

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Freemont Ranch WineryLead Agency: Permit and Resource Management Department (Permit SonoContact Person: Derik Michaelson, Planner IIIMailing Address: 2550 Ventura AvePhone: (707) 565-3095City: Santa RosaZip: 95403County: Sonoma**Project Location:** County: SonomaCity/Nearest Community: SonomaCross Streets: Hwy 12/121 and Napa RdZip Code: 95476Longitude/Latitude (degrees, minutes and seconds): 38 ° 15 ' 11.2 " N / 122 ° 23 ' 42.8 " W Total Acres: 58.65Assessor's Parcel No.: 126-111-022, - 126-111-015

Section: _____

Twp.: _____

Range: _____

Base: _____

Within 2 Miles: State Hwy #: 12 / 121Waterways: unnamedAirports: n/aRailways: n/aSchools: n/a**Document Type:**

CEQA: ☐ NOP
☐ Early Cons
☐ Neg Dec
☒ Mit Neg Dec

☐ Draft EIR
☐ Supplement/Subsequent EIR
 (Prior SCH No.) _____
 Other: _____

NEPA: ☐ NOI
☐ EA
☐ Draft EIS
☐ FONSI

Other: ☐ Joint Document
☐ Final Document
☐ Other: _____

Local Action Type:

☐ General Plan Update
☐ General Plan Amendment
☐ General Plan Element
☐ Community Plan

☐ Specific Plan
☐ Master Plan
☐ Planned Unit Development
☐ Site Plan

☐ Rezone
☐ Prezone
☒ Use Permit
☐ Land Division (Subdivision, etc.)

☐ Annexation
☐ Redevelopment
☐ Coastal Permit
☒ Other: Design Review

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☒ Commercial: Sq.ft. 61,993 Acres _____ Employees 15
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____

☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☐ Other: _____

Project Issues Discussed in Document:

☐ Aesthetic/Visual	☐ Fiscal	☐ Recreation/Parks	☐ Vegetation
☐ Agricultural Land	☐ Flood Plain/Flooding	☐ Schools/Universities	☐ Water Quality
☒ Air Quality	☐ Forest Land/Fire Hazard	☐ Septic Systems	☐ Water Supply/Groundwater
☐ Archeological/Historical	☒ Geologic/Seismic	☐ Sewer Capacity	☐ Wetland/Riparian
☒ Biological Resources	☐ Minerals	☐ Soil Erosion/Compaction/Grading	☐ Growth Inducement
☐ Coastal Zone	☐ Noise	☐ Solid Waste	☐ Land Use
☐ Drainage/Absorption	☐ Population/Housing Balance	☐ Toxic/Hazardous	☐ Cumulative Effects
☐ Economic/Jobs	☐ Public Services/Facilities	☐ Traffic/Circulation	☐ Other: <u>Cultural / Tribal Cultural</u>

Present Land Use/Zoning/General Plan Designation:

Existing pasture grazing and former dairy (Stonetta Creamery) site; zoned per General Plan as LIA B6 60 Z, LG/MTN RC50/50 SR VOH

Project Description: (please use a separate page if necessary)

Use Permit and Design Review application to establish and operate a 61,993-square-foot winery facility with an annual production capacity of 30,000 cases, including public tasting rooms, wine cave storage, and 28 agricultural promotional and industry-related annual events for up to 50, 100, and 200 guests on 58.65 acres, including 20.47 acres currently approved for vineyard development, located on State Highway 12/121 and Napa Road (former Stonetta Creamery site) at 4310 Fremont Drive, Sonoma.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>4</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>2</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>3</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date 12/6/24 Ending Date 1/6/25

Lead Agency (Complete if applicable):

Consulting Firm: <u>N/A</u>	Applicant: <u>Guy Byrne, Fremont Ranch, LLC</u>
Address: _____	Address: <u>68 Coombs St., Suite D-10</u>
City/State/Zip: _____	City/State/Zip: <u>Napa, CA 94559</u>
Contact: _____	Phone: <u>7072871028</u> <u>guy.byrne@lrco.com</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 12/6/24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.