

CITY OF SONOMA
Notice of Exemption

To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

County Clerk
County of Sonoma
585 Fiscal Drive #103
Santa Rosa, CA 95403

From: Planning Department
City of Sonoma
No. 1 The Plaza
Sonoma, CA 95476

Project Title: **254 First Street East Tentative Subdivision Map, Use Permit, Planned Development Permit, Design Review, Lot Line Adjustment, and Demolition Permit (UA 23-36)**

Project Location: 254 First Street East, Sonoma, Sonoma County

Description of Nature, Purpose and Beneficiaries of Project: The project is for a Tentative Subdivision Map, Planned Development Permit, Design Review, Lot Line Adjustment, and Demolition Permit to construct 31 for sale condominium units in six separate residential buildings (Building A through Building F). Each building would include one- and two-bedroom residential units. Of the 31 units, 22 units would be one-bedroom units and 9 would be two-bedroom units. Building A includes two deed restricted affordable housing units, one for low income and one for moderate income. All of the buildings would have a maximum height of 30 feet. The project also includes a 3,300 square foot pool area (located along the southern edge of the property between Building B and Building C) and two accessory structures, Building G which contains the pool equipment and a trash enclosure.

Lead Agency: City of Sonoma


Applicant: North of the Mission LLC
PO Box 1452, Sonoma, CA 95476

Exemption Status: Ministerial (Section 21080(b)(1); 15268)
 Declared Emergency (Section 21080(b)(3); 15269(a))
 Emergency Project (Section 21080(b)(4); 15269(b)(c))
 Statutory Exemption; state code number:
 Categorical Exemption: Class 32 – Infill Development

Reasons Why Project is Exempt: The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332 (Class 32 - Infill Development) as the project is consistent with the General Plan land use designation and policies and the zoning designation and applicable regulations (as discussed above). The project is located within the city limits on a project site less than five acres in size that is surrounded by urban uses. The applicant submitted a report prepared by Rincon Consultants, Inc that demonstrates that the site has no value as habitat for endangered, rare, or threatened species and would not result in any significant effects relating to traffic, noise, air quality or water quality (see attachment to the staff report). Additionally, the project would be adequately served by all required utilities and public services. Therefore, the project meets all of the required criteria to utilize a Class 32 exemption.

Lead Agency Contact Person: Jennifer Gates, Community Development Director

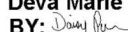
Phone: (707) 933-2201



Signature

Title: Community Development Director

Date: June 19, 2024

Deva Marie Proto, County Clerk
BY: 
Daisy Pulido, Deputy Clerk

This notice was posted on 06/19/2024
and will remain posted for a period of thirty days
through 07/20/2024

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