

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 #

Project Title: UPE19-0072 - Azari Vineyards Tasting Room

Lead Agency: Permit Sonoma

Contact Person: Derik Michaelson

Mailing Address: 2550 Ventura Avenue

Phone: (707) 565-7389

City: Santa Rosa

Zip: 95404

County: Sonoma

Project Location: County: Sonoma

City/Nearest Community: Petaluma

Cross Streets: Spring Hill Road & Chileno Valley Road

Zip Code: 94952

Longitude/Latitude (degrees, minutes and seconds): -122 ° 40 ' 55.7718 " N / 38 ° 13 ' 3.3198 " W Total Acres: 16.67

Assessor's Parcel No.: 020-050-026

Section: 01 / 06 Twp.: 04N

Range: 08W / 07W

Base: Mount Diablo Meridian

Within 2 Miles: State Hwy #: N/A

Waterways: San Antonio Creek

Airports: N/A

Railways: N/A

Schools: Wilson Elementary, Family Life Center (Bodega), Petaluma

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 _____	☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____	☐ Mining: Mineral _____
☒ Commercial: Sq.ft. 2,400 Acres 16.67 Employees 9	☐ Power: Type _____ MW _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____	☐ Waste Treatment: Type _____ MGD _____
☐ Educational: _____	☐ Hazardous Waste: Type _____
☐ Recreational: _____	☐ Other: _____
☐ Water Facilities: Type _____ MGD _____	

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:

General Plan Designation: Land Extensive Agriculture (LEA), 100-acre density; Zoning Designation: LEA (Land Extensive Agriculture) B6 100-acre density with RC50/50 (Riparian Corridor) Combining District Overlay

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

Use Permit request amending the approved operation of an 8,000-case production winery on a 16.72-acre parcel to include the adjacent 16.67-acre parcel under the same ownership for the following uses: (1) continued on-site production of 5.62 existing vineyard acres; (2) establishment and operation of a new 2,400-square-foot public tasting facility accommodating up to 20 daily visitors with two employees, 5,400 square-feet of outdoor patio area, a 30-space gravel parking lot, and 11:00am to 5:00pm operating hours, Thursday through Sunday; and (3) hosting seven annual winery events for up to 125 guests with nine event staff and 29 additional overflow parking spaces during regular public room tasting hours, located on two contiguous LEA (Land Extensive Agriculture) zoned parcels totaling 33.39 acres, subject to the Petaluma Dairy Belt Area Plan at 1321 and 1339 Spring Hill Road, Petaluma, APN 020-050-026, 020-050-009; Supervisorial District 2.

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".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☐ Caltrans District # _____	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # <u>3</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☐ Fish & Game Region # <u>2</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

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

Starting Date July 31, 2026 Ending Date August 20, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>n/a</u>	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative:  Date: 7/31/2026

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