

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
NOTICE OF PROPOSED WAIVER OF PUBLIC HEARING TO APPROVE
USE PERMIT FOR FARM ANIMAL SANCTUARY EDUCATION CENTER
WITH QUARTERLY PROMOTIONAL EVENTS**

**Project Location: 3201, 3205, 3281 Napa Road, Sonoma
APNs 126-102-016 and 126-102-017**

**This Notice was issued during the Sonoma County Shelter in Place order.
Additional accommodations and digital file review are available.**

WHO: Project Applicant, Tracy Vogt on behalf of Charlie's Acres, **Permit Sonoma File No. UPE18-0036**

WHAT: Use Permit to allow a ±3,280 square foot education center in support of an existing farm animal sanctuary and rescue on a 32 acre parcel (APN 126-102-017) located at 3201 Napa Road, Sonoma; open daily from 10AM to 4PM with a maximum of 20 daily visitors, and quarterly promotional events with a maximum of 50 people in attendance; accessed via recorded easement over a separately owned parcel at 3281 Napa Road, Sonoma (APN 126-102-016). **Supervisory District 1.**

Parcel Land Use and Zoning: Land Intensive Agriculture (allowed density: 60 acres per dwelling unit) and combining zones for Accessory Dwelling Unit Exclusion, Taylor/Sonoma/Mayacamas Mountains Local Area Guidelines, Riparian Corridor (with 50-foot and 25-foot setbacks), Scenic Resource, and Valley Oak Habitat.

An Initial Study was prepared pursuant to the California Environmental Quality Act, and the project's potential environmental impacts have been analyzed. A Mitigated Negative Declaration (MND) is proposed which finds that potential environmental impacts have been fully mitigated to less-than-significant levels. All mitigation measures are incorporated into the project conditions of approval.

WHERE & WHEN: The Permit and Resource Management Department (Permit Sonoma) Director intends to waive public hearing, adopt the MND, and approve the Use Permit subject to conditions of approval on July 7, 2020, in accordance with Section Sonoma County Code § 26-92-040(d), unless a written request for public hearing is submitted by any member of the public to Permit Sonoma prior to July 7, 2020. There is no fee to request a hearing. If a timely written request for hearing is received, the project will be scheduled for a noticed public hearing before the Board of Zoning Adjustments.

ADDITIONAL MATERIALS: The draft Initial Study/Mitigated Negative Declaration, draft conditions of approval, and other project materials and associated documents normally available at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403 are available upon request. For more information about this proposal, to review project documents, submit comments, or to request a public hearing, please contact the project planner, Marina Herrera at Marina.Herrera@sonoma-county.org, (707) 565-2397 or Planner@sonoma-county.org.

GETTING INVOLVED: Contact the project planner prior to the proposed approval date, July 7 2020, using the contact information above. Interested parties may also file an appeal of any approval, subject to payment of the filing fee, within 10-days of the approval date.

DATE: June 4, 2020