

NOTICE OF INTENT TO CONSIDER A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHO: Project Applicant: Guy Byrne, Fremont Ranch, LLC; **Permit Sonoma File No. PLP16-0046**

WHAT: Use Permit and Design Review proposal to construct and operate a 61,993-square-foot winery facility with an annual production capacity of 30,000 cases, including public tasting areas and amenities, wine cave storage, and hosting on an annual basis 28 agricultural promotional and industry-wide events ranging in size from up to 50, to 100, and to 200 guests between the hours of 10:00 a.m. and 10:00 p.m. on 58.65 acres fronting State Highway 12/121 (former Stonetta Creamery site) and Napa Road at 4310 Fremont Drive, Sonoma, **APNs 126-111-022, 126-111-015; Supervisorial District 1.**

Parcel Zoning: LIA B6 60 (Land Intensive Agriculture, 60-acre density), with combining districts for Z (Accessory Dwelling Exclusion), LG/MTN (Local Guidelines, Taylor/Sonoma/Mayacamas Mountains), RC 50/50 (Riparian Corridor, 50-foot setbacks), SR (Scenic Resource), VOH (Valley Oak Habitat).

In accordance with Public Resource Code and CEQA Guidelines, the County of Sonoma provides notice to agencies and interested parties that it is releasing a final Initial Study and Mitigated Negative Declaration (IS/MND) for the project. The IS/MND found no potential environmental impacts that could not be mitigated to a less-than-significant level. The IS/MND is available at Permit Sonoma at 2550 Ventura Avenue, Santa Rosa, CA 95403 and on the Environmental Notice page of the Permit Sonoma website

<https://permitsonoma.org/divisions/planning/environmentalnotices>.

WHERE &

WHEN: After the close of the IS/MND public review period, the Sonoma County Board of Zoning Adjustments is **tentatively** scheduled to hold a public hearing on January 23, 2025, to consider the adoption of the IS/MND. A final hearing notice containing instructions on how to join the meeting in person or virtually via Zoom will be issued ten (10) days prior to the hearing.

ADDITIONAL MATERIALS:

Project materials and associated documents are available at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403 and digitally through the Project Planner, Derik Michaelson, 5654-3095, derik.michaelson@gsonoma-county.org. The IS/MND will also be made available on the Permit Sonoma Environmental Notice web site:

<https://permitsonoma.org/divisions/planning/environmentalnotices>. Alternative record accommodations are available upon request.

GETTING

INVOLVED:

If you have questions or concerns regarding the proposed project, please contact the project planner listed above. The required 30-day public review period on the IS/MND is December 6, 2024, to January 6, 2025. Comments on the IS/MND must be received by **January 6, 2025, at 5:00PM**. All comments received after the review period will be included in the public record for consideration and provided to the decision-making body prior to or at the public hearing.

If you challenge the decision on the project in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Permit Sonoma at or prior to the public hearing.

DATE: December 6, 2024