

AFFIDAVIT OF NOTICING

File No: UPE19-0049
Applicant: Garon & Stephanie Arata
Address: 8190 Starr Rd., Windsor

I, _____, posted three copies of the attached poster at the following locations on or near the subject property: (description of location)

_____ on _____
_____ (Date)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

_____ (Date) _____ (Signature)

I, Patrick Dirden _____, delivered via email the attached notice as follows:

- To Scott Orr, Deputy Director of Planning on 2/28/22
- To Cecily Condon, Project Review Manger on 2/28/22
- BOS District # 4 Director and Commissioners on 2/28/22
- To County Counsel Jennifer Klein, Sita Kuteira, Christa Shaw & Ivan Jimenez on 2/28/22
- To the County Clerk's Office on 2/28/22 (via email)
- To the newspaper on _____ for publication on _____
- To the Web team on _____ to post on our Environmental Notices Site
- To each owner of record within 300 feet of the subject property and to applicant/owner & To others that have requested notification on 2/24/22 (mail and/or email)
- Bcc Lozeau Drury LLP, Adams Broadwell Joseph & Cardozo, & Kevin Johnston, per legal request on 2/28/22

IMPORTANT: Include email notifications for Cannabis Related notices:

- To County Administrator (CAO) on _____
- To State Dept. of Fish and Wildlife Services – cannabis related, on _____
- To State North Coast Regional Water Quality Control Board – cannabis related, on _____
- State Water Resources Board, on _____
- NOAA Fisheries (National Marine Fisheries Services) – cannabis related, on _____
- BCC Richard Rudnansky per legal request on _____

IMPORTANT: Appeals of Penalty Relief withdrawals:

Friends of Mark West Watershed on _____

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

3/1/22 _____ Patrick Dirden _____
(Date) (Signature)

NOTICE OF WAIVER OF A BOARD OF ZONING ADJUSTMENTS PUBLIC HEARING TO APPROVE A COMMERCIAL STABLE AND TRAINING FACILITY

WHO: Project Applicant, Stephanie and Garon Arata, **Permit Sonoma File No. UPE19-0049**

WHAT: Use Permit for a commercial stable with a maximum of 30 horses, including 6 owned by the property owners and 22 boarded, allowing private small group riding lessons with a maximum of 4 riders at a time and two trainers. 10-15 lessons will be held per day, which will be held simultaneously and not exceed hours of operation. Project will occupy an existing 1,440 square foot barn and a 20,000 square foot riding arena. The project is located on a residential parcel zoned AR, with an existing residence. The project includes a total of 4 full time employees, operating Monday through Saturday from 8 AM to 6 PM. No events are proposed with this Use Permit. Project site located at 8190 Starr Road, Windsor; **APN 066-210-105. Supervisorial District 4.**

Parcel Zoning: Agriculture and Residential (AR) 3 acre density (B6 3), Riparian Corridor with a 100-foot setback for development/50 foot setback for agriculture (RC 100/50) Valley Oak Habitat (VOH)

Permit Sonoma has determined that the project is categorically exempt from the California Environmental Quality Act under Section 15301 Existing Facilities and Section 15303 Conversion of Small Structures of the CEQA Guidelines.

**WHERE &
WHEN:**

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. The Use Permit will be issued without a public hearing on March 8, 2022, unless a written objection to permit issuance is received by the Director prior to that date. 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, Claudette Diaz at Claudette.Diaz@sonoma-county.org or (707) 565-7387.

**GETTING
INVOLVED:**

Contact the project planner prior to the approval date; both noted above. Interested parties may also file an appeal of any approval along with the filing fee within 10 days of the approval date.

