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Sonoma County Board of Zoning Adjustments Actions

Permit Sonoma Hearing Room
2550 Ventura Ave.
Santa Rosa, CA 95403

PlanningAgency@sonoma-county.org

February 6, 2025
Meeting No.: 25-03

Roll Call

Commissioner Freeman, District 1
Commissioner Reed, District 2
Absent, District 3
Commissioner Marquez, District 5
Commissioner McCaffery, Chair, District 4

Staff Members

Cecily Condon, Permit Sonoma Division Manager
Derik Michaelson, Project Planner
Tasha Levitt, Administrative Assistant
Jennifer Klein, Chief Deputy County Counsel

Board of Zoning Adjustments Regular Calendar

Item No.: 1
Time: 1:10 PM
File: PLP16-0046
Applicant: Guy Byrne
Owner: Fremont Ranch, LLC
Cont. from: N/A
Staff: Derik Michaelson
Env. Doc: An Initial Study was prepared pursuant to the California Environmental Quality Act, and the project's potential environmental impacts have been analyzed. A Mitigated Negative Declaration is proposed which finds that



potential environmental impacts have been fully mitigated to less-than-significant levels. All mitigation measures have been incorporated into the project conditions of approval.

Proposal: Use Permit and Design Review request for a 61,993-square-foot winery and public tasting facility proposing 30,000 cases per year using sourced grapes from within and outside the County, with a two-level main building, multiple single-story accessory structures, wine cave storage, 90 parking spaces, and 28 annual promotional events for up to 50, 100, and 200 guests, plus participation in 6 industry-wide events per year, located on the 58.65-acre former Stonetta Dairy site and contracted Williamson Act parcel on the northwest corner of Highway 12/121 and Napa Road in Sonoma.

Recommended

Action: Adopt the Mitigated Negative Declaration and approve the Use Permit with Design Review request subject to attached conditions of approval.

Location: 4310 Fremont Drive, Sonoma

APN: 126-111-022; 126-111-015

District: First

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).

Action: **Commissioner McCaffery** motioned to approve the project with modifications to the conditions of approval allowing grape sourcing of up to 25 percent from adjacent counties, delegating final design review to staff, and adopting the mitigated negative declaration. Seconded by **Commissioner Reed** and approved with a 3-0-2-0 vote.

Appeal Deadline: 10 days

Resolution No.: 25-02

Vote:

District 1	Absent
Commissioner Reed	Aye
District 3	Absent
Commissioner Marquez	Aye
Commissioner McCaffery	Aye

Ayes: 3
Noes: 0
Absent: 2
Abstain: 0