

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: Shepard Subdivision

Lead Agency: Permit Sonoma Contact Person: Joshua Miranda
 Mailing Address: 2550 Ventura Ave Phone: 707-565-1948
 City: Santa Rosa Zip: 95403 County: Sonoma

Project Location: County: Sonoma City/Nearest Community: Petaluma
 Cross Streets: Bodega Avenue / Kuck Lane Zip Code: 94952

Longitude/Latitude (degrees, minutes and seconds): 38 ° 15 ' 35.4636 " N / 122 ° 42 ' 30.7872 " W Total Acres: 10

Assessor's Parcel No.: 021-110-012 Section: 02 Twp.: T05N Range: R08W Base: MDM

Within 2 Miles: State Hwy #: 101 Waterways: Petaluma River; Wiggins, Wilson, Stark, Kizer, Finch, Freeman, Cameron, Frazer, Spring Hills, Marin Creek
 Airports: None Railways: None Schools: Wilson & Liberty Elementary

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 2 Acres 1
 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: _____ 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:

Residential property / Zoning: Agriculture Residential B6 3, Floodway, Floodplain, Riparian Corridor, Scenic Resources / Land Use: Rural Residential 3

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

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 currently 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 existing 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 (2.36 acres). The applicant has identified a 9,800-square foot building envelope for future development and a designated septic area on proposed Lot 3 (4.18 acres). 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 emergency vehicle access.

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 checked="" 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 checked="" type="checkbox"/> Regional WQCB # <u>2</u>
<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 checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>3</u>	<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 checked="" type="checkbox"/> Other: <u>US Army Corps of Engineers</u>
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>US Fish and Wildlife Service</u>
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date March 13, 2025 Ending Date April 12, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>None</u>	Applicant: <u>Kurt Kelder</u>
Address: _____	Address: <u>132 S. Cloverdale Blvd</u>
City/State/Zip: _____	City/State/Zip: <u>Cloverdale, CA 95425</u>
Contact: _____	Phone: <u>707-894-0862</u>
Phone: _____	

Signature of Lead Agency Representative: Joshua Miranda

Digitally signed by Joshua Miranda
DN: cn=Joshua Miranda, o=PRMAD, ou=Project Review, email=joshua.miranda@sonoma-county.org, c=US

Date: 3/13/2025

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