

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

WHO: Project Applicant, Kurt Kelder, **Permit Sonoma File No. MNS17-0004**

WHAT: A Minor Subdivision to subdivide a 10-acre parcel into three residential lots consisting of the following: Lot 1 at 3.02 acres, Lot 2 at 2.36 acres, and Lot 3 at 4.18 acres in size. Proposed Lot 1 is currently developed with a single-family residence, accessory structures, and an accessory dwelling unit served by a domestic well and septic system. Proposed Lots 2 and 3 will be served by new domestic well and septic systems. An existing private driveway currently serving the residence on proposed Lot 1 will be improved and used to provide access to proposed Lots 2 and 3. No new structures are proposed at this time. The project is located on a 10-acre parcel at 4880 Bodega Avenue, Petaluma, **APN 021-110-012. Supervisorial District 2.**

Parcel Zoning: Agriculture Residential (allowed density: 3 acres per dwelling) and combining zones for Floodway, Floodplain, Riparian Corridor with 100-foot and 25-foot setbacks, and Scenic Resources

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 Project Review and Advisory Committee is **tentatively** scheduled to hold a public hearing on **May 1, 2025**, to consider the adoption of the IS/MND. 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, Joshua Miranda at Joshua.Miranda@sonoma-county.org or (707) 565-1948 and through 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:

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 12, 2025, to April 11, 2025. Comments on the IS/MND must be received by **April 11, 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.

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 12, 2025, Press Democrat