

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

**WHO:** Project Applicant, Jamie Kutch and Kristen Green, **Permit Sonoma File No. PLP22-0003**

**WHAT:** Request for a Use Permit and Design Review for a new winery (Kutch Winery). Phase 1 of the proposed development includes a new winery building used for production, storage, and other related uses necessary to produce a maximum annual production of 500 gallons of distilled spirits from fruit grown on site, and a maximum annual production of 12,000 cases of wine, with 100% of grapes being sourced locally from the estate and other local vineyards within Sonoma County. Phase 2 of the proposed development includes construction of a new tasting room, with a patio, storage, office space. No agricultural promotional events or industry-wide events, or amplified noise are proposed. The project will be entirely located on the 12.15 +/- acre property located at 190 Wilson Rd Sebastopol, **APN 077-140-018. Supervisorial District 5.**

**Parcel Zoning:** Diverse Agriculture (allowed density: 20 acres per dwelling unit) with a combining district for Scenic Resources.

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 **February 27, 2025**, to consider the adoption of the IS/MND. A final hearing notice containing instructions on how to join the meeting in person or virtually via Zoom 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 the Project Planner, Levan King Cranston at [Levan.KingCranston@sonoma-county.org](mailto:Levan.KingCranston@sonoma-county.org) or (707) 565-2592. The IS/MND will also be made available on the Permit Sonoma Environmental Notice web site: <https://permitsonoma.org/divisions/planning/environmentalnotices>. 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 January 13, 2025 to February 13, 2025. Comments on the IS/MND must be received by **February 13, 2025, at 5:00PM**. 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:** January 13, 2025

Deva Marie Proto, County Clerk  
BY:   
Christina Prado-Mendoza, Deputy Clerk

This notice was posted on 01/13/2025  
and will remain posted for a period of thirty days  
through 02/13/2025

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