

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

This Notice of Intent was issued during the Sonoma County Shelter in Place order. Additional accommodations and digital file review are available.

WHO: Project Applicant, Mathew Dudley. **Permit Sonoma File No. MNS18-0007**

WHAT: A Minor Subdivision to subdivide one existing parcel to create two (2) new parcels (lots) as follows: Parcel 1 at 28.35 acres and Parcel 2 at 20.06 acres. The project does not include any new structures at this time. The project is located at 2030 Westside Road, Healdsburg, (**APN 110-150-007**) **Supervisorial District 4.**

Parcel Zoning: Land Intensive Agriculture (allowed density: 20 acre per dwelling unit), Floodway (F1), Riparian Corridor (100 & 50 foot structural setback, 25 & 50 agricultural setback), Scenic Resource (SR), Valley Oak Habitat (VOH).

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 released by Permit Sonoma at 2550 Ventura Avenue, Santa Rosa, CA 95403 is available through the project planner at this time.

WHERE & WHEN:

After the close of the IS/MND public review period, the Sonoma County Project Review Advisory Committee is *tentatively* scheduled to hold a public hearing on **July 1, 2021** to consider the adoption of the IS/MND. A final hearing notice will be issued ten (10) days prior to the confirmed hearing date.

ADDITIONAL MATERIALS:

Project materials and associated documents normally available at Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403 are now available through the Project Planner, Marina Herrera at Marina.Herrera@sonoma-county.org or (707) 565-2397 and through 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 30-day public review period on the IS/MND is May 25, 2021 to June 23, 2021. Comments on the IS/MND must be received by **June 23, 2021 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: May 25, 2021