

NOTICE OF EXEMPTION

TO: Office of Planning and Research
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

FROM: Sonoma Valley County Sanitation District
c/o Sonoma County Water Agency
404 Aviation Blvd.
Santa Rosa, CA 95403

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

Project Title: Summary Vacation of Sewer Easements and Acceptance of New Easement and Agreements with Rancho de Sonoma MHP, LLC

Project Location- Specific: 19275 Sonoma Highway, Sonoma, CA. 95476.

Project Location – City: Sonoma

Project Location – County: Sonoma

Description of Nature, Purpose and Beneficiaries of Project: Rancho de Sonoma MHP, LLC (Sonoma Oaks) is the owner of the Sonoma Oaks Mobile Home Park (Sonoma Oaks Property). Sonoma Valley County Sanitation District (District) holds easements within the Sonoma Oaks Property for operation and maintenance of the regional sewer collection system and local sewer system that serves the property. Sonoma Oaks and the District mutually agree it is in their interest for Sonoma Oaks to take ownership of the sanitary sewer collection system located within the Sonoma Oaks Property that exclusively serve the residents of Sonoma Oaks Property. District has agreed to vacate portions of its existing sewer easements that serve the Sonoma Oaks Property and transfer ownership of the related sewer improvements to Sonoma Oaks upon completion of disconnecting sewer lateral, making improvements to existing sewer line, and re-routing sewer lateral to those retained by the District. Sonoma Oaks agrees to convey a new easement to District for the purposes of maintaining portions of District's existing regional sewer system and future sanitary sewer improvements within the Sonoma Oaks Property and execute a consent agreement for Sonoma Oaks' existing improvements within District's new easement.

Name of Public Agency Approving Project: Sonoma Valley County Sanitation District

Name of Person or Agency Carrying Out Project: Sonoma Valley County Sanitation District

Exempt Status (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec.21080 (b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15301(b) Existing Facilities, 15304(f) Minor Alterations to Land, 15302(c) Replacement or Reconstruction, and 15312 Surplus Government Property Sales
- Statutory Exemptions. State Code number:

Reasons why project is exempt: The project will disconnect and re-route sewer laterals and allow for the transfer of property and sanitation facilities to Sonoma Oaks. The property is no longer necessary for the operations of the District and is not in an area of statewide, regional, or area-wide concern as identified in CEQA Guidelines Section 15206(b)(5). In addition, the easement and consent agreements will allow the District and Sonoma Oaks access to operate and maintain their existing facilities. The project involves no expansion of use and would not involve removal of healthy, mature, scenic trees.

Lead Agency Contact Person: Connie Barton

Area Code/Telephone/Extension: 707-547-1905



Signature

General Manager

Title

7/9/2024

Date

- Signed by Lead Agency
- Signed by Applicant

Date received for filing at OPR: _____