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

SCH #

Project Title: MNS24-0013 - Chapman Subdivision

Lead Agency: Sonoma County, Permit Sonoma | Contact Person: Mark Shurvinton

Mailing Address: 2550 Ventura Avenue | Phone: (707) 565-6186

City: Santa Rosa | Zip: 95403 | County: Sonoma

Project Location: County: Sonoma | City/Nearest Community: Petaluma

Cross Streets: Chapman Ln and Sauter Rd | Zip Code: 94952

Longitude/Latitude (degrees, minutes and seconds): 38 ° 13 ′ 48.96 ″ N / 122 ° 40 ′ 35.88 ″ W Total Acres: 6.35

Assessor's Parcel No.: 020-020-024 | Section: 31 | Twp.: 05N | Range: 07W | Base: Mt Diablo

Within 2 Miles: State Hwy #: NA | Waterways: Marin Creek, Gibson Creek, Petaluma River, Respini Creek, Gilbert Creek, Zimmerman Creek, Armstrong Creek, Wilson Creek, Sta

Airports: NA | Railways: SMART | Schools: Petaluma Junior High, Valley Vista Elementary, Petaluma

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 3 Acres 6.35
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☐ Other: _____

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:

Agriculture and Residential (allowed density: 2 acres per dwelling), with combining districts for Riparian Corridor with 100 and 25 foot setbacks and Valley Oak Habitat

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

The applicant proposes a Minor Subdivision to subdivide an existing 6.33-acre parcel into three residential parcels of 2.07 acres (Parcel 1), 2.31 acres (Parcel 2), and 1.86 acres (Parcel 3). The application does not include a request to develop the two newly created parcels. The property is currently developed with two single-family residences, an accessory dwelling unit, and residential accessory structures which are served by existing domestic well and septic systems. Each resulting parcel is proposed to have its own private well and septic system. An existing private driveway off Chapman Lane serves the project site, which is proposed to be updated to a 20-foot wide roadway until the first on-site utility power pole, at which point the road will become a 12-foot wide driveway serving only Parcels 1 and 3. The proposed road will end in a modified hammerhead turnaround to improve emergency vehicle access. These improvements are shown on the attached Tentative Parcel Map.

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**".

_____	Air Resources Board	_____	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Emergency Management Agency	_____	Parks & Recreation, Department of
_____	California Highway Patrol	_____	Pesticide Regulation, Department of
_____	Caltrans District # _____	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	x	Regional WQCB # 1
_____	Caltrans Planning	_____	Resources Agency
_____	Central Valley Flood Protection Board	_____	Resources Recycling and Recovery, Department of
_____	Coachella Valley Mtns. Conservancy	_____	S.F. Bay Conservation & Development Comm.
_____	Coastal Commission	_____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
_____	Conservation, Department of	_____	Santa Monica Mtns. Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	_____	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
x	Fish & Game Region # 3	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
x	Forestry and Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of		
_____	Health Services, Department of	x	Other: Army Corp of Engineers
_____	Housing & Community Development	_____	Other: _____
x	Native American Heritage Commission		

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

Starting Date December 19, 2025 Ending Date January 19, 2026

Lead Agency (Complete if applicable):

Consulting Firm: _____
Address: _____
City/State/Zip: _____
Contact: _____
Phone: _____

Applicant: Richard C. Young, Jr.
Address: 1398 Schuman Lane
City/State/Zip: Petaluma, CA 94952
Phone: (707) 331-8055

Signature of Lead Agency Representative: Mark Shurvinton Digitally signed by Mark Shurvinton Date: 2025.12.18 16:03:34 -08'00' **Date:** 12/18/25

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