

Notice of Determination

To:**Office of Land Use and Climate Innovation**

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

From:**Public Agency: Permit Sonoma**

Address: 2550 Ventura Ave.

Santa Rosa, CA 95403

Contact: Hannah Spencer

Phone: 707-565-1928

County Clerk

County of: Sonoma

Address: 585 Fiscal Dr #103F

Santa Rosa, CA 95403

Lead Agency:

County of Sonoma

Address: 2550 Ventura Ave.

Santa Rosa, CA 95403

Contact: Ken Compton

Phone: 707-565-2829

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): 2002052011

Project Title: File No. DRH21-0010 Phase II Proposed Winery Design Review (formerly "The Sonoma Country Inn")

Project Applicant: Kenwood Ranch Winery, LLC

Project Applicant Address: 9130 W. Sunset Blvd, Los Angeles, CA 90069

Project Location: 1180 Campagna Lane, Kenwood, Sonoma County, CA 95405

Project Description:

The Applicant requests approval of certain minor design modifications to the winery buildings and associated site improvements on a 5.23-acre portion of the 16.73-acre property. The proposed design is based on the conceptual design as described in the 2004 Sonoma Country Inn EIR, with modifications made to comply with certain conditions of approval and other minor changes.

The Phase II Proposed Winery includes a 10,000 case per year winery with a public tasting room, retail wine sales, and 20 special events per year with a maximum of 200 persons in attendance, 147 parking spaces, and a Country Store. Specifically, the Phase II Proposed Winery design consists of 2,134 SF for both the public and the reserve tasting rooms (1,097 SF for the public and 1,037 for the reserve); an art gallery in the public tasting room as required by the 2004 Board Resolution; a 2,958 SF of marketplace; 1,678 SF of winery offices in a two-story

This notice was posted on 10/27/2025
and will remain posted for a period of thirty days
through 11/27/2025

Doc No.49-10272025-435

Deva Marie Proto, County Clerk

BY: 
Christina Prado-Mendoza, Deputy Clerk

structure; 20 special events per year with a maximum capacity of 200 participants as allowed by the 2004 Board Resolution; 3,379 SF of fermentation space; 659 SF of cold storage space plus a 67 SF storage room; 3,316 SF of staff & maintenance uses; and 1084 SF for restrooms and a wastewater treatment shed. The Phase II Proposed Winery is a total of 18,901 SF. There are 147 parking spaces. No change has been made to the restrictions on hours of operation, number of employees, winery production capacity, or availability to the public.

In addition to the proposed buildings within the building envelope, the Phase II Proposed Winery design includes access driveways, a service road, a pedestrian pathway and pedestrian entry, landscaping and planting, winery leachfields (e.g., sewage disposal area), bioretention facilities, and a wastewater treatment shed.

The reconfigured parking layout for the winery still contains 147 spaces. Parking is divided into a primary parking lot and a trailhead parking lot, as required by conditions of approval. The primary parking lot will have 133 spaces. The trailhead parking lot (already constructed) contains 12 spaces and two vehicle-plus-trailer spaces. Parking spaces within the primary parking lot will have porous gravel paving using a cellular system. Drive aisles and driveways serving the winery will be paved with concrete and asphalt.

The current total removal of trees within the grading limits is 74 trees, consistent with the EIR estimate of 70 to 120 trees. To further reduce potential impacts to any nesting bird species, special-status bats, and American badger, the project includes three Voluntary Conditions that are consistent with current BMPs for protection of special-status wildlife, as proposed in the *Letters to Georgia McDaniel, Permit Sonoma, from Law Offices of Tina Wallis, Inc., March 16, 2023 and March 23, 2023.*

The original Project Description per Board Resolution No. 04-1037 Exhibit "F" File No. PLP01-0006 Winery Use Permit Final Conditions of Approval and Mitigation Monitoring Program includes: a Use Permit for a 10,000 case per year winery, open to the public with tasting room, retail wine sales, and 20 special events per year with a maximum of 200 persons in attendance. Events will include weddings, meetings, winemaker dinners, and charitable auctions and the like. Included in the winery building is a small art gallery. Other buildings in the winery complex are a barrel storage building (4,300 square feet), fermentation building (3,400 square feet), winery offices (1,800 square feet), storage and mechanical (800 square feet), and staff & maintenance area (4,450 square feet). In addition, a retail store (3,000 square feet maximum) is included in the winery area. Items for sale will be Sonoma County produce and food items made from Sonoma County produce. Support and storage areas may occupy 33% (1,000 square feet) of the total area. Sales of locally grown products may occupy 90% of the retail area (1,800 square feet), incidental retail sales will occupy no more than 10% (200 square feet) of the retail area. The winery is served by 6 employees and has a 147-space parking lot. The parking lot also includes 12 parking spaces and two spaces for vehicle-plus-trailer parking to serve the public trail.

This is to advise that the Lead Agency has made a final determination on the above described project on October 21, 2025 and has made the following determinations regarding the above described project.

