

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Garden Valley Ranch Use Permit

Lead Agency: Sonoma County Permit Sonoma Contact Person: Jennifer Faso, Project Planner
 Mailing Address: 2550 Ventura Avenue Phone: 707-565-1683
 City: Santa Rosa Zip: 95403 County: Sonoma

Project Location: County: Sonoma City/Nearest Community: Petaluma
 Cross Streets: Stony Point Road Zip Code: 94952

Longitude/Latitude (degrees, minutes and seconds): 38 ° 17 ' 4.48 " N / 122 ° 42 ' 2.50 " W Total Acres: 5.23

Assessor's Parcel No.: 113-150-011 Section: 00 Twp.: 5 Range: 8W Base: Mt. Diablo

Within 2 Miles: State Hwy #: 101 Waterways: _____
 Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: Special Events in existing facilities Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Land Extensive Agriculture (LEA), 60 acre density with combining districts of Historic District(HD), Scenic Resources (SR)

Project Description: (please use a separate page if necessary)

The project is a request for a Use Permit to allow the following on a developed site that includes a 3 acre rose garden, a main residence, a barn, a bell tower, a gazebo with kitchen and bathrooms. The existing structures will be utilized as part of this use permit. No new construction is proposed.

- 1.) Host up to 24 agricultural promotional special events per year to promote the sale of cut flowers. Events will have a maximum of 150 people.
- 2.) Legalize the existing nurse/yfarm retail sales operation within an existing 550 square feet structure. The nurse/y will be open by appointment only, Saturdays and Sundays from mid-February to mid-May.
- 3.) Provide educational farm tours to groups of more than 6 by appointment only, Saturdays and Sundays from mid-February to mid-May.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 5, 2024 Ending Date July 26, 2024

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Jessica Yau</u>
Address: _____	Address: <u>498 Pepper Road</u>
City/State/Zip: _____	City/State/Zip: <u>Petaluma, CA 94954</u>
Contact: _____	Phone: <u>415-944-0901</u>
Phone: _____	

Signature of Lead Agency Representative: Jennifer Faso

Digitally signed by Jennifer Faso
DN: cn=Jennifer Faso, o=San Francisco County, email=Jennifer.Faso@sonoma-county.org, c=US
Date: 2024.07.01 10:47:29 -0700

Date: July 5, 2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.