

This notice was posted on 07/01/2025
and will remain posted for a period of thirty days
through 08/01/2025

Doc No.49-07012025-261

Deva Marie Proto, County Clerk

BY: [Redacted]
Carrie Anderson, Deputy Clerk

Notice of Determination

Appendix D

To:

☐ Office of Planning and Research

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

☐ County Clerk

County of: Sonoma

Address: 585 Fiscal Drive, Room 103

Santa Rosa, CA 95403

From:

Public Agency: Permit Sonoma, Sonoma County

Address: 2550 Ventura Avenue

Santa Rosa, CA 95403

Contact: Claudette Diaz

Phone: 707-565-7387

Lead Agency (if different from above):

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): 2025020538

Project Title: Ektimo Vineyards and Wines; UPE22-0025

Project Applicant: Yang Xie, Ektimo Vineyards and Wines, 4950 Ross Road, Sebastopol, CA

Project Location (include county): 4950 Ross Road, Sebastopol, CA

Project Description:

Use Permit to recognize an existing 650 square foot tasting room, associated with UP85-11380. The tasting room proposes to include one full time tasting room staff and one part time staff during events. Hours of operation will be from Tuesday through Sunday from 10:00 a.m. to 4:00 p.m. by appointment only, with a maximum of 10 people per day on Tuesdays through Fridays, and a maximum of 25 people per day on Saturday and Sunday. The project proposes 4 agricultural promotional events per year, held

This is to advise that the Sonoma County Board of Zoning Adjustments has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on June 26, 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 & online at <https://permitsonoma.org/di>

Signature (Public Agency): [Redacted] Title: Planner III

Date: July 1, 2025

Date Received for filing at OPR: _____



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
49-07012025-261

STATE CLEARINGHOUSE NUMBER (If applicable)
2025020538

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY PERMIT SONOMA	LEAD AGENCY EMAIL	DATE 07/01/2025
COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 25-0701-04	

PROJECT TITLE
EKTIMO VINEYARDS AND WINES; UPE22-0025

PROJECT APPLICANT NAME YANG XIE, EKTIMO VINEYARDS AND WINES	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-7387
PROJECT APPLICANT ADDRESS 4950 ROSS RD	CITY SEBASTOPOL	STATE CA
		ZIP CODE

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$	
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	\$2,968.75
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ \$3,018.75

SIGNATURE X [Redacted Signature]	AGENCY OF FILING PRINTED NAME AND TITLE Carrie Anderson, Deputy County Clerk-Recorder
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