

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

Deva Marie Proto, County Clerk

BY: [REDACTED]  
Carrie Anderson, Deputy Clerk

Doc No.49-07012025-259

## NOTICE OF CATEGORICAL EXEMPTION

County of Sonoma



2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 Fax (707) 565-1103

Sonoma County proposes to carry out the following project. Pursuant to Section 23A of the Sonoma County Code, it has been determined that this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA):

**Project Title:** Freeman Family Winery  
UPE23-0035

**Public Agency:** Sonoma County

**Project Applicant:** Dan Westphal

**Applicant Address:** 555 5th Street, Suite 200  
Santa Rosa, CA 95401

**Project Location:** 1300 Montgomery Road  
Sebastopol, CA 95472

**Date of Approval:** 07/01/2025

To:

County Clerk- Recorder Office

County of Sonoma

585 Fiscal Drive, Room 103

Santa Rosa, CA 95403

Office of Planning and  
Research

P.O. Box 3044, Room 113

Sacramento, CA 95812-3044

**DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF THE PROJECT:** Request for Use Permit modification to allow a change in the square footage of an existing winery. The project includes the addition of a new restroom, 180 square foot storage room, 614 square foot covered crush. The existing covered crush will be converted into a 672 square foot office with the addition of a new 347 second story. No change to approved 6,000 case production capacity, tasting, events, number of events or hours of operation.

**EXEMPT STATUS:** Categorical Exemption Section 15301( Existing Facilities)

**REASON WHY THIS PROJECT IS EXEMPT:**

The proposed project is exempt because the project involves negligible changes to an existing winery operation. No exemptions listed under Section 15300.2 apply, and there is no reasonable possibility that the project would have a significant effect on the environment.

This Notice of Exemption is filed pursuant to the provisions of Section 15062 of the State CEQA Guidelines.

**Lead Agency Contact Person:**

[REDACTED]  
Jennifer Faso, Project Planner  
Permit Sonoma  
Project Review Division  
(707) 565-1683



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:  
49-07012025-259

STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY SONOMA COUNTY	LEAD AGENCY EMAIL	DATE 07/01/2025
COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 25-0701-02	

PROJECT TITLE  
FREEMAN FAMILY WINERY UPE23-0035

PROJECT APPLICANT NAME DAN WESTPHAL	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-1683
PROJECT APPLICANT ADDRESS 555 5TH ST STE 200	CITY SANTA ROSA	STATE CA
		ZIP CODE 95401

**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 type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	

☒ Exempt from fee  
    ☒ Notice of Exemption (attach)  
    ☐ CDFW No Effect Determination (attach)  
☐ 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**    \$    \$50.00

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