

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

WHO: Project Applicant, Joshua Melcon, **Permit Sonoma File No. MNS21-0002**

WHAT: Request for a Minor Subdivision of an existing 41.55-acre lot creating four lots of 10.73-acres, 10.32-acres, 10.24-acres, and 10.26-acres in size. The project is located at 2485 Middle Two Rock Road, Petaluma; **APN 021-160-041. Supervisorial District 2.**

Parcel Zoning: Diverse Agriculture (allowed density: 10-acres per dwelling unit) with combining zones for Accessory Dwelling Unit Exclusion, Riparian Corridor, and Oak Woodland 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 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 **August 7, 2025**, to consider the adoption of the IS/MND. A final hearing notice containing instructions on how to attend the meeting 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, Katerina Mahdavi at Katerina.Mahdavi@sonoma-county.org or 707-565-1392 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 June 24, 2025, to July 23, 2025. Comments on the IS/MND must be received by **July 23rd, 2025, 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: June 24, 2025, Press Democrat