

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

WHO: Project Applicant, Tony Korman and Jackson Family Investments III, LLC, **Permit Sonoma File No. PLP20-0007**

WHAT: Request for 1) A Lot Line Adjustment between a 24.28+/- acre parcel (APN 057-070-049) and a 108.82+/- acre parcel (APNs 057-070-047/-050) resulting in a 24.08+/- acre parcel and a 109.01+/- acre parcel; 2) A Use Permit and Design Review for a new 4,530-square foot tasting room (Nunes Farm) with up to 20 events per year (16 promotional, 4 industry) with a maximum of 200 attendees on the resulting 24.08 +/- acre parcel; and 3) A Use Permit and Design Review for a new winery (Saralee's Vineyard) including a tasting room, a winery building used for production, storage, and administration with an annual production of 95,000 cases and up to 20 events (16 promotional, 4 industry) per year with a maximum of 200 attendees, and marketing accommodations within an existing building on the resulting 109.01+/- acre parcel located at 3400 Slusser Road, Windsor, **APN 057-070-050, -047 and -049. Supervisorial District 4.**

Parcel Zoning: Land Intensive Agriculture, (B7 Frozen Lot) and combining zones for Accessory Dwelling Exclusionary, Biotic Habitat, Floodplain, Riparian Corridor 100 ft and 50 ft setbacks, Scenic Corridor, Scenic Landscape Unit and Valley Oak Habitat.

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 **tentatively** scheduled to hold a public hearing on September 28, 2023 to consider the adoption of the IS/MND. A final hearing notice containing instructions on how to join the meeting in person 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 Project Planner Jen Chard at Jen.Chard@sonoma-county.org or (707) 565-2336. The IS/MND will also be made available on the Permit Sonoma Environmental Notice website mentioned above. 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 August 14, 2023 to September 13, 2023. Comments on the IS/MND must be received by **September 13, 2023 at 5:00 PM**. 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: August 14, 2023 (Press Democrat)