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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: MNS24-0013 - Chapman Subdivision

Lead Agency: Sonoma County, Permit Sonoma

Contact Name: Mark Shurvinton

Email: Mark.Shurvinton@sonomacounty.gov Phone Number: (707) 565-6186

Project Location: Petaluma, Sonoma County

City *County*

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

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.

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

VIS-1: Exterior Lighting Plan required for future development
AIR-1: Construction Dust and Air Quality Control
BIO-1: Western Bumble Bee Survey
BIO-2: California Red-legged Frog Preconstruction Survey
BIO-3: Western Pond Turtle Preconstruction Survey
BIO-4: Burrowing Owl Preconstruction Survey
BIO-5: American Badger Preconstruction Survey
BIO-6: Avoid Riparian Resources
BIO-7: Preconstruction Nesting Bird Survey
BIO-8: Preconstruction Bat Measures
TCR-1: Tribal Monitoring required
TCR-2: Building Exclusion Areas required for future development
NOISE-1: Construction Noise Standards

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

A public comment was received for this project from a neighbor that expressed concerns about water use, fire hazard, increased traffic, and construction impacts from previous development on-site.

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

U.S. Army Corps of Engineers
Regional Water Quality Control Board (San Francisco Bay)
State Water Resources Control Board
California Department of Fish and Wildlife
Bay Area Air District (BAAD)
U.S. Fish and Wildlife Service (FWS) and or National Marine Fisheries Service (NMFS)
Native American Heritage Commission