



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

DATE OF NOTICE: January 28, 2026

PROJECT TITLE: Wingo Ranch, LLC.

PROJECT APPLICANT: Wingo Ranch

PROJECT LOCATION: 1495 Fremont Drive in unincorporated Sonoma County (see attached project location map).

ASSESSOR PARCEL NO.: 128-444-002 and 128-471-003

PROJECT DESCRIPTION: The Proposed Project consists of operation and development of an outdoor commercial cannabis cultivation facility on two contiguous parcels. Each parcel would include up to 43,560 square feet of mature cannabis cultivation, an immature plant area, access roads, parking, compost area, and common area for portable toilets, and trash and recycle bins. Recycled water from the Sonoma Valley County Sanitation District (SVCSD), which is operated by the Sonoma County Water Agency, would be the sole water source for the cannabis operation, and there are seven 5,000-gallon water storage tanks on site. None of the existing onsite structures will be used to support commercial cannabis activities, and no construction activities or site modifications such as grading, new roads, vegetation removal, and new drainage systems are proposed for this project.

CEQA DETERMINATION: In accordance with CEQA, the Department of Cannabis Control (DCC) has completed an Initial Study to determine whether the Proposed Project may have a significant effect on the environment. The Initial Study, which reflects the independent judgment of the DCC, concludes that the Proposed Project will not have a significant effect on the environment with mitigation measures incorporated. The DCC has therefore prepared a Mitigated Negative Declaration. Pursuant to Section 15072 of the State CEQA Guidelines, the project site is not on any of the lists enumerated under Section 65962.5 of the Government Code, also known as the Cortese List.

PUBLIC REVIEW: The public review and comment period for the Initial Study/Mitigated Negative Declaration is from January 28, 2026, to March 4, 2026. The Initial Study/Mitigated Negative Declaration will be available for public review at: 2920 Kilgore Road Rancho Cordova, CA 95670 and online at: <https://cannabis.ca.gov/applicants/public-notice-for-ceqa/>

PUBLIC COMMENTS: All comments must be addressed to Kevin Ponce, Senior Environmental Scientist Supervisor or sent via email to, kevin.ponce@cannabis.ca.gov. If you have any questions or would like additional information, please contact Kevin Ponce, Department of Cannabis Control at (916) 247-1659 or kevin.ponce@cannabis.ca.gov.

Kevin Ponce Digitally signed by Kevin Ponce
Date: 2026.01.22 10:34:49 -08'00'

Kevin Ponce, Senior Environmental Scientist (Supervisor)

Date

Wingo Ranch, LLC. Project Location



Figure 2.5-1
Proposed Project Site (Aerial View)