

Doc No.49-05012026-167

Notice of Determination

Appendix D

To:

Office of Planning and Research  
U.S. Mail: Street Address:  
P.O. Box 3044 1400 Tenth St., Rm 113  
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk  
County of: Sonoma  
Address: 585 Fiscal Drive #103F  
Santa Rosa, CA 95403

From:

Public Agency: County of Sonoma  
Address: 2550 Ventura Avenue  
Santa Rosa, CA 95403

Contact: Josh Miranda  
Phone: (707)565-1948

Lead Agency (if different from above):

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): 2026010732

Project Title: Malgieri Subdivision - MNS23-0002

Project Applicant: Steven J. Lafranchi & Associates, Inc, 140 2nd Street, Suite 312, Petaluma, CA 94952, 7077623122

Project Location (include county): 2514 Blucher Valley Road, Sebastopol, CA 95472; APN 025-011-038

Project Description:

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 did 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 executable by motor vehicles including driveways and parking. The existing parcel has two existing existing septic systems, one for

This is to advise that the County of Sonoma has approved the above  
( Lead Agency or  Responsible Agency)

described project on April 23, 2026 and has made the following determinations regarding the above  
(date)  
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:  
2550 Ventura Avenue, Santa Rosa, CA 95403

Signature (Public Agency): Katrina Brashmer Title: Supervising Planner

Date: 4/30/25 Date Received for filing at OPR: \_\_\_\_\_



**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:  
49-05012026-167

STATE CLEARINGHOUSE NUMBER (if applicable)  
2026010732

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY COUNTY OF SONOMA	LEAD AGENCY EMAIL	DATE 05/01/2026
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COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 26-0501-01
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PROJECT TITLE  
MALGIERI SUBDIVISION - MNS23-0002

PROJECT APPLICANT NAME STEVEN J. LAFRANCHI & ASSOCIATES, INC	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 762-3122
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PROJECT APPLICANT ADDRESS 140 2ND ST STE 312	CITY PETALUMA	STATE CA	ZIP CODE 94952
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PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
 School District   
 Other Special District   
 State Agency   
 Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,227.50	\$ _____
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$ <u>3,043.75</u>
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$ _____

Exempt from fee  
 Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ <u>50.00</u>
<input type="checkbox"/> Other		\$ _____

**PAYMENT METHOD:**

Cash   
 Credit   
 Check   
 Other

TOTAL RECEIVED \$ 3,093.75

SIGNATURE <i>X Carrie Anderson</i>	AGENCY OF FILING PRINTED NAME AND TITLE Carrie Anderson, Deputy County Clerk-Recorder
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