

**NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION PURSUANT  
TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)  
FOR TOURS, EDUCATIONAL USES AND EVENTS**

**WHO:** Demae Rubins and Oliver Ranch LLC, Oliver Ranch, **Permit Sonoma File No. UPE23-0014**

**WHAT:** Olliver Ranch LLC propose a new Use Permit for Oliver Ranch including daily tours of existing art installations for up to 50 visitors, 7 days a week, May-October by invite only, educational uses for up to 95 visitors, 5 days a week and 36 events per year for up to 150 people. Tours and educational uses will occur between the hours of 8:00am and 9:00pm and events will occur between the hours of 11:00am and 9:00pm. Number of employees for tour days will be 4, educational uses will be 10 and for the larger events will 15. Proposed development is new ADA compliant pathways to access the art installations, new ADA compliant parking and a new 165 sq ft ADA compliant restroom building on 70.2 acres located at 22205 River Road, Geyserville, **APN 141-190-088 and 141-190-089; Supervisorial District 4.**

**Parcel Zoning:** Land Intensive Agriculture (LIA), 60 acre density (B6 60) with combining districts for Oak Woodland (OAK), Riparian Corridor 50 ft setback (RC50/50) and Scenic Landscape Unit (SR)

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 draft 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>.

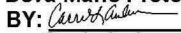
**WHERE & WHEN:** After the close of the IS/MND public review period, the Sonoma County Planning Commission is **tentatively** scheduled to hold a public hearing on November 5, 2026 to consider the adoption of the IS/MND. A final hearing notice containing instructions on how to join the meeting in person or virtually via Zoom 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, Jen Chard [Jen.Chard@sonomacounty.gov](mailto:Jen.Chard@sonomacounty.gov), or at (707) 565-2336. 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>. 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 September 25, 2026, to October 26, 2026. Comments on the IS/MND must be received by October 26, 2026, **at 5:00 PM**. 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:** September 25, 2026      This notice was posted on 09/25/2026  
and will remain posted for a period of thirty days  
through 10/26/2026  
**Doc No.PST-202600148**

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