

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:** Oliver RanchLead Agency: Sonoma CountyContact Person: Jen ChardMailing Address: 2550 Ventura AvePhone: 707-565-2336City: Santa RosaZip: 95403County: Sonoma**Project Location:** County: SonomaCity/Nearest Community: HealdsburgCross Streets: River Road and Hwy 128Zip Code: 95441Longitude/Latitude (degrees, minutes and seconds): 38 ° 43 ' 42.2 " N / 122 ° 54 ' 21.1 " W Total Acres: 70.2Assessor's Parcel No.: 141-190-088 and 141-190-089Section: 07Twp.: 10 NRange: 09 WBase: Mt DiabloWithin 2 Miles: State Hwy #: 128Waterways: Russian River

Airports: _____

Railways: _____

Schools: _____

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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 _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☒ Commercial: Sq.ft. 165

Acres _____

Employees _____

☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ 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:**

Land Intensive Agriculture (LIA), 60 acre density (B6 60) with combing districts for Oak Woodland (OAK), Riparian Corridor 50 ft setback (RC50/50) and Scenic Landscape Unit (SR)

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

New Use Permit for Oliver Ranch including daily tours of existing art installations for up to 50 visitors, 7 days a week, May-October by invite only, educational uses for up to 95 visitors, 5 days a week and 36 events per year for up to 150 people. Tours and educational uses will occur between the hours of 8:00am and 9:00pm and events will occur between the hours of 11:00am and 9:00pm. Number of employees for tour days will be 4, educational uses will be 10 and for the larger events will be 15. Proposed development is new ADA compliant pathways to access the art installations, new ADA compliant parking and a new 165 sq ft ADA compliant restroom building.

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 # <u>4</u>	☐ 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	☒ Other: <u>So Co Public Infrastructure</u>
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☐ Native American Heritage Commission	

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

Starting Date September 25, 2026 Ending Date October 27, 2026

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Demae Rubins and Oliver Ranch LLC</u>
Address: _____	Address: <u>575 W College Ave</u>
City/State/Zip: _____	City/State/Zip: <u>Santa Rosa, CA 95403</u>
Contact: _____	Phone: <u>707-527-0775</u>
Phone: _____	

Signature of Lead Agency Representative: *Jim Chard* Date: 09/25/2026

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