

# NOTICE OF WAIVER OF A BOARD OF ZONING ADJUSTMENTS PUBLIC HEARING TO APPROVE A USE PERMIT MODIFICATION TO INCREASE ANNUAL PRODUCTION AT AN EXSISTING WINERY

**Notice Details:** This Notice of Waiver was issued during the Sonoma County Shelter in Place order. Additional accommodations for digital file review and time extensions of the waiver period are available.

**WHO:** Project Applicant, Windacre West, LLC dba Merriam Vineyards, **Permit Sonoma File No. UPE18-0023**

**WHAT:** Modification of an existing Use Permit (UPE04-0129) to increase maximum annual wine production capacity from 7,500 cases to 15,000 cases, with the addition of one seasonal employee, no building modifications, and no increase in traffic and noise levels will occur from the expansion of production, located on a 19.84 acre parcel located at (11650 & 11654 Los Amigos Road, **(APN 086-100-019). Supervisorial District 4.**

**Parcel Zoning:** Diverse Agriculture (allowed density: 20 acres per dwelling unit) and combining zones for Riparian Corridor (50 foot structure setback, 25 foot agriculture setback), Scenic Resource, and Valley Oak Habitat.

Permit Sonoma has determined that the project is categorically exempt from the California Environmental Quality Act under Section 15301, Existing Facilities of the CEQA Guidelines and the General Rule, Section 15061(b)(3). Section 15301, Existing facilities is applicable when there is no physical expansion in structures or facilities, and no building modifications or new facilities are proposed with this project. Section 15061(b)(3), the General Rule Exemption is applicable as it can be seen with certainty that the project will not have a significant effect on the environment since the project consists of only an increase in annual production with no alterations or physical changes to the project site.

**WHERE &  
WHEN:**

The Permit Sonoma Director intends to issue a Use Permit on a public hearing waiver as provided in Section 26-92-040(d) of the Sonoma County Zoning Ordinance. The Use Permit will be issued without a public hearing on May 25, 2020, unless a written request for time extension on decision or objection to permit issuance is received by the Director prior to that date. If a time extension on decision is requested interested parties will be notified of the new date that the permit will be issued unless written objection is received. If the objection cannot be resolved, a public hearing will be scheduled and a notice of the hearing will be issued. At this time public hearings will not be scheduled before May 4, 2020.

**ADDITIONAL  
MATERIALS:**

Project materials and associated documents normally available at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403 are now available digitally through the project planner. A time extension on decision will be granted for requests to review the physical file when the Permit Center reopens to the public. For more information about this proposal, to submit comments, to review files digitally, or to request a time extension on decision or public hearing, please contact the project planner, Marina Herrera at [Marina.Herrera@sonoma-county.org](mailto:Marina.Herrera@sonoma-county.org) or (707) 565-2397.

**GETTING  
INVOLVED:**

Contact the project planner prior to the approval date; both noted above. Interested parties may also file an appeal of any approval along with the filing fee within 10-days of the approval date.

**DATE:** April 30, 2020