

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:

- Environmental Impact Report (EIR) \$4,227.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ \$3,043.75
- 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)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ \$50.00
- 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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