This notice was posted on 08/22/2025
and will remain posted for a period of thirty days
through 09/22/2025

Deva Marie Proto, County Clerk
BY: _____
Daisy Pulido, Deputy Clerk

Print Form

Doc No.49-08222025-339

Notice of Determination

Appendix D

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

☒ County Clerk
County of: Sonoma
Address: 585 Fiscal Drive #103F
Santa Rosa, CA 95403

From:
Public Agency: County of Sonoma
Address: 2550 Ventura Avenue
Santa Rosa, CA 95403
Contact: Mark Shurvinton
Phone: 707-565-6186

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): 2025040137

Project Title: Bodega Subdivision, MNS24-0001

Project Applicant: LPL Investments, LLC; 121 Lakeville Street, Petaluma, Sonoma County, CA 94952

Project Location (include county): 4825 Bodega Avenue, Petaluma, Sonoma County, CA 94952

Project Description:

The applicant proposes a Minor Subdivision to subdivide a 17.87-acre parcel into four residential parcels of 4.30 acres (Parcel 1), 3.0 acres (Parcel 2), 3.0 acres (Parcel 3), 3.0 acres (Parcel 4), and a 4.57-acre Designated Remainder.

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

described project on August 21, 2025 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ 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.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] 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:
2550 Ventura Avenue, Santa Rosa, CA 95403

Signature (Public Agency): Mark Shurvinton Digitally signed by Mark Shurvinton Date: 2025.08.21 11:28:52 -07'00' Title: Planner II

Date: 08/21/2025 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

State of California - Department of Fish and Wildlife

2025 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 49-08222025-339

STATE CLEARINGHOUSE NUMBER *(If applicable)*: 2025040137

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
COUNTY OF SONOMA		08/22/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SONOMA	25-0822-03

PROJECT TITLE

BODEGA SUBDIVISION, MNS24-0001

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
LPL INVESTMENTS, LLC		(707) 565-6186

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	$4,123.50	$	
☒ Mitigated/Negative Declaration (MND)(ND)	$2,968.75	$	$2,968.75
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,401.75	$	

☐ Exempt from fee

- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$850.00	$	
☒ County documentary handling fee		$	$50.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other **TOTAL RECEIVED** $ $3,018.75

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Daisy Pulido	Daisy Pulido, Deputy County Clerk-Recorder

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012025)