

# COURTESY NOTICE OF A SONOMA COUNTY DESIGN REVIEW COMMITTEE PUBLIC MEETING FOR CONCEPTUAL DESIGN REVIEW OF DEVELOPMENT PLANS FOR A NEW PROPOSED WINERY (FREEMONT RANCH) PROJECT

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

**WHAT:** Concept design review meeting to provide initial feedback on the overall compatibility of the project design with its scenic surroundings, including a total of 61,993 square-feet of new winery development and improvements and an annual production capacity of 30,000 cases on a 58.68-acre parcel located at the former Stonetta Creamery site on the north-westerly corner of Highway 121 and Napa Road at 4310 Fremont Dr., Sonoma, APNs 126-111-022, 126-111-015; Supervisorial District 1.

**Parcel Zoning:** LIA 60 (Land Intensive Agriculture, 60-acre density), with combining zones for Z (Accessory Dwelling Exclusion), LG/MTN (Local Guidelines), RC50 (Riparian Corridor, 50ft setback), SR (Scenic Corridor, Landscape Unit), VOH (Valley Oak Habitat)

The Sonoma County Design Review Committee will hold a Conceptual Design Review meeting. All interested persons are invited to attend and provide comments. **Members of the Public May Attend this Meeting in Person or Virtually on Zoom. The Design Review Committee considers design only.** The Sonoma County Board of Zoning Adjustments will hold a public hearing to consider a final decision for the project at a date still to be determined. The Board of Zoning Adjustments hearing will be publicly noticed at that time.

**Action Requested:** Staff recommends that the Committee provide initial feedback on the overall design compatibility of the project with its scenic surroundings as it relates to the proposed site plan, architecture, landscaping, and parking design.

## **WHERE &**

**WHEN:** The Design Review Committee will hold a public meeting to consider this item on **December 20, 2023, at or after 2:05pm** in the Front Conference Room of Permit Sonoma's main lobby at 2550 Ventura Avenue, Santa Rosa, CA 95403.

## **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. For more information about this proposal, to submit comments, or to request an accommodation for review of the file, you may contact project planner [derik.michaelson@sonoma-county.org](mailto:derik.michaelson@sonoma-county.org) or (707) 565-3095.

## **GETTING**

**INVOLVED:** If you have questions or concerns regarding the proposed project, contact the project planner noted above.

**Written comments** may be submitted via email to the Project Planner through December 19, 2023, until 5pm. Comments received at least 10 days prior to the hearing will be included in the staff report; all other comments will be made available to decision-makers prior to or at the hearing until the start of the meeting.

**Public attendees** will have an opportunity during the meeting to submit live comments in person only. Refer to the meeting agenda for instructions on how to attend and participate during the meeting. To view the meeting agenda, please visit:

<https://permitsonoma.org/boardscommissionsandcommittees/designreviewcommittee>

Please note that if you decide to challenge a decision made on the project in court, you may be limited to only the issues that you, or someone else, raised at either the public meeting described in this notice or via written correspondence submitted to Permit Sonoma at, or prior to, the public meeting.

**DATE:** December 11, 2023