

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: Street Address:  
P.O. Box 3044 1400 Tenth St., Rm 113  
Sacramento, CA 95812-3044 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 [x] 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. [x] A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [x] were [ ] were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [x] was [ ] was not adopted for this project.
5. A statement of Overriding Considerations [ ] was [x] was not adopted for this project.
6. Findings [x] 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:

