This notice was posted on 10/07/2025
and will remain posted for a period of thirty days
through 11/07/2025

Deva Marie Proto, County Clerk
BY: _____
Carrie Anderson, Deputy Clerk

Doc No.49-10072025-396

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail:
P.O. Box 3044
Sacramento, CA 95812-3044

Street Address:
1400 Tenth St., Rm 113
Sacramento, CA 95814

☒ County Clerk
County of: Sonoma
Address: 2300 County Center Drive, B177
Santa Rosa CA 95403

From:
Public Agency: Sonoma County Permit & Resource Management Department
Address: 2550 Ventura Avenue, Santa Rosa, CA 95403
Contact: Derik Michaelson, Planner III
Phone: 707.565.3095
derik.michaelson@sonoma-county.org

Lead Agency (if different from above): n/a
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): 2025070611

Project Title: Bennett Valley Subdivision

Project Applicant: Always Engineering, 131 Stony Circle Ste 1000, Santa Rosa Ca 95401

Project Location (include county): 4700 Bennett Valley Rd, Santa Rosa

Project Description:

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 Road, Santa Rosa; APN 049-170-037; Supervisorial District 1.

This is to advise that the Sonoma County Permit & Resource Management Department has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on 10/7/25 (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:
Permit Sonoma, 2550 Ventura Avenue, Santa Rosa, CA 95403

Signature (Public Agency): _____ Title: Planner III

Date: 10/7/2025 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: 49-10072025-396

STATE CLEARINGHOUSE NUMBER *(If applicable)*: 2025070611

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SONOMA COUNTY PERMIT & RESOURCE MANAGEMENT	DERIK.MICHAELSON@SONOMA-COUNTY.ORG	10/07/2025

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SONOMA	25-1007-02

PROJECT TITLE: BENNETT VALLEY SUBDIVISION

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
ALWAYS ENGINEERING		(707) 565-3095

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
131 STONY CIR STE 1000	SANTA ROSA	CA	95401

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 Carrie Anderson	Carrie Anderson, Deputy County Clerk-Recorder

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