1. The project will have a significant effect on the environment.

2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. On November 2, 2004, the Board certified a Final Environmental Report and approved a use permit for the winery and tasting room on the parcel, currently identified as APN 051-260-013. The winery and tasting room use permit is part of a larger project approved under File No. PLP01-0006 (formerly "Sonoma Country Inn") which included rezoning, a General Plan amendment, subdivision, lot line adjustment and a use permit for 50 room inn, spa and restaurant as documented in Board Resolution No. 04-1037. The Board made a Statement of Overriding Considerations finding that not all impacts could be fully mitigated but that the project was valuable on its own merits. In accordance with CEQA Guidelines Section 15164, subdivision (a) and Section 15162, subdivision (a), an Addendum (Revised Addendum No. 2) to the Sonoma Country Inn Project Final Environmental Impact Report (State Clearinghouse Number: 2002052011) certified May 2004 ("EIR") has been prepared. The Revised Addendum No. 2 analyzes the design changes requested for the Phase II Proposed Winery to determine whether the changes will result in new or more severe environmental impacts than those analyzed in the EIR and approved in 2004. The Revised Addendum No. 2 concludes that the Phase II Proposed Winery design does not cause new significant environmental effects or substantial increases in the severity of a significant environmental effect identified in the EIR.

On the basis of the analysis in the Revised Addendum 2 and the technical reports, the Phase II Proposed Winery proposed design does not cause new significant environmental effects or substantial increases in the severity of a significant environmental effect identified in the EIR. There are no substantial changes in the circumstances affecting the proposed design which would cause increased environmental impacts; nor is there new information which was not known and could not have been known at the time of the EIR that shows new or more severe environmental effects, infeasibility of adopted mitigation measures, new feasible mitigation measures which the applicant declines to adopt, or alternatives different from those in the EIR which would substantially reduce effects on the environment. Approval of the Phase II Proposed Winery design would not meet any of the requirements in Public Resources Code Section 21166 or in CEQA Guidelines Section 15162 for preparation of a subsequent EIR or a supplement to an EIR.

On May 31, 2023, the Design Review Committee concluded, based on the analysis in the Addendum No. 2 dated March 2023 and the entire record, that no additional environmental review was required, and that the Phase II Proposed Winery project and design was approved based on the 2004 EIR. On June 12, 2023, the Design Review Committee's approval was appealed by Valley of the Moon Alliance.

On September 7, 2023, the Planning Commission denied the appeal filed by Valley of the Moon Alliance and concluded, based on the analysis in the Addendum No. 2 dated March 2023 and the entire record, that no additional environmental review was required, and that the Phase II Proposed Winery project and design was approved based on the 2004 EIR. On September 18, 2023, the Planning Commission's denial of the appeal was appealed by the Valley of the Moon Alliance.

On October 21, 2025, the Board of Supervisors consented to the Valley of the Moon Alliance's request to voluntarily withdraw their appeal of a Planning Commission

resolution to deny an appeal of the Design Review Committee's approval of the Phase II Proposed Winery project and design, thereby rendering a final action on the project.

3. Mitigation Measures were previously made a condition of approval of this project.
4. A mitigation reporting or monitoring plan was previously adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and record of project approval is available to the General Public at: Permit Sonoma, 2550 Ventura Ave., Santa Rosa 95403 and online at

<https://permitsonoma.org/divisions/planning/projectreview/significanteirs>

Signature: **Ken Compton** Digitally signed by Ken Compton
Date: 2025.10.24 13:07:13 -07'00' Title: Planner III

Date: October 24, 2025

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
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
49-10272025-435

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY PERMIT SONOM	LEAD AGENCY EMAIL	DATE 10/27/2025
COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 25-1027-01	

PROJECT TITLE
FILE NO. DRH21-0010 PHASE II PROPOSED WINERY DESIGN REVIEW (FORMERLY "THE SONOMA COUNTRY

PROJECT APPLICANT NAME KENWOOD RANCH WINERY, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-1928
PROJECT APPLICANT ADDRESS 9130 W. SUNSET BLVD	CITY WEST HOLLYWOOD	STATE CA
		ZIP CODE 90069

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,123.50	\$	
☒ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	

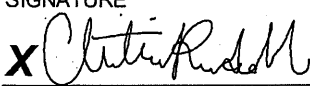
☐ Exempt from fee
☐ Notice of Exemption (attach)
☐ CDFW No Effect Determination (attach)
☒ Fee previously paid (attach previously issued cash receipt copy)

☐ 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 Christina Prado-Mendoza, Deputy County Clerk-Recorder
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Deva Marie Proto, County Clerk

BY: Bryant Hill
Bryant Hill, Deputy Clerk

This notice was posted on 09/12/2023
and will remain posted for a period of thirty days
through 10/13/2023

Doc No.49-09122023-301

Notice of Determination

To:

Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

From:

Public Agency: Permit Sonoma

Address: 2550 Ventura Ave.

