

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

WHO: Project Applicant, Ken Cohan and Ralph Sandborn, **Permit Sonoma File No. PLP23-0011**

WHAT: Design Review with Hearing and a Use Permit for a new neighborhood hardware retail center consisting of a retail building of 12,260 gross square feet with an adjacent open air roofed garden supply/nursery structure of 2,984 square feet, and a separate warehouse building of 4,000 gross square feet on two parcels totaling 2.76 acres. The hours of operation will be 7:00 am to 7:00 pm Monday through Saturday and 8:00 am to 6:00 pm on Sunday with a maximum of 10 employees. The project is located at 1794 Highway 116 South and 26 Bloomfield Road, Sebastopol; **APNs 063-040-034 and 063-040-035. Supervisorial District 5.**

This notice was posted on 11/22/2023 and will remain posted for a period of thirty days through 12/23/2023
Doc No. PST-202300170

Parcel Zoning: Limited Commercial (LC), Scenic Resources – Scenic Corridor (SR)

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 Design Review Committee will hold a public hearing to consider approval of the project design. A hearing notice will be issued ten (10) days prior to the confirmed hearing date. Final project approval, including Use Permit approval and adoption of the IS/MND, may be issued on a public hearing waiver as provided in Section 26-92-040(d) of the Sonoma County Zoning Ordinance. A Notice of Waiver of a Public Hearing will be issued at a later 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, Claudette Diaz at Claudette.Diaz@sonoma-county.org or (707) 565-7387 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 November 22, 2023 to December 22, 2023. Comments on the IS/MND must be received by **December 22, 2023 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: November 22, 2023, Press Democrat

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