



County of Yolo

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DEPARTMENT OF COMMUNITY SERVICES

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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the County of Yolo, as lead agency, has prepared an Initial Study/Mitigated Negative Declaration (IS/MND) for the below referenced project. The IS/MND analyzes the potential environmental effects associated with the proposed project in accordance with the California Environmental Quality Act (CEQA). In accordance with Section 15072 of the CEQA Guidelines, the Yolo County Community Services Department has prepared this Notice of Intent to provide responsible agencies and other interested parties with notice of the availability of the IS/MND to solicit comments and concerns regarding the environmental issues associated with the proposed project.

LEAD AGENCY: Yolo County
292 West Beamer Street
Woodland, CA 95695

CONTACT PERSON: Jeff Anderson, Associate Planner
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PROJECT TITLE: Crew Winery Use Permit Amendment (ZF# 2016-0015)

PROJECT LOCATION: The project site is located at 12300 County Road 92B, approximately three miles southwest of Zamora (APN: 054-230-018), in the unincorporated area of the County.

PROJECT DESCRIPTION:

Crew Winery is requesting a Use Permit Amendment to expand its existing winery, approved in 2008 (ZF #2007-031), to allow for increased production capacity. The winery is located on a 155-acre Agricultural Extensive (A-X) zoned parcel. The existing winery encompasses approximately seven acres of the 155-acre site. Portions of the proposed winery expansion will be located within the existing developed area, and approximately four acres will be graded and cleared to construct new buildings and structures. Crew Winery currently bottles approximately 105,000 cases of wine per year, and proposes to increase to approximately 255,000 cases per year after the proposed expansion, which may take approximately ten years to reach that estimate. The property is accessed off of County Road 92B and County Road 15B, which both have paved entrances. The property is enrolled in the Williamson Act.

The existing winery has a development footprint of approximately seven acres (i.e., paved or graveled areas including buildings and structures, tank farm, internal roads, parking areas, etc.). The primary structures within the seven acre footprint include a tasting room, four barrel storage buildings, bottling building, administration offices, vineyard shop, agricultural storage buildings, wine fermentation tanks, and detention pond. The existing tasting room is typically open daily from 11:00 a.m. to 4:30 p.m., and receives approximately ten visitors per day. The tasting room is not proposed to be expanded as part of this application.

Portions of the proposed winery expansion will be located within the existing developed area, and approximately four acres will be graded and cleared to construct new buildings and structures. The primary structures proposed within the existing developed footprint include: vineyard office (2,000 sf); wine storage/fermentation tanks (14,000 sf or 650,000 gallons); truck scale (700 sf); crush pad (6,000 sf); refrigeration and electrical upgrades (1,000 sf); and fire pump and water storage tank (2,500 sf). Structures proposed outside of the developed footprint include: production offices, laboratory and break room (5,200 sf); barrel building and case goods storage (40,000 sf); process wastewater treatment pond and skid (41,000 sf); and a hospitality building (10,000 sf total), which includes a 3,000 sf hospitality center/demonstration kitchen, 2,000 sf of administration office, and a 5,000 sf underground barrel cave.

Crew Winery currently employs approximately 41 full-time employees and 114 part-time employees. After full build-out of the proposed project, the winery projects to increase the full-time employees by 24 (total of 65) and part-time employees by 14 (total of 128). Approximately 100 of the part-time employees work in the vineyard operations on the adjacent properties during the harvest period.

Crew Wine Company has been issued a Waiver of Waste Discharge Requirements (WDR R5-2015-0005-0063) by the Central Valley Water Quality Control Board, which allows for discharge of wastewater, up to 100,000 gallons/year, to approximately 39 acres of the onsite vineyard adjacent to the wine production facility on APN 054-230-018. During wet months, the wastewater is transferred to commercial tanker trucks to be delivered to East Bay Municipal Utility District or Yolo County Central Landfill for disposal. Crew Winery is currently pursuing an amendment to its existing Waiver from the Central Valley Regional Water Quality Control Board to allow for discharge of winery wastewater on approximately 1,460 acres of vineyard, which includes land owned by Crew Winery and other entities. The issuance of Waste Discharge Requirements is an activity that is Statutorily Exempt from further environmental review pursuant to Section 15263 of the CEQA Guidelines.

Mitigation to address potential impacts to biological resources is proposed to reduce project related environmental impacts to less than significant levels.

PUBLIC REVIEW PERIOD: A 30± day public review period of the Initial Study/Mitigated Negative Declaration will commence **on March 10, 2017, and end on April 10, 2017**, during which interested individuals and public agencies may submit written comments on the document. Any written comments on the IS/MND must be received at the above address within the public review period.

AVAILABILITY OF DOCUMENTS: The Initial Study/Mitigated Negative Declaration is now available for public review at the following location during normal business hours: Yolo County Community Services Department, 292 W. Beamer Street, Woodland, CA 95695. **The IS/MND has been posted to the Yolo County Web site and may be downloaded and printed at <http://www.yolocounty.org/community-services/planning-public-works/planning-division/current-projects>.** A PDF digital file of the IS/MND, or a hard (paper) copy of the IS/MND, is also available upon request from the Planning Division at the address or e-mail depicted below.

The Initial Study/Mitigated Negative Declaration may be obtained from, and comments (written, e-mailed, or oral) may be directed to:

Jeff Anderson, Associate Planner
Yolo County Community Services Department
292 W. Beamer Street
Woodland, CA. 95695
(530) 666-8850
jeff.anderson@yolocounty.org

The Yolo County Planning Commission is **tentatively** scheduled to hold a public hearing on the proposed Use Permit Amendment on **April 13, 2017**, at 8:30 a.m. in the Board of Supervisors Chambers (Room 206) at 625 Court Street, Woodland, to hear public comments and take action on the proposal. A separate notice will be sent out in advance of the Planning Commission hearing.

All interested parties are invited to attend the public hearing(s) or send written communications to the Yolo County Community Services Department no later than the relevant hearing date(s).

Pursuant to California Government Code Section 65009(b)(2) and other provisions of law, any lawsuit challenging the approval of a project described in this notice shall be limited to only those issues raised at the public hearings before the Planning Commission and Board of Supervisors or described in written correspondence delivered for consideration before the hearings are closed.