

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

**ABOUT:** Permit Sonoma has prepared a document to evaluate the potential environmental impacts of the proposed project described below. The document, a final Initial Study and Mitigated Negative Declaration (IS/MND), found that all potential environmental impacts could be mitigated to a less-than-significant level.

This notice, provided in accordance with Public Resource Code and CEQA Guidelines, is to announce that the IS/MND is available for review by the public, agencies, and interested parties, and provides instructions for submitting comments on the document.

**APPLICANT:** Project Applicant, KS Mattson Partners LP, Permit Sonoma File No. PLP18-0013

**LOCATION:** The project site is a 1.26 acre lot located adjacent to Highway 12, Arroyo Road and Calle Del Monte (18201, 18271, 18275, 18279, and 18285 Highway 12; 30 and 320 Arroyo Road; and 12, 14, 15, and 16 Calle Del Monte, APN 056-415-016, -017, -018, -020). Supervisorial District 1. The site is zoned Limited Commercial, Traffic Sensitive and Low Density Residential (R1 B6 5DU).

**PROJECT:** The proposed project would redevelop an existing mixed-use development at 12 Calle Del Monte, that currently includes the Boyes Food Center and several detached cottages. The project would increase the total number of housing units from 12 to 37 and increase the amount of commercial space on the site from 3,000 to 7,000 square feet. The project would include eight new townhomes distributed between two new buildings and 29 rental units distributed between the existing Boyes Food Center building and a new mixed-use building. The project includes a request for a general plan amendment, zone change, preliminary and precise development plan, design review and sign program.

**MATERIALS:** The IS/MND is available online at <http://sonomacounty.ca.gov/PRMD/Regulations/Housing/Projects/Boyes-Springs-Food-Center/>. Additional information may be requested by contacting the project planner listed below.

**GETTING INVOLVED:** The 30-day public review period on the IS/MND runs from April 29 to May 29, 2020. To submit comments, please contact Project Planner Doug Bush at [Doug.Bush@sonomacounty.org](mailto:Doug.Bush@sonomacounty.org), or (707) 565-5276. Comments on the IS/MND should be submitted by May 29, 2020, at 5:00PM. Comments received after this date will still be included in the public record for consideration by the decision-making body but might not be included in the staff report for more advanced consideration.

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.

**WHERE & WHEN:** Following the close of the IS/MND public review period, the Sonoma County Planning Commission will hold a public hearing to consider the adoption of the IS/MND. A hearing date has not yet been scheduled. A hearing notice will be issued at least ten (10) days prior to the confirmed hearing date.

**NOTICE ALSO**

**PUBLISHED:** Press Democrat

**DATE:** April 29, 2020