

# NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

**WHO:** Project Applicant, Mario and Katherine Ghilotti, **Permit Sonoma File No. PLP24-0012 (UPE21-0064, ZPE24-0113, ZPE24-0114)**

**WHAT:** Request for 1) a Zoning Permit to allow farm retail sales in an existing barn operating with 2 employees, open to the public by appointment only from 10:00 AM to 6:00 PM; 2) a Zoning Permit for a small-scale agricultural processing facility to process lavender grown onsite into various products including essential oils, hydrosol, and culinary products, operating daily with up to 4 employees between 8:00 AM and 4:00 PM; and 3) a Use Permit to allow 28 annual agricultural promotional events held in the existing barn and outside near the barn to promote the lavender agricultural processing and other products produced on site. Events range in size from 40 to 200 attendees, include live and amplified music (held indoors only), and will occur year-round, primarily weekend days between 11:00 AM and 10:00 PM. An existing two-story agricultural barn structure, 5,020 gross square feet in size, will be used to accommodate the 3,575 square foot lavender processing area, the 215 square foot farm retail sales area, two permanent restrooms, and 95 square feet of accessory storage area. A 690 square foot area on the second floor of the barn will continue to be used as a private office space and restroom for the landowner/operator. Project construction activities include a new driveway entrance and a 2,000-foot-long driveway leading from D Street to the agricultural barn and five new parking spaces plus five ADA-parking spaces. The remaining parking spaces are in a designated compacted rock area with perimeter fencing and a graded, leveled, and mowed pasture providing up to 150 additional spaces for a total of 160 parking spaces onsite located on a 56.76 acre parcel subject to a Land Conservation (Williamson Act) Contract at 4485 D Street Extension, Petaluma, **APN 020-130-037. Supervisorial District 2.**

**Parcel Zoning:** Land Extensive Agriculture (allowed density: 60 acres per dwelling unit) and Combining Zones for Accessory Dwelling Unit Exclusion, Scenic Resources, and Valley Oak Habitat.

In accordance with Public Resource Code and CEQA Guidelines, the County of Sonoma provides notice to agencies and interested parties that it is releasing a final Initial Study and Mitigated Negative Declaration (IS/MND) for the project. The IS/MND did not find potential environmental impacts that could not be mitigated to a less-than-significant level. The IS/MND is available at Permit Sonoma at 2550 Ventura Avenue, Santa Rosa, CA 95403 and on the Environmental Notice page of the Permit Sonoma website <https://permitsonoma.org/divisions/planning/environmentalnotices>.

**WHERE & WHEN:** After the close of the IS/MND public review period, the Sonoma County Board of Zoning Adjustments is **tentatively** scheduled to hold a public hearing on **August 22, 2024** to consider the adoption of the IS/MND. A final hearing notice containing instructions on how to join the meeting in person will be issued ten (10) days prior to the confirmed hearing date.

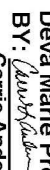
**ADDITIONAL MATERIALS:** Project materials and associated documents are available at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403 and digitally through the Project Planner, Joshua Miranda at [Joshua.Miranda@Sonoma-County.org](mailto:Joshua.Miranda@Sonoma-County.org) or 707-565-1948 and through [Planner@sonoma-county.org](mailto:Planner@sonoma-county.org). The IS/MND will also be made available on the Permit Sonoma Environmental Notice web site: <https://permitsonoma.org/divisions/planning/environmentalnotices>. Alternative record accommodations are available upon request.

**GETTING INVOLVED:** If you have questions or concerns regarding the proposed project please contact the project planner listed above. The required 30-day public review period on the IS/MND is July 5, 2024 to August 5, 2024. Comments on the IS/MND must be received by **August 5, 2024, 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.

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.

**DATE:** July 5, 2024

This notice was posted on 07/05/2024 and will remain posted for a period of thirty days through 08/05/2024  
**Doc No. PST-202400087**

Deva Marie Proto, County Clerk  
By:   
Carrie Anderson, Deputy Clerk