

Notice of Determination

Appendix D

To:

Office of Planning and Research
 U.S. Mail: _____ Street Address: _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
 County of: Sonoma
 Address: 2300 County Center Drive, B177
Santa Rosa CA 95403

From:

Public Agency: Sonoma County Permit & Resource
 Address: Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403

Contact: Derik Michaelson, Planner III
 Phone: 707.565.3095
derik.michaelson@sonoma-county.org

Lead Agency (if different from above):
n/a

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024120389

Project Title: Freemont Ranch Winery

Project Applicant: Guy Byrne, Fremont Ranch, LLC, 68 Coombs St., Suite D10, Napa, CA 94559

Project Location (include county): 4310 Fremont Drive, Sonoma County, 95476

Project Description:

Use Permit and Design Review approval for a 61,930-square-foot winery and public tasting facility producing 30,000 cases annually, including a two-level main winery building, multiple accessory structures, wine cave storage, 15 full-time employees, 65 daily visitors on average up to a maximum of 135 daily visitors, 28 agricultural promotional events per year for up to 50, 100 and 200 guests, with daily tasting hours between 10:00 am and 5:00 pm, and winery production hours from 7:00 am to 8:00 pm, located on 58.65 acres on Highway 12/121 and Napa Road, Sonoma; Supervisorial District 1.

This is to advise that the Sonoma County Permit & Resource Management Department has approved the above
 Lead Agency or Responsible Agency)

described project on 2/6/2025 and has made the following determinations regarding the above
 (date)
 described project.

1. The project [will will not] have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403

Signature (Public Agency):



Title:

Planner III

Date: 2/11/2025 Date Received for filing at OPR: _____