

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

**WHO:** Project Applicant, Rick Rosenbaum, **Permit Sonoma File No. PLP23-0026**

**WHAT:** Request for Major Subdivision and a Use Permit for a Planned Development housing project on a 4.77-acre parcel creating 57 new residential lots ranging from 1,322 square feet to 3,414 square feet in size, and one 0.20-acre common area lot. The project includes construction of 43 detached single family dwelling units and 14 attached duet units between 1,230 to 2,058 square feet in size with reduced setbacks and 136 parking spaces for residents and guests. Primary access to the site will be provided from Airport Boulevard and secondary emergency vehicle access from Old Redwood Highway. Internal circulation is proposed via a private loop road ranging from 21 to 25 feet wide. The new dwelling units feature 3 to 4 bedroom floor plans and building heights ranging from 26 to 30 feet. The application requests a 32.6 percent density bonus under State law to achieve the 57-unit density project by providing 13 percent of the base units or (6 units) for low-income households and 13 percent of the base units for moderate income households or another (6 units). The project is located at 175 and 245 Airport Boulevard, Santa Rosa, CA 95403; **APN 039-025-028 & -026. Supervisorial District 4.**

**Parcel Zoning:**

- APN 039-025-028: Medium Density Residential (allowed density: 9 dwelling units per acre) and combining zones for Affordable Housing and Valley Oak Habitat
- APN 039-025-026: High Density Residential (allowed density: 20 dwelling units per acre) and combining zone for Valley Oak Habitat

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, the Sonoma County Planning Commission is **tentatively** scheduled to hold a public hearing on **May 2, 2024**, to consider the adoption of the IS/MND. A final hearing notice containing instructions on how to join the meeting in person 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, Joshua Miranda at [Joshua.Miranda@sonoma-county.org](mailto:Joshua.Miranda@sonoma-county.org) or (707) 565-1948 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 web site: <https://permitsonoma.org/divisions/planning/environmentalnotices>. Alternative record accommodations are available upon request.

**GETTING INVOLVED:** Due to changes for the notice, please see the updated dates for the public review period. 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 March 5, 2024 to April 7, 2024. Comments on the IS/MND must be received by **April 7, 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:** March 7, 2024, Press Democrat

Deva Marie Proto, County Clerk  
BY: [Redacted] Julio Montes Lopez, Deputy Clerk  
This notice was posted on 03/06/2024 and will remain posted for a period of thirty days through 04/06/2024  
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