

Bernard Album
1666 Creekview Cir
Petaluma CA 94954
Allbernie5@gmail.com
707-766-7056

Sonoma County Board of Supervisors
575 Administration Drive, Room 100A
Santa Rosa, CA 95403

Re: Opposition to Use Permit PLP24-0012 (Villa Vanto)

Dear Chair and Members of the Board,

I am a resident and taxpayer of Sonoma County, . I am writing to oppose the Use Permit for Villa Vanto. This project does not support farming or preservation of agricultural land—it is a luxury event center built under false pretenses on land zoned for agriculture and protected under the Williamson Act.

The applicants received a permit to build an “Ag-Exempt barn” but built a 5,000-square-foot luxury wedding venue. Subsequently, they represented that they were creating a lavender farm. Four years later, there is no lavender, no olive trees, and no agriculture—evidence that the primary purpose has been weddings and events, not agriculture.

I am a bicycle recreation and commuter rider and use D Street often. Increasing traffic on event days will be unsafe for all bicycle riders in the area, particularly at the intersection with San Antonio Road. The entrance into the project proposed parking lot is especially dangerous for bicycle rider struggling in the uphill direction on San Antonio Rd.

Granting this permit would conflict with the requirements of the Williamson Act, forcing Sonoma County taxpayers to subsidize a private wedding and corporate event business. It would also set a dangerous precedent that could allow other landowners to exploit agricultural exemptions and contracts for non-agricultural commercial gain.

I urge you to uphold our zoning laws, protect the integrity of the Williamson Act, and deny this permit. Sonoma County’s agricultural soils, water and rural character deserve real protection, not exceptions for those seeking to bend the rules.

Respectfully,
Bernie Album

Cc: Joshua Miranda
Project Planner
Permit Sonoma

October 11, 2025

TO: Sonoma County Board of Supervisors
575 Administration Drive, Room 100A
Santa Rosa, CA 95403

I am writing to oppose the Use Permit for Villa Vanto. This project does not support farming or preservation of agriculture – it is a luxury event center built under false pretenses on land zoned for agriculture and protected under the Williamson Act.

The applicants received a permit to build an “Ag-exempt barn,” yet proceeded to build a 5,000 square foot high-end wedding venue. They later claimed that they were creating a lavender farm, but after four years, there is no lavender, no olive trees, and no agriculture production whatsoever. The facts are clear: their primary – and perhaps only - purpose has been to host weddings and corporate events, in direct violation of the spirit and intent of the Williamson Act.

As a long-time resident of D Street, this project will only increase traffic on an already over-busy street. As a bicycle rider who uses D Street regularly, I know firsthand the dangers this project would create. Event traffic will worsen safety risks for cyclists – especially at the hazardous intersection at San Antonio Road. The proposed parking lot entrance is extremely dangerous for riders pedaling uphill on San Antonio Road, and it will inevitably lead to collisions or injuries.

Granting this permit would directly undermine the Williamson Act, forcing taxpayers like myself to subsidize a private, profit-driven event business. Worse, it would set a precedent enabling other landowners to abuse agricultural exemptions for purely commercial purposes—opening the door to the dismantling of our agricultural protections.

I demand that you enforce our zoning laws and defend the Williamson Act against exploitation. Sonoma County’s agricultural soils, water resources, and rural character must be protected without compromise. This permit should not just be denied—it should be a clear signal that the county will not tolerate abuse of agricultural zoning and taxpayer-supported protections.

Deny the Villa Vanto Use Permit. Protect our farmland. Stop corporate interests from hijacking the rules meant for farmers.

