Deva Marie Proto, County Clerk
BY: _____
Maria Mendoza, Deputy Clerk

This notice was posted on 10/17/2025 and will remain posted for a period of thirty days through 11/17/2025

Notice of Determination

Doc No.49-10172025-423

Appendix D

To:

☐ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☐ County Clerk
County of: Sonoma
Address: 585 Fiscal Drive #103F
Santa Rosa, CA 95403

From:
Public Agency: Permit Sonoma - County of Son
Address: 2550 Ventura Avenue
Santa Rosa, CA 95403
Contact: Joshua Miranda
Phone: 707-565-1948

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): 2024-070225

Project Title: Villa Vanto Farm

Project Applicant: Mario and Katherine Ghilotti 4485 D Street, Petaluma CA 94952

Project Location (include county): 4485 D Street Petaluma, California County of Sonoma

Project Description:

Zoning Permit (ZPE24-0114) for farm retail sales, Zoning Permit (ZPE24-0113) for small-scale agricultural processing of 8.42-acres of lavender grown onsite, and a Use Permit (UPE21-0064) to allow twelve (12) agricultural promotional event days per year, subject to conditions of approval including five-year event review. The 5-year term would begin with the first agricultural promotional event which shall not occur until the lavender crops have been planted and have matured to a harvest-ready state,

This is to advise that the County of Sonoma has approved the above
(■ Lead Agency or ☐ Responsible Agency)

described project on 10/14/2025 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ■ 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.
   ■ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [■ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [■ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ■ was not] adopted for this project.
6. Findings [■ 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:
2550 Ventura Avenue, Santa Rosa, CA 95403

Signature (Public Agency): _____ Title: Supervising Planner

Date: 10/16/2025 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

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: 49-10172025-423

STATE CLEARINGHOUSE NUMBER *(If applicable)*: 2024-070225

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
PERMIT SONOMA - COUNTY OF SONOMA		10/17/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SONOMA	25-1017-11

PROJECT TITLE: VILLA VANTO FARMS

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
MARIO AND KATHERINE GHILOTTI		(707)565-1948

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
4485 D ST	PETALUMA	CA	94952

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$	
☒ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$	$2,968.75
☐ 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)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	
☒ County documentary handling fee		$	$50.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other **TOTAL RECEIVED** $ $3,018.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Maria Mendoza	Maria Mendoza, Deputy County Clerk-Recorder

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)