



## 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:** Construction of Two-Unit SB9

Duplex; File No. ZPE23-0127

**Public Agency:** Sonoma County

**Project Applicant:** Brian Jaffe

**Applicant Address:** 522 Martin Ave., Suite B,  
Rohnert Park, CA 94928

**Project Location:** 161 Wembley Ct., Santa  
Rosa, CA 95403

**Date of Approval:** November 9, 2023

To:

County Clerk- Recorder Office

County of Sonoma

585 Fiscal Drive, Room 103

Santa Rosa, CA 95403

Office of Planning and

Research

P.O. Box 3044, Room 113

Sacramento, CA 95812-3044

### DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF THE PROJECT:

The proposed project is a Request for a Zoning Permit (ZPE23-0127) application for the proposed construction of a Senate Bill 9 Two-Unit Housing Development consisting of a 3000-square-foot duplex on a 0.32-acre parcel zoned R1 (Low Density Residential) B7, SR (Scenic Resources Combining District) VOH (Valley Oak Habitat Combining District) at 161 Wembley Court, Santa Rosa.

### EXEMPT STATUS:

Categorical Exemptions Section 15268 – Ministerial Projects.

### REASON WHY THIS PROJECT IS EXEMPT:

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15268 and Public Resources Code Section 21080, which state that ministerial projects are exempt from the requirements of CEQA. Government Code Sec. 65852.21(a) states that "a proposed housing development containing no more than two residential units within a single-family residential zone shall be considered ministerially, without discretionary review or a hearing" if it meets all requirements of that section.

No exceptions listed under Section 15300.2 apply. There is no reasonable possibility that the project would have a significant effect on the environment.

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

### Lead Agency Contact Person:

A handwritten signature in black ink, appearing to read "Adam Sharron".

Adam Sharron, Project Planner

Permit Sonoma

Project Review Division

[adam.sharron@sonoma-county.org](mailto:adam.sharron@sonoma-county.org)

(707) 565-7389

This notice was posted on 11/14/2023  
and will remain posted for a period of thirty days  
through 12/15/2023

**Doc No.49-11142023-375**

Deva Marie Proto, County Clerk

BY: A handwritten signature in black ink, appearing to read "Julio Montes Lopez".  
Julio Montes Lopez, Deputy Clerk



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:  
49-11142023-375

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SONOMA COUNTY	LEAD AGENCY EMAIL	DATE 11/14/2023
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COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 23-1114-02
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PROJECT TITLE  
CONSTRUCTION OF TWO-UNIT SB9 DUPLEX; FILE NO. ZPE23-0127

PROJECT APPLICANT NAME BRIAN JAFFE	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-7389
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PROJECT APPLICANT ADDRESS 522 MARTIN AVE., SUITE B	CITY ROHNERT PARK	STATE CA	ZIP CODE 94928
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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)  | \$3,839.25 | \$ _____ |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$2,764.00 | \$ _____ |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,305.25 | \$ _____ |


- 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   |          | \$ 50.00 |
| <input type="checkbox"/> Other  |          | \$ _____ |

PAYMENT METHOD:

- Cash    
 Credit    
 Check    
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE  


AGENCY OF FILING PRINTED NAME AND TITLE  
 Julio Montes Lopez, Deputy County Clerk-Recorder