

Notice of Determination

Doc No.49-10172025-423

Appendix D

To:

☐ Office of Planning and Research
U.S. Mail: _____ Street Address: _____
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

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

From:

Public Agency: Permit Sonoma - County of Sonoma
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,

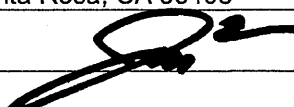
This is to advise that the County of Sonoma has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

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



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 PERMIT SONOMA - COUNTY OF SONOMA	LEAD AGENCY EMAIL	DATE 10/17/2025
COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 25-1017-11	
PROJECT TITLE VILLA VANTO FARMS		

PROJECT APPLICANT NAME MARIO AND KATHERINE GHILOTTI	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-1948
PROJECT APPLICANT ADDRESS 4485 D ST	CITY PETALUMA	STATE CA
	ZIP CODE 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	\$	

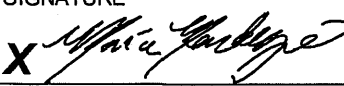
☐ Exempt from fee
 ☐ Notice of Exemption (attach)
 ☐ CDFW No Effect Determination (attach)
☐ Fee previously paid (attach previously issued cash receipt copy)

☐ 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 Maria Mendoza, Deputy County Clerk-Recorder
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