonoma-county.org](mailto:Blake.Hillegas@sonoma-county.org) or (707) 565-1392 and through [Planner@sonoma-county.org](mailto:Planner@sonoma-county.org). 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 (SIS/MND) is July 27, 2020 to August 26, 2020. Comments on the (SIS/MND) must be received by **August 26, 2020, 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.

**NOTICE ALSO PUBLISHED:** Press Democrat, July 29, 2020

**DATE:** July 27, 2020