

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Shepard Subdivision

Lead Agency: Permit Sonoma

Contact Name: Joshua Miranda

Email: Joshua.Miranda@sonoma-county.org

Phone Number: 707-565-1948

Project Location: 4880 Bodega Ave, Petaluma, Sonoma County, CA 94952

*City*

*County*

Project Description (Proposed actions, location, and/or consequences).

The applicant proposes a Minor Subdivision to subdivide, a 10 acre parcel into three residential lots 3.02, 2.36, and 4.18 acres in size. The application does not include a request to develop the two newly created parcels. The property is developed with a single-family residence, residential accessory structure, and a accessory dwelling unit. All existing development will be located entirely within the boundaries of proposed building envelope proposed on Lot 1 (3.02 acres). A domestic well and septic system serve the residential uses. The applicant has identified a 17,700-square foot building envelope for future development and a designated septic area on proposed Lot 1. Additionally, the applicant has identified a 9,600-square foot building envelope for future development and a designated septic area on proposed Lot 2. The applicant has identified a 9,800-square foot building envelope for future development and a designated septic area on proposed Lot 3. Each lot is proposed to have its own private well. An existing private driveway off of Bodega Avenue is used to access the project site. The applicant proposes a new 20-foot wide gravel driveway from Bodega Avenue through Lot 1 to access proposed lots 2 and 3. Each lot is proposed to have its own hammerhead turnaround to improve

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

See attached mitigation measure monitoring and reporting program.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Aesthetics  
Biological Resources (red legged frog, western pond turtle, raptors, nesting birds)  
Air Quality  
Cultural Resources  
Noise

Provide a list of the responsible or trustee agencies for the project.

US Army Corps of Engineers  
Regional Water Quality Control Board (San Francisco Bay)  
State Water Resources Control Board  
California Department of Fish and Wildlife  
Native American Heritage Commission  
Bay Area Air Quality Management District