

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Mendocino
501 Low Gap Rd room 1020
Ukiah, CA 95482

From: (Public Agency): City of Fort Bragg
416 N. Franklin St.
Fort Bragg, CA 95437
(Address)

Project Title: Minor Subdivision 1-24 (DIV 1-24)

Project Applicant: Linda Jo Stern and Shannon Underhill

Project Location - Specific:
104 N. Dana St. APN 020-490-53-00

Project Location - City: Fort Bragg Project Location - County: Mendocino

Description of Nature, Purpose and Beneficiaries of Project:
Request to Subdivide an Existing 12,000 SF Undeveloped Parcel Into Two Parcels of 6,000 SF Each at 104 N. Dana St.

Name of Public Agency Approving Project: City of Fort Bragg

Name of Person or Agency Carrying Out Project: Linda Jo Stern and Shannon Underhill

- 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));
[X] Categorical Exemption. State type and section number: CEQA Guidelines Section 15315 Minor Land Division
[] Statutory Exemptions. State code number:

Reasons why project is exempt:
The project was reviewed for eligibility for exemption from California Environmental Quality Act, CEQA Guidelines Section 15315. Class 15 Categorical Exemption consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The Class 15 guideline for Minor Land Divisions is correct for the proposed two-lot subdivision at 104 N. Dana Street. The proposed project would create two parcels on less than one acre of land within the City limits of Fort Bragg. Water and sewer access is available for two new connections. As analyzed, the project complies with the ILUDC and conforms to the General Plan. No variances or exceptions are required. The parcel has not been divided within the last two years and is not on a slope greater than 20 percent. It is recommended that the project be found exempt from CEQA under CEQA Guidelines Section 15315.

Lead Agency
Contact Person: Sarah Peters Area Code/Telephone/Extension: 707-961-2823 x 114

- If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Sarah Peters Date: 4/16/2024 Title: Assistant Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code. Date Received for filing at OPR:
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

