

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 # 2024080048

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

Lead Agency: Sonoma County Contact Person: Hannah Spencer
 Mailing Address: 2550 Ventura Avenue Phone: 707-565-1928
 City: Santa Rosa Zip: 95403 County: Sonoma

Project Location: County: Sonoma City/Nearest Community: Fulton
 Cross Streets: Wood Road / Fulton Road Zip Code: 95439

Longitude/Latitude (degrees, minutes and seconds): 38 ° 28 ' 47 " N / -122 ° 46 ' 34 " W Total Acres: 10

Assessor's Parcel No.: 034-030-032 Section: 05 Twp.: T07N Range: R08W Base: Mt. Diablo

Within 2 Miles: State Hwy #: 101 Waterways: Mark West Creek, unnamed seasonal streams

Airports: none Railways: SMART Schools: Piner/Olivet Union, Santa Rosa City

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: 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: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 55,000 Acres 1.26 Employees 5
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

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: _____

Present Land Use/Zoning/General Plan Designation:

Small winery with tasting and events, residence, 18 parking spaces, 9 acre vineyard. Zoning - Diverse Agriculture. General Plan Land Use - Diverse Agriculture

Project Description: (please use a separate page if necessary)

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. There are 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, except during harvest when additional hours may be required.

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 checked="" type="checkbox"/> Air Resources Board	<input checked="" 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 checked="" type="checkbox"/> Regional WQCB # 1 _____
<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 checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 3 _____	<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 type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date January 15, 2025 Ending Date February 14, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>N/A</u>	Applicant: <u>Jason Williams</u>
Address: _____	Address: <u>4708 Silverado Trail</u>
City/State/Zip: _____	City/State/Zip: <u>Calistoga, CA 94515</u>
Contact: _____	Phone: <u>707-942-9100</u>
Phone: _____	

Signature of Lead Agency Representative: *Hannah Spencer* Date: 1-14-25

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