

# NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT A RECIRCULATED MITIGATED NEGATIVE DECLARATION

The Sonoma County Permit and Resource Management Department has received application **UPE07-0008** from Guy Davis requesting a Use Permit for new winery with maximum annual production capacity of 10,000 cases with visitors/tasting by appointment only on a 40 acre parcel. The project has been modified to include the demolition of a single family residence at 100 Wappo Road and the inclusion of a Conservation Easement on the property to remove its water usage from the Mark West Creek Watershed and mitigate hydrogeological impacts of a new winery. The revised project includes the relocation of the septic system to 560 Wappo Road. A further revision has reduced the size of the winery buildings to 6,700 square feet and relocated them to the east side of 245 Wappo Road.

The project properties are located at 245, 100, and 560 Wappo Road, Santa Rosa; APN 028-260-025, -041, and 028-250-007; Zoning RRD (Resources and Rural Development), B6-100 acre density, BR (Biotic Resource), and RR (Rural Residential), B6-15 acre density, BR (Biotic Resource), SR (Scenic Resource); Supervisorial District No. 1.

A revised and recirculated Mitigated Negative Declaration, including Mitigation Measures agreed to by the applicant, has been prepared for the project to avoid or reduce to a less-than-significant level potentially significant adverse impacts on the environment. Potential environmental impacts have been identified in the following topic areas: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Greenhouse Gas Emission, and Land Use and Planning.

**The Board of Zoning Adjustments will re-open the public hearing for the limited purpose of considering any new information regarding the project, and adoption of a revised Mitigated Negative Declaration, and an action on the project and/or Conditions of Approval, at 1:05 p.m. on September 9, 2010, in the hearing room at the Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa.**

If you challenge the decisions on the project in court, you may be limited to raising only those issues previously raised before the Board of Zoning Adjustments at the hearing or in written form delivered to the Board of Zoning Adjustments prior to or at the hearing.

Prior to the hearing, the project details and environmental documents may be reviewed at, or written comments submitted to the Permit and Resource Management Department, at 2550 Ventura Avenue, Santa Rosa, CA 95403. Contact David Hardy at 707-565-1924, or via email to [dhardy@sonoma-county.org](mailto:dhardy@sonoma-county.org).

Date: August 10, 2010