

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHO: Project Applicant, Marissa Wesslund, **Permit Sonoma File No. UPE19-0029**

WHAT: Use Permit for an equestrian club for the boarding and training of horses on a 5.0 acre parcel zoned Agriculture and Residential (AR). Proposed improvements include two open round pens, a 12,200 sq ft covered arena, an open arena, a 3,570 square foot covered hay barn, and a 11,520 square foot covered double breezeway horse barn. A total of 40 horses would be boarded on-site. The site would be accessed via McBrown Rd. A maximum of 6 employees would be on-site daily from 7:00 am to 7:00 pm (at varying times). An expected 5-10 clients would visit per day, each staying a maximum of 2 hours. The proposed project includes 4 events per year, with a maximum of 60 attendees and 6 employees, occurring on Saturdays between 3:00 pm – 10:00 pm. All event parking is located on-site. The project is located at 112 McBrown, Petaluma; **APNs 113-030-052. Supervisorial District 2.**

Parcel Zoning: Agricultural and Residential (AR) B6 3 (3-acre density) with no applicable combining districts

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 final 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, it is anticipated that the Use Permit will be issued and IS/MND administratively adopted on a public hearing waiver as provided in Section 26-92-040(d) of the Sonoma County Zoning Ordinance. A Notice of Waiver of a Public Hearing will be issued at a later date. If a written objection to the waiver is received, 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, Claudette Diaz at Claudette.Diaz@sonoma-county.org or (707) 565-7387 and through Planner@sonoma-county.org. The IS/MND will also be made available on the Permit Sonoma Environmental Notice web site: <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 December 15, 2023, to January 16, 2023. Comments on the IS/MND must be received by **January 16, 2023, at 5:00PM**. 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: December 15, 2023, Press Democrat

Deva Marie Proto, County Clerk

BY: 
Bryant Hill, Deputy Clerk

This notice was posted on 12/15/2023
and will remain posted for a period of thirty days
through 01/15/2024

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