

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

**WHO:** Project Applicant, Ray Carlson and Associates, **Permit Sonoma File No. MNS20-0002**

**WHAT:** A Minor Subdivision to subdivide a 350+/- acre parcel into two parcels which would consist of the following: Parcel 1 at 134+/- acres and Parcel 2 at 213+/- acres in size. The site is devoted to existing vineyard and open space uses (which will be maintained), and is developed with one residence and associated structures. No additional development is proposed at this time. The 350+/- acre parcel is located at 3225 Bloomfield Rd., Sebastopol; **APN 025-100-043. Supervisorial District 2.**

**Parcel Zoning:** Land Extensive Agriculture (allowed density: one dwelling unit per 160 acres) and combining zones for Accessory Unit Exclusion, Oak Woodland, Riparian Corridor with 50-foot and 100-foot setbacks.

In accordance with Public Resource Code and CEQA Guidelines, the County of Sonoma provides notice to agencies and interested parties that it is recirculating a final Initial Study and Mitigated Negative Declaration (IS/MND) for the project to **reflect new and revised mitigation measures required for the protection of biological resources**. 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, the Sonoma County Project Review Advisory Committee is **tentatively** scheduled to hold a public meeting on January 2, 2025 to consider recommending to the Sonoma County Board of Supervisors adoption of the IS/MND and approval of the subdivision, subject to conditions of approval. A final hearing notice containing instructions on how to join the meeting in person or virtually via Zoom will be issued ten (10) days prior to the confirmed hearing date.

**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, Brendan Norton at [Brendan.Norton@sonoma-county.org](mailto:Brendan.Norton@sonoma-county.org) or (707) 565-1623, and through [Planner@sonoma-county.org](mailto:Planner@sonoma-county.org). The IS/MND will also be made available on the Permit Sonoma Environmental Notice website: <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 November 19, 2024 to December 19, 2024. Comments on the IS/MND must be received by **December 19, 2024, at 5:00 PM**. 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:** November 19, Press Democrat

This notice was posted on 11/19/2024 and will remain posted for a period of thirty days through 12/20/2024  
**Doc No. PST-202400175**

BY: **Deva Marie Proto, County Clerk**  
Carrie Anderson, Deputy Clerk