DATE: 24 February 2022

066-210-105
ARATA GARON & ARATA STEPHANIE
8190 STARR RD
WINDSOR, CA 95492

066-210-094
GIVEN GARY G
8027 OAK WAY
WINDSOR, CA 95492

066-210-072
KNUDSEN CHRISTOPHER THOMAS & KNUDSEN CELIA ISABEL
8090 STARR RD
WINDSOR, CA 95492

066-210-095
MCCORMICK ALAN L II TR
8017 OAK WAY
WINDSOR, CA 95492

066-210-077
PITTS ANN M TR
2000 JONES RD
WINDSOR, CA 95492

066-200-020
UNITED STATES OF AMERICA IN TRUST
437 AVIATION BLVD
SANTA ROSA, CA 95403

066-210-007
BERTOZZI JOHN JR
8110 STARR RD
WINDSOR, CA 95492

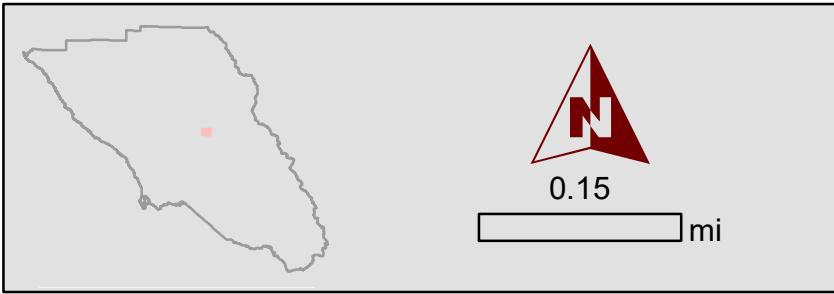
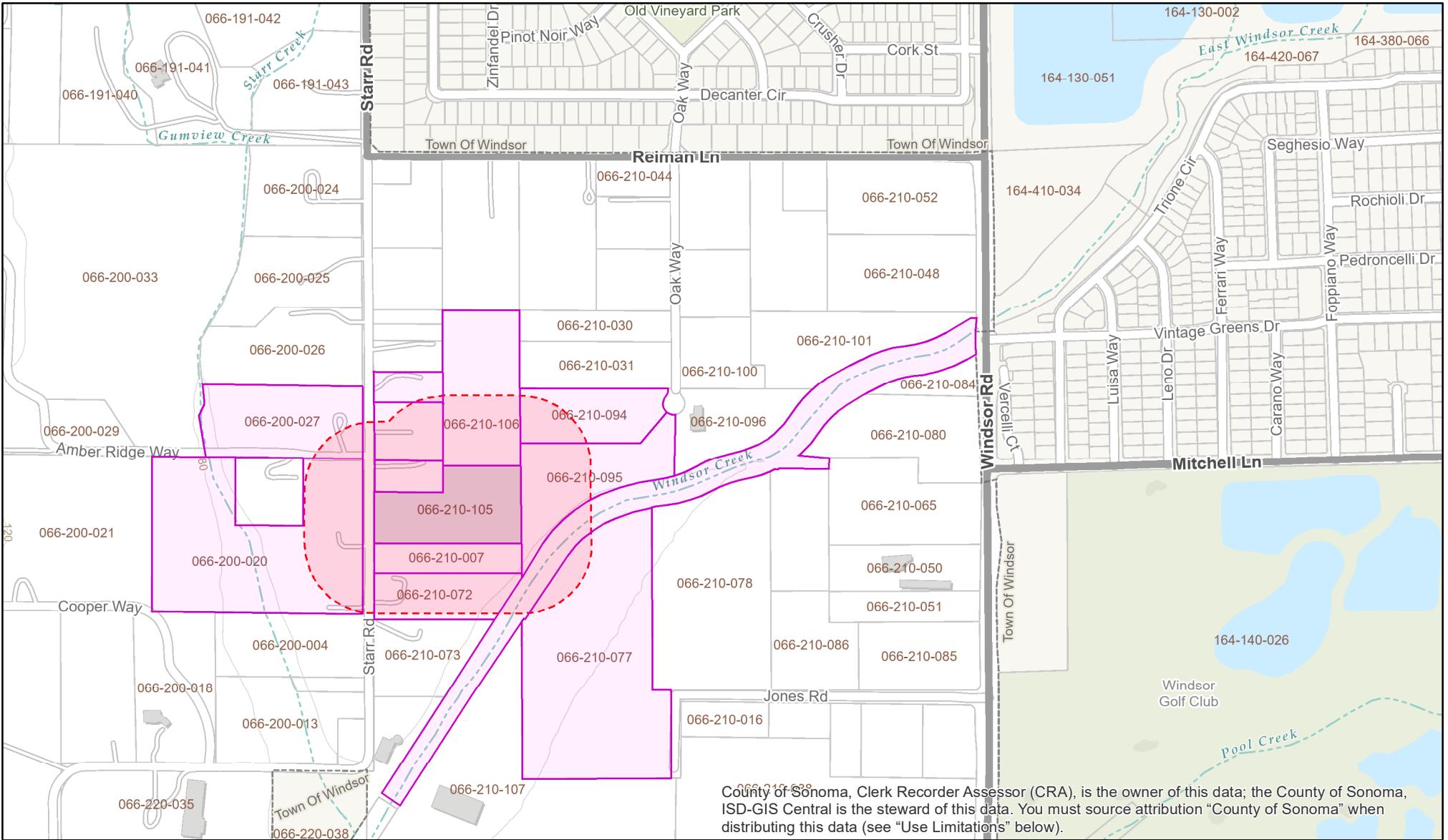
066-210-064
HASSLER TED & HASSLER DEANNA
8200 STARR RD
WINDSOR, CA 95492

