

# NOTICE OF WAIVER OF A BOARD OF ZONING ADJUSTMENTS PUBLIC HEARING FOR A SPECIAL EVENTS USE PERMIT AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**WHO:** Project Applicant, Jessica Yau/Mavericks Realty LLC, Permit Sonoma File No. UPE19-0008

**WHAT:** Request for a Use Permit to allow the following on a 5.23 acre parcel that contains an existing rose garden with associated structures. 1.) Host up to 24 agricultural promotional events per year to promote the sale of cut flowers. 2.) Legalize the existing nursesey/farm retail sales operation within an existing 550 square foot structure, by appointment only Saturdays and Sundays from mid-February to mid- May. 3.) Provide educational farm tours for groups of six or more, by appointment only, Saturdays and Sunday from mid- February to mid- May. No new construction is involved with this Use Permit. The site is located at **498 Pepper Road, Petaluma, APN 113-150-011. Supervisorial District 2.**

**Parcel Zoning:** LEA (Land Extensive Agriculture) B6-60 (60 -acre allowed density) and combining zones for HD (Historic Combining District), SR (Scenic Resource)

An Initial Study was prepared pursuant to the California Environmental Quality Act, and the project's potential environmental impacts have been analyzed. 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 Negative Declaration (IS/ND) for the project. The IS/ND did not find significant potential environmental impacts.

## **WHERE &**

**WHEN:** After the close of the 20-day IS/ND public review period, the Permit Sonoma Director intends to issue a Use Permit on a public hearing waiver as provided in Section 26-92-040(d) of the Sonoma County Zoning Ordinance. Unless a written objection to permit issuance is received by the Director prior to the close of business day (5:00 pm) on July 26, 2024, the Use Permit will be issued without a public hearing on or after July 29, 2024. If the objection cannot be resolved, a public hearing will be scheduled, and a notice of the hearing will be issued.

## **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. For more information about this proposal, to submit comments, or to request an accommodation for review of the file, please contact the project planner, Jennifer Faso at [Jennifer.Faso@sonoma-county.org](mailto:Jennifer.Faso@sonoma-county.org) or (707) 565-1683.

## **GETTING**

**INVOLVED:** If you have questions or concerns regarding the proposed project, please contact the project planner. The required 20-day public review period on the IS/ND is from July 5, 2024, through July 26, 2024. Comments on the IS/ND must be received by July 26, 2024, at 5:00 PM. Interested parties may also file an appeal of this approval along with the filing fee within 10 days of the approval date.

**DATE:** July 5, 2024