



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:	Certificate of Modification (CMO24-0002)	To:	County Clerk-Recorder Office, County of Sonoma 585 Fiscal Drive, Room 103 Santa Rosa, CA 95403
Public Agency:	Sonoma County		
Applicant:	Matthew Martinez, 17603 Balsam Avenue, Sonoma, CA 95476		
Location:	2745 Bennett Ridge Rd, Santa Rosa		Office of Planning and Research P.O. Box 3044, Room 113 Sacramento, CA 95812-3044
Approval Date:	April 18, 2024		

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF THE PROJECT:

The proposed project is a Certificate of Modification request to expand the recorded building envelope as shown for Lot 2 on Parcel Map MNS07-0011, Book 753 of Maps, Pages 47-50, Sonoma County Records from 0.15 acres to 0.56 acres to accommodate development potential for new residential accessory structures in addition to an allowable primary residence on a 5.22-acre parcel at 2745 Bennett Ridge Road, Santa Rosa, APN 055-240-021; Supervisorial District 1.

EXEMPT STATUS:

Categorical Exemption Section(s): 15305(a) for Minor Alterations to Land Use Limitations.

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 under Section 15305, because the expanded building envelope boundary as proposed does not increase the allowable density of one primary dwelling unit for the site and contains an area averaging less than 20 percent slope. Additionally, the proposed building envelope further avoids potential environmental impacts by continuing to limit the location of new structures to an average distance of 220 feet from the nearest riparian corridor boundary and by remaining substantially screened by existing topography and vegetation from the nearest public improved roads and recreational amenities.

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:

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April 18, 2024
Date