NOTICE OF CATEGORICAL EXEMPTION

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 Fax (707) 565-1103

Sonoma County proposes to carry out the following project. Pursuant to Section 23A of the Sonoma County Code, it has been determined that this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA):

Project Title: File No. ADR22-0046
Public Agency: Sonoma County
Project Applicant: Chris Moore
Applicant Address: 49 Geary Street, San Francisco, CA, 94108
Project Location: 10520 Wohler Road, Healdsburg, CA 95448
Date of Approval: October 24, 2022

To:

County Clerk- Recorder Office
County of Sonoma
585 Fiscal Drive, Room 103
Santa Rosa, CA 95403

Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF THE PROJECT:

The proposed project is request for an Administrative Design Review permit proposing to replace a previously approved 5,260 ft^2 winery, plus a 1,000-ft^2 crush pad with a new 6,855-ft^2 winery (8,500-case annual capacity), including a tasting room and barrel and tank storage buildings. Site development includes new buildings, entryway/driveway, patios/landscaping, signage, parking, lighting, and irrigation/fire protection tanks on an 8.2-acre parcel zoned Land Intensive Agriculture (LIA) B6 60, NONE, in substantial conformance with previously approved and vested UPE09-0037. No increase in production capacity, tasting room capacity, size and number of agricultural promotional events, or hours of operation is permitted through this design review approval.

EXEMPT STATUS:
Categorical Exemptions Section 15302(b) for Replacement or Reconstruction.

REASON WHY THIS PROJECT IS EXEMPT:
The proposed project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15302 (Replacement or Reconstruction) because the project will replace commercial structures with new structure of substantially the same size, purpose, and capacity (Sec. 15302(b)). The site currently has 5,200 sq.ft. of winery and agricultural structures with a 1,000 sq.ft. covered crush pad, and the project proposes 6,855 sq.ft. of winery buildings to replace the existing structures and continue the same uses allowed under the previously approved and vested Use Permit (UPE09-0037). No exceptions listed under Section 15300.2 apply. There is no reasonable possibility that the project would have a significant effect on the environment.

This Notice of Exemption is filed pursuant to the provisions of Section 15062 of the State CEQA Guidelines.

Lead Agency Contact Person:

Adam Sharron, Project Planner
Permit Sonoma
Project Review Division
adam.sharron@sonoma-county.org
(707) 565-7389

This notice was posted on 10/25/2022 and will remain posted for a period of thirty days through 11/25/2022

Doc No.49-10252022-447

Deva Marie Proto, County Clerk
BY: _____
Julianna Garfia, Deputy Clerk

State of California - Department of Fish and Wildlife

2022 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: 49-10252022-447

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SONOMA COUNTY		10/25/2022

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SONOMA	22-1025-01

PROJECT TITLE
FILE NO. ADR22-0046

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CHRIS MOORE		(707) 565-1900

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
49 GEARY ST	SAN FRANCISCO	CA	94108

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$3,539.25	$
☐ Mitigated/Negative Declaration (MND)(ND)	$2,548.00	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,203.25	$

☒ Exempt from fee

- ☒ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$
☒ County documentary handling fee		$ $50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other **TOTAL RECEIVED** $ $50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X	Julianna Garfia, Deputy County Clerk-Recorder

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFW 753.5a (Rev. 01012022)