

# NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) AND NOTICE OF A SONOMA COUNTY PLANNING COMMISSION VIRTUAL PUBLIC HEARING TO CONSIDER A ZONE CHANGE AND CANNABIS CULTIVATION USE PERMIT

**Virtual Public Hearing Only--additional accommodations and digital file review are available.**

**WHO:** Justin Morgan, Quarry Farm LLC, **Permit Sonoma File No. PLP17-0040**

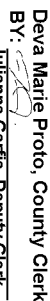
**WHAT:** Request for a 1) Zone Change to remove a MR (Mineral Resources) Combining District; and 2) a Use Permit to cultivate 1 acre (43,560 square feet) of outdoor cannabis, including 10,890 square feet of accessory non-flowering propagation and self-distribution of site-grown cannabis on a 25.16-acre parcel located at 585 Trinity Road, Glen Ellen. **APN 053-110-076. Supervisorial District 1.**

This notice was posted on 11/04/2022 and will remain posted for a period of thirty days through 12/05/2022  
Doc No. PST-202200185

**Parcel Zoning:** Land Intensive Agriculture 100-acre density and combining zones for Taylor/Sonoma/Mayacamas Mountains Local Guidelines, Mineral Resources, Riparian Corridor 50-foot development setback, Scenic Resources – Community Separator (LIA B6 100, LG/MTN MR RC50/25 SR).

**The Sonoma County Planning Commission** will hold a virtual public hearing to consider adopting a Mitigated Negative Declaration and an action approving a Zone Change and a Use Permit for cannabis cultivation in which all interested persons are invited to attend and provide comments. **Members of the Public May Not Attend this Meeting in Person.**

In accordance with Public Resource Code and California Environmental Quality Act (CEQA) Guidelines, the County of Sonoma provides notice to agencies and interested parties that it is releasing a draft Initial Study and Mitigated Negative Declaration (IS/MND). The project's potential environmental impacts have been analyzed and the IS/MND finds that all potential environmental impacts can be fully mitigated to less-than-significant levels. All mitigation measures have been incorporated into the project conditions of approval. The IS/MND is available at Permit Sonoma at 2550 Ventura Avenue, Santa Rosa, CA 95403.

By:  Devya Marie Proto, County Clerk  
Julianne Garfia, Deputy Clerk

**WHERE & WHEN:** The **Planning Commission** will hold a public hearing to consider this item on **December 15, 2022 at or after 1:05pm. In accordance with AB 361, Governor Newsom's March 4, 2020 State of Emergency due to the COVID-19 pandemic, Sonoma County Public Health Officer's Recommendation for Teleconferenced Meetings, and the Sonoma County Board of Supervisors Resolution 21-0399, this meeting will be conducted via videoconference only without a physical location from which members of the public may observe and offer public comment. Members of the public may watch, listen, and participate in the hearing through Zoom or by phone, and may submit written comment prior to the hearing as described below.**

**ADDITIONAL MATERIALS:** Project materials and associated documents are available at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403 and digitally through the Project Planner, Ken Compton at [ken.compton@sonoma-county.org](mailto:ken.compton@sonoma-county.org) or 707-565-2829 and through [Planner@sonoma-county.org](mailto:Planner@sonoma-county.org). Alternative record accommodations are available upon request.

**GETTING INVOLVED:** If you have questions or concerns regarding the proposed project, please contact the Project Planner noted above. The required 30-day public review period on the IS/MND is November 4, 2022 to December 5, 2022. Comments on the IS/MND must be received by December 5, 2022, **at 5:00PM.** All comments received after the review period will be included in the public record for consideration and provided to the decision-making body prior to or at the public hearing

scheduled as above. **Public comment prior to the meeting:** Public comment may be submitted via email to the Project Planner through December 15, 2022 at 9:00am.

**Public comment during the meeting:** Members of the public who join the Zoom meeting, either through the Zoom app or by telephone, will have an opportunity to provide live comments during the hearing. Please refer to the meeting agenda for instructions on how to join the meeting via the Zoom app or by telephone. The agenda will be posted 3 days prior to the hearing date located: <https://permitsonoma.org/planningcommissionmeetingdecember152022>

If you challenge the decision on the project in court you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to Permit Sonoma at or prior to the public hearing.

**NOTICE  
ALSO**

**PUBLISHED:** Press Democrat

**DATE:** November 4, 2022