Respectfully,
Robert Bailey
915 D Street
Petaluma, CA 94952
RHBailey@sonic.net
707-480-8445

From: [Marc Bommersbach](#)
To: [Rebecca Hermosillo](#); [David Rabbitt](#); [Lynda Hopkins](#); [Chris Coursey](#); [James Gore](#); [Scott Orr](#); [Joshua Miranda](#)
Subject: Ghilotti Project at APN 020-130-037 Protect San Antonio Valley appeal
Date: Monday, October 13, 2025 2:28:21 PM

EXTERNAL



Dear Sonoma County Supervisors,

PRSC urges the Board overturn the BZA decision approving, or at the very least significantly reduce the number and size of events authorized by the BZA for this project.

While the BZA's decision requires the establishment of some minimal agriculture on the site as a condition of commencing events, the size and number of events approved is in no way proportional to the token agriculture operation required (if any will ever be established).

This isn't some established agricultural operation trying to make ends meet by hosting a few events. This project has been a scam from the beginning - to build stand-alone event center on ag land in contravention of the General Plan and Zoning Code.

Assuming that the project actually establishes an ag operation as required by the BZA decision, at a minimum the number and size of event should be scaled back significantly.

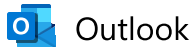
Thank you

Marc Bommersbach

Preserve Rural Sonoma County

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Important letter

From Nancy Feehan <nancyfeehan@gmail.com>

Date Fri 10/10/2025 12:05 PM

To Joshua Miranda <Joshua.Miranda@sonomacounty.gov>

EXTERNAL

Nancy Feehan

30090 Seaview Road

Cazadero CA 05421

nancyfeehan@gmail.com

October 10, 2025

Sonoma County Board of Supervisors
575 Administration Drive, Room 100A
Santa Rosa, CA 95403

Re: Opposition to Use Permit PLP24-0012 (Villa Vanto)

Dear Chair and Members of the Board,

I am a [neighbor/resident/taxpayer] of Sonoma County, residing in District #__5___. I am writing to oppose the Use Permit for Villa Vanto. This project does not support farming or preservation of agricultural land—it is a luxury event center built under false pretenses on land zoned for agriculture and protected under the Williamson Act.

The applicants received a permit to build an “Ag-Exempt barn” but built a 5,000-square-foot luxury wedding venue. Subsequently, they represented that they were creating a lavender farm. Four years later, there is no lavender, no olive trees, and no agriculture—evidence that the primary purpose has been weddings and events, not agriculture.

[Add paragraph with more information about who you are and your particular concerns.]

Granting this permit would conflict with the requirements of the Williamson Act, forcing Sonoma County taxpayers to subsidize a private wedding and corporate event business. It would also set a dangerous precedent that could allow other landowners to exploit agricultural exemptions and contracts for non-agricultural commercial gain.

I urge you to uphold our zoning laws, protect the integrity of the Williamson Act, and deny this permit. Sonoma County’s agricultural soils, water and rural character deserve real protection, not exceptions for those seeking to bend the rules.

Respectfully,

Nancy Feehan

Cc: Joshua Miranda

Project Planner
Permit Sonoma

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October 12, 2025

To: Sonoma County Board of Supervisors
Chairwoman Lynda Hopkins
Rebecca Hermosillo
David Rabbitt
Chris Coursey
James Gore

Permit Staff: Joshua Miranda, Project Planner
Scott Orr, Interim Director

From: Rue Furch

Re: Use Permit PLP24-0012 (Villa Vanto)

In order to preserve agricultural land and soils, the adopted County of Sonoma General Plan requires that visitor serving uses (*uses other than agricultural production*) be “secondary and incidental”* to the primary use of “food, fiber and plant material”* production. Policies to “insure the stability and productivity of the County’s agricultural lands”* have been adopted including those zoned Land Extensive Agriculture. See General Plan Policy AR-5g, Goal AR-6 and Objective AR-6.1* for further support of these requirements.

It is not possible that a use is “secondary” when proposed before the “primary”* use is in production. While the 5,000-square-foot venue/event center has been constructed, the agricultural use has not been planted, nor is it in production in any way.

