

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

**WHO:** Project Applicant, Ridge Design and Build, LLC, **Permit Sonoma File No. MNS20-0006**

**WHAT:** Minor Subdivision of a 6.32-acre parcel zoned Rural Residential into three single family residential, ADU-restricted parcels of approximately 2.09, 2.20 and 2.03 acres each. The project is located at 19190 Old Winery Road, Sonoma, **APN 127-191-012. Supervisorial District 1.**

**Parcel Zoning:** RR (Rural Residential), B6 2 (2-acre density), RC100/25 (Riparian Corridor Setback 100' for structures, 25' for agriculture), VOH (Valley Oak Habitat), X (Vacation Rental Exclusion)

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.

**WHERE &  
WHEN:**

After the close of the IS/MND public review period, the Sonoma Project Review and Advisory Committee is **tentatively** scheduled to hold a virtual public hearing on March 3, 2022 to consider the adoption of the IS/MND. In accordance with AB 361, Governor Newsom's March 4, 2020 State of Emergency due to the COVID-19 pandemic, Sonoma County Public Health Officer's Recommendation for Teleconferenced Meetings, and the Sonoma County Board of Supervisors Resolution 21-0399, the Sonoma County Project Review and Advisory Committee public hearing will be conducted via videoconference only without a physical location from which members of the public may observe and offer public comment. A final hearing notice containing instructions on how to join the meeting via the Zoom app or by telephone 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, Eduardo Hernández at [Eduardo.Hernandez@sonoma-county.org](mailto:Eduardo.Hernandez@sonoma-county.org) or (707) 565-1735, and through [Planner@sonoma-county.org](mailto:Planner@sonoma-county.org). 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 20-day public review period on the IS/MND is February 1, 2022 to February 22, 2022. Comments on the IS/MND must be received by **February 22, 2022 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 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:** February 1, 2022, Press Democrat

**Deva Marie Proto, County Clerk**  
[Redacted Signature]  
**Carrie Anderson, Deputy Clerk**

This notice was posted on 02/01/2022  
and will remain posted for a period of thirty days  
through 03/04/2022  
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