

NOTICE OF EXEMPTION

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

From: Geyserville Sanitation Zone
c/o Sonoma County Water Agency
404 Aviation Blvd
Santa Rosa, CA 95403

X County Clerk
County of Sonoma
Santa Rosa, CA 95401

Project Title: Multi-parcel Annexation to the Geyserville Sanitation Zone for Dury;SEW24-0115

Project Applicant: Geyserville Sanitation Zone

Project Location - Specific: The proposed project is located in the Geyserville Sanitation Zone's service area in Sonoma County, California. Assessor Parcel Numbers 140-170-060, 140-170-061, and 140-170-062.

Project Location - City: Geyserville

Project Location - County: Sonoma

Description of Nature, Purpose and Beneficiaries of Project: The County of Sonoma (Permit Sonoma) received an application from a property owner for annexation of Assessor Parcel Numbers 140-170-060, 140-170-061, and 140-170-062, located at 21524, 21526, 21565, and 21572 Geyserville Vista Lane, Geyserville, California, (Parcel), to the Geyserville Sanitation Zone (Zone).

APN 140-170-060 consists of a single-family dwelling (SFD) addressed as 21526 Geyserville Vista Lane, an 840 square foot Accessory Dwelling Unit (ADU) addressed as 21524 Geyserville Vista Lane and assorted out buildings

APN 140-170-061 consists of a SFD addressed as 21572 Geyserville Vista Lane, an 805 square foot ADU addressed as 21570 Geyserville Vista Lane and assorted out buildings.

APN 140-170-062 consists of a SFD addressed as 21565 Geyserville Vista Lane.

The parcels are not entitled to connect or use Zone facilities until the parcels have been annexed to the Zone. The annexation is required before permits are issued to the property owners for construction of a sewer main extension to serve the parcels.

The parcels are within the Urban Service Area boundary and adjacent to but outside of the Zone boundary, as shown on the Sonoma County General Plan 2020 (General Plan) Land Use Element map. Permit Sonoma Comprehensive Planning staff has determined that the annexation and required construction are consistent with the provisions of the General Plan because it will avoid the extension of public sewer outside of the Zone's Urban Service Area. The parcels are not located in the service area of any other jurisdiction having the ability to provide public sewer service.

Name of Public Agency Approving Project: Geyserville Sanitation Zone

Name of Person or Agency Carrying Out Project: Geyserville Sanitation Zone

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:

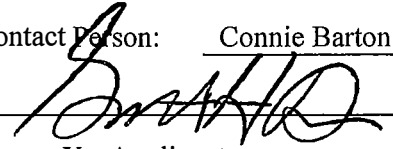
CEQA Guidelines 15319: Annexations of Existing Facilities and Lots For Exempt Facilities

Statutory Exemptions. State Code number:

Reasons why project is exempt: The project is categorically exempt because it involves the annexation to a special district of an area containing an existing private structure (residence) developed to the density allowed by current zoning.

Lead Agency Contact Person: Connie Barton

Area Code/Telephone: 707-547-1905

Signature: 

Date: 2/25/2025

Title: General Manager

Lead Agency Applicant