

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: Malgieri Subdivision - MNS23-0002Lead Agency: Permit SonomaContact Person: Joshua MirandaMailing Address: 2550 Ventura AvePhone: 707-565-1948City: Santa RosaZip: 95403County: Sonoma**Project Location:** County: SonomaCity/Nearest Community: SebastopolCross Streets: Blucher Valley Road/ Vulture Vista LaneZip Code: 95472Longitude/Latitude (degrees, minutes and seconds): -122 ° 49 ' 52.7406 " N / 38 ° 21 ' 1.2564 " W Total Acres: 10.18Assessor's Parcel No.: 025-011-038Section: 06 Twp.: 09 Range: 23 Base: Mt. DiabloWithin 2 Miles: State Hwy #: N/AWaterways: Volkerts Creek, Blucher Creek, Canfield creek, Bloomfield Creek, Atascadero Creek,Airports: N/ARailways: N/ASchools: Hillcrest Middle School, Twin Hills Middle School**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 <u>2</u> Acres <u>5</u>	☐ 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: _____	☐ Other: _____
☐ 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:Residential property / Zoning: Agriculture Residential B6 5, Riparian Corridor / Land Use: Rural Residential 5**Project Description:** *(please use a separate page if necessary)*

The applicant proposes a Minor Subdivision to subdivide, a 10.03-acre parcel into two residential lots 4.91-acres and 5.21-acres in size. The application does not include a request to develop the newly created lot. The existing parcel is developed with one primary dwelling, an accessory dwelling unit, a storage barn, shed, additional storage building, and graded road improvements ensuring all structures are excreable by motor vehicles including driveways and parking. The existing parcel has two existing existing septic systems, one for the primary dwelling and one for the accessory dwelling unit. A single existing well onsite supports both dwelling units. The existing main residence and barn will be located on proposed lot 1. The existing accessory dwelling unit will become the primary residence on proposed lot 2, and will also encompass an existing shed and storage building. A proposed easement across a portion of lot 2 will allow the primary dwelling on lot 1 to continue its current septic pump line configuration. An existing well on proposed lot 2 will continue to serve both existing residences and an easement shall be recorded. Both the residences will retain independent access to Blucher Valley Rd.

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 an "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	☒ Regional WQCB # <u>1</u>
☐ 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
☒ Fish & Game Region # <u>3</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☒ Other: <u>US Army Corps of Engineers</u>
☐ Housing & Community Development	☒ Other: <u>US Fish and Wildlife Service</u>
☐ Native American Heritage Commission	

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

Starting Date 1/20/2026 Ending Date 2/20/2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>None</u>	Applicant: <u>Steven J. Lafranchi & Associates, Inc</u>
Address: _____	Address: <u>140 2nd Street, Suite 312</u>
City/State/Zip: _____	City/State/Zip: <u>Petaluma, CA 95452</u>
Contact: _____	Phone: <u>707-762-3122</u>
Phone: _____	

Signature of Lead Agency Representative: Joshua Miranda

Digitally signed by Joshua Miranda
Date: 2026.01.20 09:52:23 -08'00'

Date: 1/20/2026

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