

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

**WHO:** Project Applicant, Steven J. Lafranchi & Associates, INC, **Permit Sonoma File No. MNS23-0002**

**WHAT:** A Minor Subdivision to subdivide, a 10.03-acre parcel into two residential lots 4.91-acres and 5.21-acres in size. The application does not include a request to develop the newly created lot. The existing parcel is developed with one primary dwelling, an accessory dwelling unit, a storage barn, shed, additional storage building, and graded road improvements ensuring all structures are accessible by motor vehicles including driveways and parking. The existing parcel has two existing septic systems, one for the primary dwelling and one for the accessory dwelling unit. A single existing well onsite supports both dwelling units. The existing main residence and barn will be located on proposed lot 1. The existing accessory dwelling unit will become the primary residence on proposed lot 2, and will also encompass an existing shed and storage building. A proposed easement across a portion of lot 2 will allow the primary dwelling on lot 1 to continue its current septic pump line configuration. An existing well on proposed lot 2 will continue to serve both existing residences and an easement shall be recorded. Both the residences will retain independent access to Blucher Valley Road on a 10.03-acre parcel located at 2514 Blucher Valley Road, Sebastopol CA 95472; **APN 025-011-038; Supervisorial District 5.**

**Parcel Zoning:** Agricultural Residential (AR) with 5 acres per dwelling unit (B6 5) Riparian corridor with 200- and 50-foot setbacks (RC200/50)

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) 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 Zoning Administrator is **tentatively** scheduled to hold a public hearing on March 12, 2026, 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@sonomacounty.gov](mailto:Joshua.Miranda@sonomacounty.gov), or at (707) 565-1948. 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>. 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 January 23, 2026, to February 23, 2026. Comments on the IS/MND must be received by February 23, 2026, **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:** January 23, 2026, Press Democrat

This notice was posted on 01/20/2026  
and will remain posted for a period of thirty days  
through 02/20/2026

**Doc No.PST-202600015**

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