



NOTICE OF CATEGORICAL EXEMPTION

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 Fax (707) 565-1103

Sonoma County proposes to carry out the following project. Pursuant to Section 23A of the Sonoma County Code, it has been determined that this project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA):

Project Title: Minor Subdivision; MNS18-0005	To:	
Public Agency: Sonoma County	County Clerk- Recorder Office	Office of Planning and
Project Applicant: Eric Koenigshofer	County of Sonoma	Research
Applicant Address: PO Box 218, Occidental	585 Fiscal Drive, Room 103	P.O. Box 3044, Room 113
Project Location: 9000 Irving St. & 3180 Edision St., Graton	Santa Rosa, CA 95403	Sacramento, CA 95812-3044
Date of Approval: 18 June 2020		

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF THE PROJECT:

Request for a Minor Subdivision of a 33,497 +/- square foot parcel into two parcels, 18,992 +/- square in size ("Parcel 1") and 14,505 +/- square feet ("Parcel 2"). Parcel 1 is developed with a single family dwelling and detached garage and Parcel 2 is developed with a single family dwelling. Both parcels are accessed off of Irving Street and each parcel is served by its own existing well and public sewer.

EXEMPT STATUS:

Categorical Exemption. Section 15315 (Minor Land Divisions)

REASON WHY THIS PROJECT IS EXEMPT:

The proposed project is categorically exempt from the provisions of the CEQA Guidelines pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15315 (Minor Land Divisions), as the property is located within an urbanized area (Graton 30812, US Census 2010), involves a division of land into four or fewer parcels (two), the division is in conformance with the General Plan (Urban Residential 5 Dwelling Units per Acre) and zoning (R1 Low Density Residential 5 Dwelling Units per Acre) no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20% (average slope is 2%).

This Notice of Exemption is filed pursuant to the provisions of Section 15062 of the State CEQA Guidelines.

Lead Agency Contact Person:

Handwritten signature of Ross Markey in black ink.

18 June 2020

Ross Markey, Project Planner
Permit and Resource Management Department
Project Review Division
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