

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

**WHO:** Project Applicant, Agnes and Oliver Shirley, **Permit Sonoma File No. MNS18-0002**

**WHAT:** Minor Subdivision of a 10.01-acre parcel to create two lots 5.01 and 5.00 acres in size to be served by a shared well and separate septic systems. Lot 1 is developed with two residences and accessory residential structures. A 0.41-acre building envelope is proposed for residential and agricultural development on Lot 2. **APN 047-214-027. Supervisorial District 2.**

BY: Betsy Penn  
Deva Marie Proto, County Clerk  
Betsy Penn, Deputy Clerk

**Parcel Zoning:** AR (Agriculture and Residential) B6 5 (5-acre per dwelling unit density), F1 (Floodway) F2 (Floodplain) RC50/25 (Riparian Corridor 50-foot/25-foot setback) SR (Scenic Resources) VOH (Valley Oak Habitat)

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 or through the project planner at [Katrina.Braehmer@sonoma-county.org](mailto:Katrina.Braehmer@sonoma-county.org).

**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 **May 19, 2022** to consider the adoption of the IS/MND and approval of the project. A separate hearing notice 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, Katrina Braehmer at [Katrina.Braehmer@sonoma-county.org](mailto:Katrina.Braehmer@sonoma-county.org) or (707) 565-1903 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 30-day public review period on the IS/MND is March 28, 2022 to April 27, 2022. Comments on the IS/MND must be received by April 27, 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.

**NOTICE ALSO PUBLISHED:** Press Democrat, March 28, 2022

**DATE:** March 28, 2022

**This notice was posted on 03/28/2022 and will remain posted for a period of thirty days through 04/28/2022**

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