

**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

<b>SCH #</b>
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**Project Title:** Soda Springs Ranch Open Space Preserve

Lead Agency: City of Cloverdale Contact Person: Kevin Thompson  
 Mailing Address: 124 North Cloverdale Boulevard Phone: 707.894.2521  
 City: Cloverdale Zip: 95425 County: Sonoma

**Project Location:** County: Sonoma City/Nearest Community: Cloverdale  
 Cross Streets: West Cherry Creek Road, Foothill Boulevard, West 2nd Street Zip Code: 95425  
 Longitude/Latitude (degrees, minutes and seconds): 38 ° 0 ' 38.78" N / -123 ° 0 ' -123.03" W Total Acres: 208.72  
 Assessor's Parcel No.: 115-220-006, 115-220,007, 115-220-019 Section: 13 Twp.: 11 North Range: 11 West Base: Cloverdale  
 Within 2 Miles: State Hwy #: U.S. Highway 101 Waterways: North Branch of Porterfield Creek, unnamed tributary to Cloverdale Creek  
 Airports: Cloverdale Municipal Airport Railways: N/A Schools: Jefferson ES, Washington MS, Cloverdale HS, Johanna E

**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 \_\_\_\_\_ Acres \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Educational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Recreational: Three new multiuse trails, eleven picnic sites, 2,000 square foot parking area with seven parking spaces, and ot  Other: Modifications to existing on-site storm drainage system.  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_

**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:**

Present LU: tails, grassland and forest habitat City. GPLU: CF. No City zoning

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

The proposed project would involve annexation into the City of Cloverdale and the establishment of a conservation easement for the preservation of open space and light recreational activities across 208.72 acres that would be further pre-zoned as Conservation. Project features would consist of three new multiuse trails extending a total of 0.94-mile for pedestrian and bicycle use, eleven picnic sites, a 2,000 square foot parking site at the proposed entrance on West 2nd Street and Foothill Boulevard east towards the City of Cloverdale, minor fencing, signage, roadway, and curbside improvements, along with revegetation and maintenance of an existing fuel break. Construction of the proposed project would require the closure and removal of eight existing and underutilized roads/trails with associated signage, fencing, and equipment; the demolition of an open-walled shed, a trailer, and two culverts; and the removal of vegetation for annual fire safety maintenance. Additional modifications would be made to the existing on-site storm drainage system that is comprised of Low Impact Development (LID) such as culverts and drainage ditches to reduce peak runoff and soil erosion.

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 and "X". If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board                         | <input checked="" 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 checked="" type="checkbox"/> Parks & Recreation, Department of        |
| <input type="checkbox"/> California Highway Patrol                              | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # 4                       | <input checked="" type="checkbox"/> Public Utilities Commission              |
| <input type="checkbox"/> Caltrans Division of Aeronautics                       | <input checked="" type="checkbox"/> Regional WQCB # 1                        |
| <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 checked="" 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 checked="" type="checkbox"/> Energy Commission                           | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # 3                      | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of                      | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of                      |
| <input type="checkbox"/> General Services, Department of                        |  |
| <input type="checkbox"/> Health Services, Department of                         | Other: _____   |
| <input type="checkbox"/> Housing & Community Development                        | Other: _____   |
| <input checked="" type="checkbox"/> Native American Heritage Commission         |  |

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

Starting Date August 1, 2025 Ending Date August 30, 2025

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>FirstCarbon Solutions</u>	Applicant: <u>Kevin Thompson</u>
Address: <u>2999 Oak Road, Suite 250</u>	Address: <u>124 North Cloverdale Boulevard</u>
City/State/Zip: <u>Walnut Creek, CA 94597</u>	City/State/Zip: <u>Cloverdale, CA 95425</u>
Contact: <u>Mary Bean</u>	Phone: <u>707-894-2521</u>
Phone: <u>415-713-5223</u>	

Signature of Lead Agency Representative: *Rosalind Mianchen* Date: 7-31-25

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