

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 # 2019099055

Project Title: Legacy Winery

Lead Agency: Sonoma County PRMD (Permit Sonoma) Contact Person: Georgia McDaniel
Mailing Address: 2550 Ventura Avenue Phone: (707) 565-4919
City: Santa Rosa Zip: 95403 County: Sonoma

Project Location: County: Sonoma City/Nearest Community: Healdsburg
Cross Streets: Highway 128 (CA-128), Zip Code: 95448
Longitude/Latitude (degrees, minutes and seconds): 38 ° 38 ' 20.10" N / 122 ° 46 ' 27.54" W Total Acres: 42.1
Assessor's Parcel No.: 132-040-013 Section: 08 Twp.: 09N Range: 08W Base:
Within 2 Miles: State Hwy #: CA-128 Waterways: Maacama Creek
Airports: Railways: Schools:

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 Governor's Office of Planning & Research
[X] 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 [X] 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. _____ Acres _____ Employees _____ [] Power: Type _____ MW _____
[] Industrial: Sq.ft. _____ Acres _____ Employees _____ [] Waste Treatment: Type _____ MGD _____
[] Educational: _____ [] Hazardous Waste: Type _____
[] Recreational: _____ [X] Other: Winery

Project Issues Discussed in Document:

[X] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [X] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[X] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [X] Traffic/Circulation [X] Other: Wildfire Hazard

Present Land Use/Zoning/General Plan Designation:

Land Use: Vineyards and Winery; Zoning + GP: Land Intensive Agriculture (LIA), One dwelling unit per 20 acres, Scenic Resource

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

Jackson Family Investments proposes modifications to the existing winery currently operating in accordance with Use Permit UPE08-0095. The components of the project include the demolition of the existing barn and sheds, the construction of a new tasting room, the construction of a new winery building, the expansion of the existing "cut & cover winery," and site improvements such as development of new drainage management areas, development of new parking areas, and landscaping. The applicant does not propose modification of these limits to production capacity, events, or tasting room operating hours as part of the project. The applicant would continue to operate the winery in accordance with the UPE08-0095 allowed uses.

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".

- | | |
|--|--|
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #4 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date September 17, 2019 Ending Date October 17, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Jackson Family Investments III (Attn: Geoff Scott)</u>
Address: _____	Address: <u>425 Aviation Blvd.</u>
City/State/Zip: _____	City/State/Zip: <u>Santa Rosa, CA 95403</u>
Contact: _____	Phone: <u>(707) 535-8435</u>
Phone: _____	

Signature of Lead Agency Representative: Georgia McDaniel Date: 9/13/19

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