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

WHO: Project Applicant, Robert Mauritson, Amann Winery **Permit Sonoma File No. UPE24-0048**

WHAT: Request for proposes a new Use Permit for Amann Winery including production of 30,000 cases annually with additional capacity of 50,000 cases for custom crush and public tasting with 20 agricultural promotional events and 6 industry-wide event days on a 20.45 acre parcel. A new 16,264 square foot winery building and a 4,608 square foot covered crush pad are proposed. The tasting room is within the winery building and will serve up to 50 persons per day, 7 days per week between 10:00am and 5:00pm, Monday through Sunday. The 20 agricultural promotion events will occur during the months of March-October, taking place between 10am and 10pm, and hosting 2 events of 300 people, 2 events of 100 people and 16 events of 50 people located at 3319 Dry Creek Road, Healdsburg; **APN 090-150-041. Supervisorial District 4.**

Parcel Zoning: Land Intensive Agriculture (allowed density: 20 acres per dwelling unit) with combining districts for Riparian Corridor, Scenic Resources and Valley Oak Habitat.

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 Planning Commission is ***tentatively*** scheduled to hold a public hearing on **September 17, 2026**, to consider the adoption of the IS/MND. A final hearing notice containing instructions on how to join the meeting in person 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, Jen Chard at Jen.Chard@sonoma-county.org or (707) 565-2336. 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 July 28, 2026 to August 27, 2026. Comments on the IS/MND must be received by **August 27, 2026, at 5:00 PM**. 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: July 28, 2026

This notice was posted on 07/28/2026 and will remain posted for a period of thirty days through 08/28/2026

Doc No.PST-202600122

Deva Marie Proto, County Clerk
BY: _____
Ashley Corbin, Deputy Clerk