

This notice was posted on 04/13/2023
and will remain posted for a period of thirty days
through 05/14/2023

Doc No.49-04132023-113



NOTICE OF CATEGORICAL EXEMPTION

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 Fax (707) 565-1103

Sonoma County proposes to carry out the following project. Pursuant to Section 23A of the Sonoma County Code, it has been determined that this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA):

Project Title: Mountain Ave, Zone Change and
Winery File No. PLP17-0031

Public Agency: Sonoma County

Project Applicant: Jacques Mathieu

Applicant Address: 565 Mountain Avenue,
Sonoma, CA 95476

Project Location: 565 Mountain Avenue, Sonoma,
CA 95476

Date of Approval: 4 April 2023

To:

County Clerk- Recorder Office

County of Sonoma

585 Fiscal Drive, Room 103

Santa Rosa, CA 95403

Office of Planning and
Research

P.O. Box 3044, Room 113

Sacramento, CA 95812-3044

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF THE PROJECT:

Request for a 1) Zone Change from the Rural Residential (RR) district to the Agriculture and Residential (AR) district; and 2) a Use Permit for a winery within a single-family residence, including a 1,000-case maximum annual production capacity, including no visitor serving uses on a 6-acre parcel.

EXEMPT STATUS:

Categorical Exemption Section 15301 Existing Facilities, Section 15303 New Construction or Conversion of Small Structures, and Section 15061(b)(3) Common Sense Exemption

REASON WHY THIS PROJECT IS EXEMPT:

Permit Sonoma has determined that the project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, under Section 15301 (Existing Facility), which provides for negligible expansion of an existing use, Section 15303 (New Construction or Conversion of Small Structures), which provides for construction of a single-family residence and the conversion of such structures from one use to another where only minor modifications are made to support the use, and Section 15061(b)(3), Common Sense Exemption. The proposed winery will increase the applicant's current production which occurs offsite from 500 cases to 1,000 cases annually to occur onsite. The proposed project will provide for minor alterations of 1,775 square feet of a single-family residence and construction of a 1,500 square foot crushpad, but does not include new structural development to support the use.

A categorical exemption is appropriate because the evidence supports the conclusion the project will not have a significant impact on local traffic conditions. The proposed project is expected to result in 10 new trips per day over existing conditions. While the proposed project does increase production levels, the increased grape importation would be offset by the reduced grape exportation therefore the total daily trips associated with winery activities would remain relatively unchanged and will not have an impact on local traffic conditions.

Furthermore, Section 15061(b)(3), is appropriate because it can be seen with certainty that the rezone of the project parcel from Rural Residential to Agricultural and Residential will not have an indirect and reasonably foreseeable impact as the zone change will not result in any changes in the site's land use designation or density. The proposed zone change allows for a negligible increase in permitted and conditionally permitted agricultural uses which is appropriate as the property is presently engaged in agricultural production.

No exceptions listed under CEQA Section 15300.2 apply, including the "unusual circumstances" exception because the evidence in the record supports the conclusion that there is no reasonable possibility the Project will have a significant effect on the environment due to unusual circumstances. The evidence does not support a finding that an unusual circumstance exists and the traffic analysis did not identify significant effects on the environment.

This Notice of Exemption is filed pursuant to the provisions of Section 15062 of the State CEQA Guidelines.

Lead Agency Contact Person:

Marina Herrera, Project Planner
Permit and Resource Management Department
Project Review Division
(707) 565-2397

Deva Marie Proto, County Clerk

BY:
Christina Prado-Mendoza, Deputy Clerk



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:
49-04132023-113

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT	LEAD AGENCY EMAIL	DATE 04/13/2023
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COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 23-0413-01
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PROJECT TITLE
MOUNTAIN AVE, ZONE CHANGE AND WINERY FILE NO.PLP17-0031

PROJECT APPLICANT NAME JACQUES MATHIEU	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-1900
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PROJECT APPLICANT ADDRESS 565 MOUNTAIN AVE	CITY SONOMA	STATE CA	ZIP CODE 95476
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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)	\$3,839.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$ _____

Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<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 \$ _____ \$50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Christina Prado-Mendoza, Deputy County Clerk-Recorder
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