It is not possible for a use that is “incidental” be substantially greater than the primary use of agricultural production. In this instance, please see the applicant’s statements and website for proportional use of the lands, and the relative revenue stream. Rental revenue for the event space significantly exceeds the projected farm revenue.

The Williamson Act agricultural tax subsidy cannot be applied to a permanent non-agricultural building >2,500 sq ft, that is designed and constructed for nonagricultural events. Structures permanently dedicated to events are prohibited by the Williamson Act. Events are integral to this applicant’s business plan and take place in the “Event Barn”.

In order to be consistent with the adopted General Plan and the Williamson Act, this project must be denied as proposed.

Thank you for your many years of dedication to the County of Sonoma and our shared future.

*County of Sonoma General Plan, Adopted 2008. Amended August 2, 2016



October 10, 2025

To: Sonoma County Board of Supervisors

Cc: Josh Miranda, Planner, Permit Sonoma; Scott Orr, Interim Director, Planning, Permit Sonoma

Re: **PLP24-0012 (4485 D St., Petaluma)**

Dear Chair Hopkins and Sonoma County Supervisors,

The Sonoma County Chapter of Community Alliance with Family Farmers (CAFF) was appalled that a Use Permit was granted for Villa Vanto and we are grateful to Protect San Antonio Valley for filing this appeal. We want to protect San Antonio Valley too – and authentic agriculture throughout the county.

Allowing this luxury event center, built on false pretext, incurring violations and receiving Williamson Act tax benefits in spite of zero agriculture being practiced, is an affront to all tax payers and those who follow the rules in the county.

CAFF Sonoma County is committed to maintaining our agricultural land, farmers and the agricultural economy. To convert ag land to event centers violates the General Plan, zoning regulations and is in direct violation of the Williamson Act, which prohibits permanent event centers. It undermines our agricultural base by inflating land prices making actual production unaffordable. It also encourages other farmers to deprioritize production and install event centers instead. **We have agricultural zoning and General Plan protections specifically to prevent actions like this from happening.**

The Ag Element of the Sonoma County General Plan states that regarding visitor serving uses, “it may be allowed **if, the use is compatible with and secondary and incidental to agricultural production activities in the area.**” In this case, only buildings expressly for visitor services have been created and income from those events would dwarf that of any agricultural products, making “secondary and incidental” **impossible.**

In addition, this project would have significant impact to this rural, agricultural area. Narrow, windy roads were not designed for high volumes of traffic so accidents and conflicts with neighbors and livestock are inevitable. The surrounding neighborhood, which vehicles would need to travel through, would be impacted as well. Event centers belong in our cities where there are ample services for visitors and public transit is available.

Event centers in rural areas increase Vehicle Miles Traveled, thus the County’s GHS emissions. They decrease the climate benefits of fully functioning agriculture.

Please approve this appeal and reject the Use Permit for Villa Vanto.

Thank you for considering our views.

Wendy Krupnick
President, CAFF Sonoma County

We build sustainable food and farming systems through policy advocacy

P.O. Box 363 Davis, CA 95617-0363

530.756.8518 | info@caff.org | www.caff.org



Opposition to Use Permit PLP24-0012 (Villa Vanto)

From Laura Morgan <thesquig@yahoo.com>

Date Fri 10/10/2025 3:18 PM

To David Rabbitt <David.Rabbitt@sonomacounty.gov>; Lynda Hopkins <Lynda.Hopkins@sonomacounty.gov>;
Chris Coursey <Chris.Coursey@sonomacounty.gov>; Rebecca Hermosillo
<Rebecca.Hermosillo@sonomacounty.gov>; James Gore <James.Gore@sonomacounty.gov>

Cc Joshua Miranda <Joshua.Miranda@sonomacounty.gov>; Scott Orr <Scott.Orr@sonomacounty.gov>

From:

Laura Morgan and James Seward
2821 Dyer Ave, Sebastopol, CA, 95472
thesquig@yahoo.com

10/10/2025

To Sonoma County Board of Supervisors
575 Administration Drive, Room 100A
Santa Rosa, CA 95403

Re: Opposition to Use Permit PLP24-0012 (Villa Vanto)

Dear Chair and Members of the Board,

We are residents and taxpayers in Sonoma County, residing in District 5. We oppose the Use Permit for Villa Vanto. This project does not support farming or preservation of agricultural land—it is a luxury event center built under false pretenses on land zoned for agriculture and protected under the Williamson Act.

