

This notice was posted on 11/08/2024 and will remain posted for a period of thirty days through 12/09/2024

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

Notice of Determination Doc No.49-11082024-377

To: Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

From:
Public Agency: Permit Sonoma, County of Sonoma
Address: 2550 Ventura Ave
Santa Rosa, CA 95403
Contact: Azine Spalding
Phone: (707) 565-2541

County Clerk
County of: Sonoma
Address: 585 Fiscal Drive, Room 103
Santa Rosa, CA 9503

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022060323

Project Title: MJS23-0002; 201 Wikiup Drive Major Subdivision

Project Applicant: Tim Massey, Jetfuel Capital, LLC, 29 Mann Drive, Kentfield, CA 94904

Project Location (include county): 201 Wikiup Drive, Santa Rosa, CA 95403

Project Description:

See attachment.

This is to advise that the County of Sonoma has approved the above (Lead Agency or Responsible Agency)

described project on November 7, 2024 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Permit Sonoma, 2550 Ventura Ave, Santa Rosa, CA 95403

Signature (Public Agency): [Signature] Title: Planner I

Date: November 8, 2024 Date Received for filing at OPR:

Notice of Determination Appendix D

MJS23-0002; 201 Wikiup Drive Major Subdivision and 8-unit Housing Development Project

Project Description;

Major Subdivision of a 0.76-acre property into eight new lots, and development of 6 new detached and 2 new attached single-family residences under Government Code § 65589.5(d)(5) of the California Housing Accountability Act (HAA) commonly referred to as the “builder’s remedy.” The two attached units will be sold as affordable to low-income households per requirements of Government Code § 65589.5(h)(3). The project is within the scope of the 6th Cycle Housing Element Update EIR; the project site was analyzed for rezoning to allow by right residential development at a higher density than the project proposes. While the project site was not ultimately rezoned with the Housing Element Update, the project is within the scope of the Housing Element EIR, provided that the project complies with applicable mitigations from the EIR. Housing Element EIR mitigation measures apply to the project and have either already been incorporated into the project during application processing, or are included as conditions of approval.



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:
49-08252023-288

STATE CLEARINGHOUSE NUMBER (If applicable)
2022060323

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SONOMA COUNTY	LEAD AGENCY EMAIL	DATE 08/25/2023
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COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 23-0825-01
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PROJECT TITLE
SONOMA COUNTY HOUSING ELEMENT UPDATE

PROJECT APPLICANT NAME SONOMA COUNTY PERMIT AND RESOURCE	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-1754
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PROJECT APPLICANT ADDRESS 2550 VENTURA AVE	CITY SANTA ROSA	STATE CA	ZIP CODE 95403
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PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

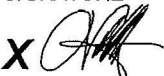
CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	\$3,839.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	
<input checked="" type="checkbox"/> County documentary handling fee		\$	\$50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ \$3,889.25

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Norma Gonzalez, Deputy County Clerk-Recorder
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State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER: 49-11082024-377
STATE CLEARINGHOUSE NUMBER (If applicable) 2022060323

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY PERMIT SONOMA	LEAD AGENCY EMAIL	DATE 11/08/2024
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COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 24-1108-01
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PROJECT TITLE
MJS23-0002; 201 WIKIUP DRIVE MAJOR SUBDIVISION

PROJECT APPLICANT NAME TIM MASSEY, JETFUEL CAPITAL LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-2541
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PROJECT APPLICANT ADDRESS 29 MANN DRIVE	CITY KENTFIELD	STATE CA	ZIP CODE 94904
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PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$ _____

Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____ \$50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Carrie Anderson, Deputy County Clerk-Recorder
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