

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

WHO: Project Applicant, Bruce McDonald, **Permit Sonoma File No. MNS15-0005**

WHAT: Release of an Initial Study and Mitigated Negative Declaration (IS/MND) for a Minor Subdivision proposal on 50.99 acres, including the creation of three new parcels for potential single-family development on 11.51 (Lot 1) acres, 10.00 (Lot 2) acres, and 19.47 (Lot 3) acres, and the establishment of one designated remainder parcel for continued residential use on 10.00 (Remainder) acres, located at 4700 Bennett Valley, Santa Rosa; APN 049-170-037; Supervisorial District 1.

Parcel Zoning: Diverse Agriculture (DA B6 10/5) with a 10-acre density and 5-acre minimum lot size, with Combining Districts for Geological Hazard (G), Oak Woodland (OAK) and Scenic Resource (SR) Landscape Unit.

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 draft Initial Study and Mitigated Negative Declaration (IS/MND). The IS/MND finds that potential environmental impacts associated with scenic, biological, cultural, and tribal cultural resources can 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:**

A public hearing date has not been set at this time. After the close of the IS/MND public review period, the Sonoma County Project Review Advisory Committee will provide notice of a public hearing to be held for considering the IS/MND and the proposed project. A final hearing notice containing the date, time, location, and instructions on how to join the meeting in person or virtually via Zoom will be issued ten (10) days prior to the determined 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 at derik.michaelson@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 July 14, 2025, to August 14, 2025. Comments on the IS/MND must be received by August 14, 2025, **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.

DATE: July 14, 2025 (Published, Press Democrat)

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

This notice was posted on 07/14/2025
and will remain posted for a period of thirty days
through 08/14/2025
Doc No. PST-202500106