


This notice was posted on 04/17/2023  
and will remain posted for a period of thirty days  
through 05/18/2023  
Doc No.49-04172023-116

Deva Marie Proto, County Clerk  
BY:   
Julio Montes Lopez, Deputy Clerk

## Notice of Determination

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|  |                                     |
|--|-------------------------------------|
| <b>To:</b>                             | <b>From:</b>                        |
| <b>Office of Planning and Research</b> | <b>Public Agency: Permit Sonoma</b> |
| <i>U.S. Mail:</i>                      | <i>Street Address:</i>              |
| P.O. Box 3044                          | 1400 Tenth St., Rm 113              |
| Sacramento, CA 95812-3044              | Sacramento, CA 95814                |
|  | Address: 2550 Ventura Ave.          |
|  | Santa Rosa, CA 95403                |
|  | Contact: Hannah Spencer             |
|  | Phone: 707-565-1928                 |
| <b>County Clerk</b>                    | <b>Lead Agency:</b>                 |
| County of: Sonoma                      | Permit Sonoma                       |
| Address: 585 Fiscal Dr #103F           | Address: 2550 Ventura Ave.          |
| Santa Rosa, CA 95403                   | Santa Rosa, CA 95403                |
|  | Contact: Hannah Spencer             |
|  | Phone: 707-565-1928                 |

***SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.***

State Clearinghouse Number (if submitted to State Clearinghouse): NA

Project Title: File No. UPE16-0052 Carneros Vintners Use Permit Modification

Project Applicant: Carneros Vintners, Inc. Care of: Steve Martin Associates, Inc.

Project Applicant Address: 130 S. Main St. #201, Sebastopol CA 95472

Project Location: 4202 Stage Gulch Road, Petaluma, Sonoma County, CA

Project Description:

Use Permit Modification to approved winery use permit File No. PLP02-0085 to allow an increase in annual wine production capacity from 250,000 cases to 2.5 million cases; the construction of a new 22,000 square foot wine production building and associated parking and stormwater management improvements; an increase in full-time employees from 10 to 15, reduction in seasonal employees from 14 to 5, and an increase in business visitors from 3 to 4 persons daily. The proposed modification would eliminate previously approved public tasting and hospitality uses. Existing hours of operation would remain unchanged, 7:00 am to 6:00 pm, Monday – Friday off harvest and 6:00 am to 10:00 pm seven days a week during harvest season.

The original project (File No. PLP02-0085) was approved in April 2007 for 1) a Zone Change to remove the Mineral Resource combining district from a portion of the former 193-acre site that was subject to Lot Line Adjustment LLA06-0004; and 2) a phased Use Permit for a new winery and public tasting with annual production capacity of 250,000 cases on the resulting 20-acre

parcel. A Mitigated Negative Declaration (MND) was prepared and posted for the original project in accordance with CEQA. The Planning Commission held a public hearing on March 1, 2007 and recommended to the Board of Supervisors approval of the proposed project. The Board of Supervisors held a public hearing on April 24, 2007 and adopted the MND and approved the project subject to conditions of approval set forth in Board Resolution No. 07-0330.

**This is to advise that the Lead Agency has approved the above described project on April 13, 2023 and has made the following determinations regarding the above described project.**

1. The project will not have a significant effect on the environment.
2. A Negative Declaration was prepared for the original project in 2007 pursuant to the provisions of CEQA. An Addendum to the 2007 Negative Declaration was prepared for the Use Permit Modification project (File No. UPE16-0052). On April 13, 2023, the Board of Zoning Adjustments concluded, based on the analysis in the Addendum dated April 2023 and the entire record, that no additional environmental review was required, and that the project was approved based on the 2007 MND. Mitigation measures were previously made a condition of project approval. The proposed use permit modification project is required to meet the project objectives of the original PLP02-0085 project. No new, collective or cumulative impacts have been identified with the entirety of the proposed winery expansion project that cannot be mitigated to a level of less than significant with mitigation measures contained in the 2007 Adopted MND. The findings contained in the 2007 MND remain valid for the proposed winery expansion project and no new impacts or increases in previously analyzed impacts have been identified.
3. Previously approved Mitigation Measures were made a condition of the approval of the project. These include mitigation measures for potential environmental impacts to the following topic areas: Noise, Air Quality, Aesthetics, Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality.
4. A mitigation reporting or monitoring plan was adopted for the project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

**This is to certify that the Negative Declaration is available to the General Public at: Permit Sonoma, 2550 Ventura Ave., Santa Rosa 95403**

Signature: Hannah Spencer Digitally signed by Hannah Spencer  
DN: cn=Hannah Spencer, o=PRMID, ou=Planning,  
email=hannah.spencer@sonoma-county.org, c=US  
Date: 2023.04.17 15:13:58 -0700 Title: Supervising Planner

Date: April 17, 2023

Date Received for filing at OPR: \_\_\_\_\_

Authority cited: Sections 21083, Public Resources Code.  
Reference Section 21000-21174, Public Resources Code.



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:  
49-04172023-116

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

|                              |                   |                    |
|------------------------------|-------------------|--------------------|
| LEAD AGENCY<br>PERMIT SONOMA | LEAD AGENCY EMAIL | DATE<br>04/17/2023 |
|------------------------------|-------------------|--------------------|

|   |                               |
|---|-------------------------------|
| COUNTY/STATE AGENCY OF FILING<br>SONOMA | DOCUMENT NUMBER<br>23-0417-02 |
|---|-------------------------------|

PROJECT TITLE  
FILE NO. UPE16-0052 CARNEROS VINTNERS USE PERMIT MODIFICATION

|  |                         |                                |
|--|-------------------------|--------------------------------|
| PROJECT APPLICANT NAME<br>CARNEROS VINTNERS, INC. CARE OF: STEVE | PROJECT APPLICANT EMAIL | PHONE NUMBER<br>(707) 565-1928 |
|--|-------------------------|--------------------------------|

|   |                    |             |                   |
|---|--------------------|-------------|-------------------|
| PROJECT APPLICANT ADDRESS<br>130 S. MAIN ST. #201 | CITY<br>SEBASTOPOL | STATE<br>CA | ZIP CODE<br>95472 |
|---|--------------------|-------------|-------------------|

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 checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                        | \$2,764.00 | \$ <u>2,764.00</u> |
| <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   |          | \$ <u>50.00</u> |
| <input type="checkbox"/> Other  |          | \$ _____        |

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED   
 \$ 2,814.00

|   |   |
|---|---|
| SIGNATURE<br> | AGENCY OF FILING PRINTED NAME AND TITLE<br>Julio Montes Lopez, Deputy County Clerk-Recorder |
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