066-200-027
LYTTON RANCHERIA OF CALIFORNIA
210 5TH ST
RAMONA, CA 92065

066-210-005
MELCHIORI CHERIE & MELCHIORI MATTHEW
8276 STARR RD
WINDSOR, CA 95492

066-210-082
SONOMA COUNTY WATER AGENCY
404 AVIATION BLVD
SANTA ROSA, CA 95403

066-210-058
WELLS MICHAEL S & WELLS HAYLEY E
8210 STARR RD
WINDSOR, CA 95492



County of Sonoma

Produced by:
SoCoMap Date: 2/24/2022 Time: 8:37:32 AM
2615 Paulin Dr, Santa Rosa, CA 95403 (707)565-2030

Projection and Coordinate System Tics:
California State Plane Coordinate System, Zone II, NAD 83, US survey feet.

Data Source:
Sonoma County GIS Central, Sonoma County Public Safety Consortium.

Reasonable effort has been made to ensure the accuracy of the map and data provided; nevertheless, some information may not be accurate. The positional accuracy is not intended to represent map accuracy from a published record of survey. The maps and associated data are provided without warranty of any kind. Do not make a business decision based on this data before validating your decision with the appropriate County agency or other government entity.

From: [Patrick Dirden](#)
To: [Kevin Deas](#); [Shaun McCaffery](#); [district4](#); [Jennifer Mendoza](#); [Jenny Chamberlain](#); [Scott Orr](#); [Cecily Condon](#); [Jennifer Klein](#); [Sita Kuteira](#); [Christa Shaw](#); [Ivan Jimenez](#)
Cc: ["hopesanddreams14@yahoo.com"](#); [Claudette Diaz](#)
Bcc: [permitsonoma-reply](#); ["Hannah@lozeaudrury.com"](#); ["laurain@adamsbroadwell.com"](#); ["kevin@acornsite.com"](#); ["michael@lozeaudrury.com"](#); ["sophie@lozeaudrury.com"](#)
Subject: UPE19-0049 (8190 Starr Road, Windsor) Hearing Waiver Legal Notice
Date: Monday, February 28, 2022 5:01:25 PM
Attachments: [UPE19-0049 Legal Notice Hearing Waiver.pdf](#)

Greetings,

Please find the attached Hearing Waiver regarding the project in the subject line. Please contact the project planner, Claudette Diaz, with any questions you may have at Claudette.Diaz@sonoma-county.org or (707) 565-7387.

Kind Regards,

--Patrick

Patrick Dirden

Planning Secretary

County of Sonoma

2550 Ventura Avenue, Santa Rosa, CA 95403

Lunch from 12 to 1

Office: 707-565-2164 | Fax: 707-565-1103

www.PermitSonoma.org



Due to the Public Health Orders, online tools remain the best way to access Permit Sonoma's services like permitting, records, scheduling inspections, and general questions. You can find out more about our extensive online services at PermitSonoma.org.

The Permit Center has reopened with limited capacity Monday, Tuesday, Thursday, Friday from 8:00 AM – 4:00 PM; Wednesday, 10:30 AM – 4:00 PM.

Thank you for your patience as we work to keep staff and the community safe.

From: [Patrick Dirden](#)
To: [ClerkRecorder](#)
Cc: [Claudette Diaz](#)
Bcc: [permitsonoma-reply](#)
Subject: UPE19-0049 (8190 Starr Road, Windsor) Hearing Waiver Legal Notice
Date: Monday, February 28, 2022 5:02:20 PM
Attachments: [UPE19-0049 Legal Notice Hearing Waiver.pdf](#)

Greetings,

Please post the attached Legal Notice regarding the project in the subject line. Thank you in advance.

Kind Regards,

--Patrick

Patrick Dirden

Planning Secretary

County of Sonoma

2550 Ventura Avenue, Santa Rosa, CA 95403

Lunch from 12 to 1

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BY: *DM*
Deva Marie Proto, County Clerk
Betsy Penn, Deputy Clerk

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DATE: 24 February 2022

**This notice was posted on 03/01/2022
and will remain posted for a period of thirty days
through 04/01/2022**

Doc No.PST-202200032