Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Seghesio Home Ranch Tasting Room

Lead Agency: County of Sonoma

Contact Name: Georgia McDaniel

Email: Georgia.McDaniel@sonoma-county.org Phone Number: 707-565-4919

Project Location: 24035 Chianti Road and 24407 Rich Ranch Road, Cloverdale, CA 95425
City *County*

Project Decription (Proposed actions, location, and/or consequences).

The proposed project involves 1) physical changes to certain existing buildings and 2) operational changes in the type of uses allowed to support the applicant's overall agricultural and winemaking business in the area. The Seghesio Home Ranch project aims to reunite the historical Seghesio homestead, estate vineyards and winery, located in Cloverdale, with the main Seghesio Winery, located in the city of Healdsburg. The project proposes the repurposing of three existing structures: the original Victorian home, a garage, and the Old Seghesio Winery. Phase One will transform an existing garage and accessory shed into a private tasting parlor. The exterior of the garage and shed will be restored to match the Victorian style of the original Seghesio Homestead. Phase Two of the project will restore and repurpose the original Seghesio Winery into a one-room Reserve Tasting Room. Phase Three will restore and repurpose the original Seghesio Homestead, preserving each section that was added in phases as the family grew. The original homestead will be repurposed to allow for three private tasting parlors for by appointment seating, a small prep kitchen and a residential guest suite. The residential guest suite will be available to the property owner and their guests. The areas within and immediately surrounding the building complex will be landscaped with footpaths and patios surrounded by native vegetation consisting of shade trees, accent trees, small to large shrubs, grasses, groundcovers and vines. No new drainage structures are proposed. Existing drainage patterns will be maintained. All parking will be on-site. Six industry wide-event days and 12 agricultural promotional events per year within the Sesghesio Homestead complex are proposed

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

There are no mitigation measures proposed for this project.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Josh Chandler, neighbor: No parking on Rich Ranch Road or Chianti Road. Provide onsite parking OR, in this case, bus them in from their Grant Street facility. As long as their Main entrance is their only access and egress, we are okay. We do not want to see new traffic loading for access or egress from the Rich Ranch Rd.

In response, the parking plan and the 'addendum to proposal' statement have been revised to clarify that Rich Ranch Rd will not be used for winery events. There also is a use permit condition to make it clear that Rich Ranch Road is not to be used for winery event parking, ingress or egress.

Provide a list of the responsible or trustee agencies for the project.

State of California Water Resources Control Board – Division of Drinking Water

Northern Sonoma County Air Pollution Control District (NSCAPCD)