

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

**WHO:** Project Applicant, Scot Bilbro, Etta Farm, LLC **Permit Sonoma File No. PLP22-0023**

**WHAT:** Request for a Use Permit and Design Review to allow a new winery (Marietta Farms) with an annual production capacity of 75,000 cases, construction of a 29,370 square foot wine production building, construction of a 1,260 square foot agricultural workshop that will be used to hold educational activities related to winemaking, conversion of an existing 2,100+/- square foot farmhouse to a public tasting room, and 22 annual winery events with a maximum of 300 attendees. Proposed hours of operation are: 7:00 AM – 6:00 PM for the Winery; 10:00 AM – 5:00 PM for the Tasting Room and Agricultural Workshop; and afternoons and evenings for the Winery Events, with all events concluding by 9:30 PM and clean-up ending by 10:00 PM. The winery facility proposes an average of 14 full time employees, up to 16 employees during harvest, and up to 28 employees during events, as well as construction of a new 34-space parking lot with overflow parking on a 16.3-acre parcel located at 11971 Old Redwood Hwy, Healdsburg; **APN 086-120-047. Supervisorial District 4.**

**Parcel Zoning:** Land Intensive Agriculture (allowed density: 60 acres per dwelling unit) with combining districts for Scenic Resources and 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 did not find 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 April 11, 2024, to consider the adoption of the IS/MND. A final hearing notice containing instructions on how to join the meeting in person will be issued ten (10) days prior to the confirmed hearing date.

## 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, Jen Chard at [Jen.Chard@sonoma-county.org](mailto:Jen.Chard@sonoma-county.org) or 707-565-2336 and through [Planner@sonoma-county.org](mailto:Planner@sonoma-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 February 26, 2024 to March 27, 2024. Comments on the IS/MND must be received by **March 27, 2024, at 5:00 PM**. 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 scheduled as above.

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:** February 26, 2024

Deva Marie Proto, County Clerk  
BY:  Norma Gonzalez, Deputy Clerk

This notice was posted on 02/26/2024  
and will remain posted for a period of thirty days  
through 03/28/2024

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