

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: Bennett Valley Subdivison - PLP25-0014 (MNS15-0005)

Lead Agency: County of Sonoma, Permit and Resource Management Department (Permit Sonoma)

Contact Name: Derik Michaelson

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Phone Number: 707-565-3095

Project Location: 4700 Bennett Valley Road, Santa Rosa
City

Sonoma
County

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

Minor Subdivision and Use Permit request for tentative map approval to create four separate parcels on 50.99 acres, including one designated remainder (DR) of 10 acres for continued residential use, three new parcels of 11.51 acres (Lot 1), 10.00 acres (Lot 2), and 19.47 acres (Lot 3) for single-family development potential, and removal (type conversion) with required replacement of 1.55 acres of Oak woodland habitat for related access improvements and individual lot development, located at 4700 Bennett Valley, Santa Rosa; APN 049-170-037; Supervisorial District 1.

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

AESTHETIC/VISUAL: Development potential on Lot 3 may adversely affect scenic resources. MITIGATION includes requirements for native tree plantings to serve as natural screening.

BIOLOGICAL: Ground disturbing activities may adversely impact California Red-Legged Frog, Western Pond Turtles, Passerine and Raptor Nesting, Roosting Bats, Oak woodland habitat, and protected trees. MITIGATION includes standard practices for wildlife preservation and zoning requirements for woodland habitat and protected tree replacement.

CULTURAL/TRIBAL: Ground disturbing activities may uncover unexpected archaeological resources during construction. MITIGATION includes protocols for responding to inadvertent discoveries.

GEOLOGIC/SEISMIC: Project site contains known slide and creep areas. MITIGATION includes geotechnical specifications for review and clearance during permitting.

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

No issues have been raised by outside Agencies in response to the project referral process. Staff notes the proposed subdivision is the first case involving Oak woodland removal under new County ordinance, though no issues of controversy raised thus far.

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

- U. S. Army Corps of Engineers
- Regional Water Quality Control Board (North Coast or San Francisco Bay)
- State Water Resources Control Board
- California Department of Fish and Wildlife
- Native American Heritage Commission
- State Historic Preservation Office