

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Seghesio Home Ranch Tasting Room (PLP18-0004)Lead Agency: Permit and Resource Management DepartmentContact Person: Georgia McDanielMailing Address: 2550 Ventura AvenuePhone: 707-565-1949City: Santa RosaZip: 95403County: Sonoma**Project Location:** County: 24035 Chianti Road City/Nearest Community: CloverdaleCross Streets: Rich Ranch Road Zip Code: 95425Longitude/Latitude (degrees, minutes and seconds): 38 ° 44 ' 4.794" N / 122 ° 56 ' 52.99" W Total Acres: 28.5 acresAssessor's Parcel No.: 118-090-013 and -11Section: _____ Twp.: 11N Range: 11W Base: _____Within 2 Miles: State Hwy #: 101Waterways: Unnamed seasonal stream to Russian RiverAirports: N/ARailways: N/ASchools: Cloverdale**Document Type:**CEQA: NOP Draft EIRNEPA: NOIOther: Joint Document Early Cons Supplement/Subsequent EIR EA Final Document Neg Dec

(Prior SCH No.) _____

 Draft EIS Other: _____ Mit Neg Dec

Other: _____

 FONSI**Local Action Type:** General Plan Update Specific Plan Rezone Annexation General Plan Amendment Master Plan Prezone Redevelopment General Plan Element Planned Unit Development Use Permit Coastal Permit Community Plan Site Plan Land Division (Subdivision, etc.) Other: Design Review**Development Type:** Residential: Units _____ Acres _____ Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____ Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____ Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____ Educational: _____ Waste Treatment: Type _____ MGD _____ Recreational: _____ Hazardous Waste: Type _____ Water Facilities: Type _____ MGD _____ Other: Wine tasting facility**Project Issues Discussed in Document:** Aesthetic/Visual Fiscal Recreation/Parks Vegetation Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement Coastal Zone Noise Solid Waste Land Use Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects Economic/Jobs Public Services/Facilities Traffic/Circulation Other: GHG Emission**Present Land Use/Zoning/General Plan Designation:**: LIA (Land Intensive Agriculture), B6 40-acre density, Z (Accessory Unit Exclusion), RC50/50 (Riparian Corridor with**Project Description:** (please use a separate page if necessary)

The project proposes the repurposing of three existing structures: the original Victorian home, a garage, and the Old Seghesio Winery. Phase One will transform an existing garage and accessory shed into a private tasting parlor. Phase Two of the project will restore and repurpose the original Seghesio Winery into a one-room Reserve Tasting Room. Phase Three will restore and repurpose the original Seghesio Homestead. The original homestead will be repurposed to allow for three private tasting parlors for by appointment seating, a small prep kitchen and a residential guest suite. Six industry wide-event days and 12 agricultural promotional events per year within the Sesghesio Homestead complex are proposed plus landscaping.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 22, 2020 Ending Date August 21, 2020

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Seghesio Family Vineyards - Stephanie Wycoff</u>
Address: _____	Address: <u>700 Grove Street</u>
City/State/Zip: _____	City/State/Zip: <u>Healdsburg, CA 95448</u>
Contact: _____	Phone: <u>(707) 395-3604</u>
Phone: _____	

Signature of Lead Agency Representative: *Georgia McDaniel* 2020.07.21 09:51:59 -07'00' Date: July 17, 2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.