

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: File No. UPE17-0049 Croix Estate Winery Expansion

Lead Agency: Sonoma County Permit and Resource Management Department (Permit Sonoma)

Contact Name: Hannah Spencer, Project Planner

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Project Location: Fulton, Sonoma
City *County*

Project Description (Proposed actions, location, and/or consequences).

Request to modify the existing Croix Estate Winery Use Permit File No. UPE06-0022 to: increase maximum annual wine case production from 5,000 to 10,000 cases; construct a new 15,780 (gross) sq ft barrel storage building; construct a new 1,797 (gross) sq ft detached tasting room pavilion; convert an existing 2,500 sq ft residence to function as part of the winery administration space and private tasting; increase total number of full-time employees from 2 to 7; construct associated site improvements including repaving existing driveway, constructing a new driveway extension to the new barrel storage building; constructing additional parking for 8 spaces; and installing new landscaping. Approximately 35,000 sq ft of vineyard (0.8 acre) will be removed to accommodate the proposed barrel storage building leaving the remaining 8.2 acres of active vineyard intact. The Use Permit Modification request does not include outdoor amplified sound, overnight stays, and off-site parking. No changes to the following pre-approved uses: seasonal employee count of 12-15; by-appointment only wine tasting with a maximum of 20 visitors at any one time; 10 annual industry-wide events with a maximum of 20 visitors at any one time; or hours of operation from 8 a.m. to 6 p.m., daily.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See Attachment identifying Mitigation Measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Public comments have previously raised concerns with noise from outdoor tasting, the Wood and Fulton Road intersection and condition of Wood Road. Agencies have submitted draft conditions of approval and/or proposed mitigation measures for the project.

Provide a list of the responsible or trustee agencies for the project.

Bay Area Air Quality Management District (BAAQMD)
North Coast Regional Water Quality Control Board
State Water Resources Control Board
California Department of Fish and Wildlife
U. S. Fish and Wildlife Service (FWS) and or National Marine Fisheries Service (NMFS)
Sonoma Public Infrastructure (SPI)
Sonoma County Environmental Health