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

**WHO:** Project applicant, Anthony Cassel, **Permit Sonoma File No. MNS21-0004**

**WHAT:** Minor Subdivision of an existing 12.89-acre parcel into one parcel of 4.46 acres and a designated remainder of 8.43 acres. The application does not include a request to develop the newly created parcel. The existing parcel is developed with one primary dwelling, residential accessory structures, private well and septic systems, and graded road improvements ensuring all structures are accessible by motor vehicles including driveways and parking. The existing parcel has one existing septic system for the primary dwelling. A single existing well onsite supports the existing development. The existing main residence and development will be located on the designated remainder on a 12.89-acre parcel located at 150 Cavedale Road, Sonoma CA 95476, **APN 056-602-002; Supervisorial District 1.**

**Parcel Zoning**: Rural Residential with 5-acres per dwelling unit density (RR B6 5),Floodplain (F2), Riparian corridor with 50-foot setbacks (RC50/50), and Scenic Resources (SR)

In accordance with Public Resources 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 December 10, 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@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 October 23, 2026, to November 23, 2026. Comments on the IS/MND must be received by November 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:** October 23, 2026, Press Democrat

**This notice was posted on 10/23/2026 and will remain posted for a period of thirty days through 11/23/2026**

**Doc No.PST-202600165**

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