

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

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

**WHO:** Kevin Skiles, Solstice LLC, has applied for a Use Permit. **Permit Sonoma File No. UPE16-0086**

**WHAT:** The application proposes a lodging and event center involving 13 cabins (12 for guests, and one for employees), a 9,861 square-foot Event Barn, a 1,330-square-foot reception office, storage areas for equipment, a renovated pool area, decking adjacent to the pond, and a dock the projects into the pond, on a 22 acre parcel at 3890 Old Redwood Highway in Santa Rosa, California. The operation would employ six to eight full-time and 10 to 16 part-time employees. The project includes 50 special events, including 20 events of up to 250 guests, 30 events up to 175 guests, and 50 special-dining events for up to 80 people. Hours of events will be limited to 10 a.m. to 10 p.m. A paved area for 60 designated parking spaces and 42 valet spaces is provided. All access and egress for visitor and employee vehicles would be one proposed driveway off of Redwood Highway, with emergency vehicle access on the north side into the Cloverleaf Ranch. An existing well will provide water, a new septic system will be constructed, and stormwater management facilities will be constructed. The project site formerly contained a recreational camp facility and all improvements were destroyed by the 2017 Tubbs fire. **APN 058-020-009; Supervisorial District 4.**

**Parcel Zoning:** Resource and Rural Development (RRD20), Riparian Corridor 50/50, Scenic Resource (Community Separator), and Valley Oak Habitat Combining District.

General Plan Land Use Designation: Resource and Rural Development 20-acre density (RRD20)

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 released by Permit Sonoma is available through the project planner at this time.

**WHERE &  
WHEN:**

After the close of the IS/MND public review period, the Sonoma County Board of Zoning Adjustment is **tentatively** scheduled to hold a public hearing on July 9, 2020 to consider the adoption of the IS/MND. A final hearing notice will be issued ten (10) days prior to the confirmed hearing date.

**ADDITIONAL  
MATERIALS:**

Project materials and associated documents normally available at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403 are now available through the Project Planner, Tricia Stevens at [tstevens@migcom.com](mailto:tstevens@migcom.com) or (916) 698-4592 and through [Planner@sonoma-county.org](mailto:Planner@sonoma-county.org). Alternative record accommodations are available upon request.

**GETTING  
INVOLVED:**

The required (30-day) public review period on the IS/MND is June 5, 2020 to July 6, 2020. To be included in the staff report, comments on the IS/MND must be received by July 6, 2020, **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 as scheduled below.

If you have questions or concerns regarding the proposed project please contact the Project Planner, Tricia Stevens, at [tstevens@migcom.com](mailto:tstevens@migcom.com) or (916) 698-4592.

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.

**NOTICE  
ALSO**

**PUBLISHED:** Press Democrat, June 5, 2020

**DATE:** June 5, 2020