Santa Rosa, CA 95403

Contact: Hannah Spencer

Phone: 707-565-1928

County Clerk

County of: Sonoma

Address: 585 Fiscal Dr #103F

Santa Rosa, CA 95403

Lead Agency:

County of Sonoma

Address: 2550 Ventura Ave.

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Project Applicant: Kenwood Ranch Winery, LLC

Project Applicant Address: 9130 W. Sunset Blvd, Los Angeles, CA 90069

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structure; 20 special events per year with a maximum capacity of 200 participants as allowed by the 2004 Board Resolution; 3,379 SF of fermentation space; 659 SF of cold storage space plus a 67 SF storage room; 3,316 SF of staff & maintenance uses; and 1084 SF for restrooms and a wastewater treatment shed. The Phase II Proposed Winery is a total of 18,901 SF. There are 147 parking spaces. No change has been made to the restrictions on hours of operation, number of employees, winery production capacity, or availability to the public.

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This is to advise that the Lead Agency has approved the above described project on September 7, 2023 and has made the following determinations regarding the above described project.

1. The project will have a significant effect on the environment.

2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. On November 2, 2004, the Board certified a Final Environmental Report and approved a use permit for the winery and tasting room on the parcel, currently identified as APN 051-260-013. The winery and tasting room use permit is part of a larger project approved under File No. PLP01-0006 (formerly "Sonoma Country Inn") which included rezoning, a General Plan amendment, subdivision, lot line adjustment and a use permit for 50 room inn, spa and restaurant as documented in Board Resolution No. 04-1037. The Board made a Statement of Overriding Considerations finding that not all impacts could be fully mitigated but that the project was valuable on its own merits. In accordance with CEQA Guidelines Section 15164, subdivision (a) and Section 15162, subdivision (a), an Addendum (Addendum No. 2) to the Sonoma Country Inn Project Final Environmental Impact Report (State Clearinghouse Number: 2002052011) certified May 2004 ("EIR") has been prepared. The Addendum No. 2 analyzes the design changes requested for the Phase II Proposed Winery to determine whether the changes will result in new or more severe environmental impacts than those analyzed in the EIR and approved in 2004. The Addendum No. 2 concludes the Phase II Proposed Winery design does not cause new significant environmental effects or substantial increases in the severity of a significant environmental effect identified in the EIR.

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On May 31, 2023, the Design Review Committee concluded, based on the analysis in the Addendum No. 2 dated March 2023 and the entire record, that no additional environmental review was required, and (b) that the Phase II Proposed Winery project and design was approved based on the 2004 EIR. On June 12, 2023, the Design Review Committee's approval was appealed by Valley of the Moon Alliance.

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3. Mitigation Measures were previously made a condition of approval of this project.
4. A mitigation reporting or monitoring plan was previously adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.

6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and record of project approval is available to the General Public at: Permit Sonoma, 2550 Ventura Ave., Santa Rosa 95403 and online at

<https://permitsonoma.org/divisions/planning/projectreview/significanteirs>

Signature: Hannah Spencer Title: Supervising Planner

Digitally signed by Hannah Spencer
DN: cn=Hannah Spencer, o=PRMD, ou=Plan g:
email=hannah.spencer@sonoma-county.org,
c=US
Date: 2023.09.08 09:50:14 -0700

Date: June 8, 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:
49-09122023-301

STATE CLEARINGHOUSE NUMBER (If applicable)
2002052011

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY
COUNTY OF SONOMA- PERMIT SONOMA

LEAD AGENCY EMAIL

DATE
09/12/2023

COUNTY/STATE AGENCY OF FILING
SONOMA

DOCUMENT NUMBER
23-0912-01

PROJECT TITLE

FILE NO. DRH21-0010 PHASE II PROPOSED WINERY DESIGN REVIEW (FORMERLY "THE SONOMA COUNTRY

PROJECT APPLICANT NAME
KENWOOD RANCH WINERY, LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER
(707) 565-1928

PROJECT APPLICANT ADDRESS
9130 W. SUNSET BLVD

CITY
LOS ANGELES

STATE
CA

ZIP CODE
90069

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR) \$3,839.25 \$ _____
☐ Mitigated/Negative Declaration (MND)(ND) \$2,764.00 \$ _____
☐ 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)

☐ 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

[Redacted Signature]

AGENCY OF FILING PRINTED NAME AND TITLE

Bryant Hill, Deputy County Clerk-Recorder



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:
49-04252023-125

STATE CLEARINGHOUSE NUMBER (if applicable)
2002052011

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY
PERMIT SONOMA

LEAD AGENCY EMAIL

DATE
04/25/2023

COUNTY/STATE AGENCY OF FILING
SONOMA

DOCUMENT NUMBER
23-0425-01

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☐ Other \$

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ \$3,889.25

SIGNATURE

AGENCY OF FILING PRINTED NAME AND TITLE

Julio Montes Lopez, Deputy County Clerk-Recorder