The applicants received a permit to build an “Ag-Exempt barn” but built a 5,000-square-foot luxury wedding venue. Subsequently, they represented that they were creating a lavender farm. Four years later, there is no lavender, no olive trees, and no agriculture—evidence that the primary purpose has been weddings and events, not agriculture.

We have worked with Preserve Rural Sonoma County and on the Sonoma County Local Coastal Plan and have seen this sort of misrepresentation before. It leads to bad blood in communities and loss of true Ag land to commercial business. It is not the intent nor in the language of our General Plan to sell out our county heritage.

Granting this permit would conflict with the requirements of the Williamson Act, forcing Sonoma County taxpayers to subsidize a private wedding and corporate event business. It would also set a dangerous precedent that could allow other landowners to exploit agricultural exemptions and contracts for non-agricultural commercial gain.

I urge you to uphold our zoning laws, protect the integrity of the Williamson Act, and deny this permit. Sonoma County’s agricultural soils, water and rural character deserve real protection, not exceptions for those seeking to bend the rules.

Respectfully,
Laura Morgan and Jim Seward

Cc: Joshua Miranda
Project Planner
Permit Sonoma

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Opposition to Villa Vanto Use Permit PLP24-0012

From pschafer@sonic.net <pschafer@sonic.net>

Date Sun 10/12/2025 3:51 PM

To Joshua Miranda <Joshua.Miranda@sonomacounty.gov>

Margaret Schafer
296 Wetmore Lane
Petaluma, CA 94952

October 11. 2025

Sonoma County Board of Supervisors
575 Administration Drive, Room 100A
Santa Rosa, CA 95403

Re: Opposition to Villa Vanto Use Permit PLP24-0012

Dear Joshua Miranda,

I am a retired farmer and neighbor, and I am writing to oppose the Use Permit for Villa Vanto. This project is not about farming—it is on agriculture zoned land and protected under the Williamson Act. Yet years later there are no plants/agriculture.

Permitting it would allow an opportunistic misuse of the Williamson Act, compelling taxpayers to support a non ag operation and would be an egregious affront to our farming community. We do not want to encourage other landowners to abuse agricultural exemptions.

Please deny this permit and protect the integrity of the Williamson Act and Sonoma County's agricultural lands and rural character deserve real protection, not exceptions for those who break the rules.

Respectfully,
Margaret Schafer

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Dee Swanhuysen
1800 Jonive Rd
Sebastopol, CA 95472
pdswan@comcast.net
October 10, 2025

Sonoma County Board of Supervisors
575 Administration Drive, Room 100A
Santa Rosa, CA 95403

Re: Opposition to Use Permit PLP24-0012 (Villa Vanto)

Dear Chair and Members of the Board,

I am a resident and taxpayer of Sonoma County, residing in District 5. I oppose the county issuing a Use Permit for above named project. This project's applicant(s) is asking to be a permitted luxury event center on land zoned for agriculture and protected under the Williamson Act.

We need our farmers to thrive. We need our agricultural lands protected so both farmers and Sonoma County lands are guaranteed to thrive and work together long into the future - for generations.

I urge you to uphold our zoning laws, protect the integrity of the Williamson Act, and deny this permit. Sonoma County's agricultural soils, water and rural character deserve real protection, not exceptions.

Respectfully,
Dee Swanhuysen

Cc: Joshua Miranda
Project Planner
Permit Sonoma