



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: Cottage Housing at 654 Walnut Avenue; File No. PLP19-0048	To: County Clerk- Recorder Office	Office of Planning and Research
Public Agency: Permit Sonoma	County of Sonoma	
Project Applicant: Stephen Pasquan	585 Fiscal Drive, Room 103	P.O. Box 3044, Room 113
Applicant Address: 654 Walnut Avenue, Sonoma, CA 95476	Santa Rosa, CA 95403	Sacramento, CA 95812-3044
Project Location: 654 Walnut Avenue, Sonoma, CA 95476; APN 052-413-015		
Date of Approval: 02/27/2025		

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF THE PROJECT:

Use Permit and Design Review for five 2-bedroom cottage housing units, ranging from 895 square feet to 900 square feet, with 106 to 124 square feet of private outdoor space each, served by public water and sewer, located on a 0.32-acre parcel. Total building area, including cottages and a 4-car garage, total 5,444 square feet. Fencing within front, side, and rear setbacks will surround the development, including a vehicle gate, pedestrian security gates, screened trash enclosure, and pergolas. Fencing, screening, and gates within the front setback are six feet in height. Pergolas add four feet to fence height, for a total of up to ten feet in the front and side setback areas.

EXEMPT STATUS:

Categorical Exemption Section 15303(b) for New Construction or Conversion of Small Structures

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, Section 15303(b) which provides for the construction of apartments, duplexes and similar structures designed for not more than six dwelling units in urbanized areas. The proposed project involves the construction of a small housing development including five dwelling units located within the Sonoma Urban Area designated by the U.S. Census, and no exceptions listed under CEQA Guidelines 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:

Isabella
Wotring

Digitally signed by
Isabella Wotring
Date: 2025.03.05
10:33:44 -08'00'

Isabella Wotring, Project Planner
Permit and Resource Management Department
Project Review Division
(707) 565-2618

Deva Marie Proto, County Clerk

BY: Julio Montes Lopez, Deputy Clerk

**This notice was posted on 03/05/2025
and will remain posted for a period of thirty days
through 04/05/2025**

Doc No.49-03052025-060



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
49-03052025-060

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY PERMIT SONOMA	LEAD AGENCY EMAIL	DATE 03/05/2025
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COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 25-0305-01
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PROJECT TITLE
COTTAGE HOUSING AT 654 WALNUT AVENUE; FILE NO PLP19-0048

PROJECT APPLICANT NAME STEPHEN PASQUAN	PROJECT APPLICANT EMAIL	PHONE NUMBER (707)565-2618
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PROJECT APPLICANT ADDRESS 654 WALNUT AVE	CITY SONOMA	STATE CA	ZIP CODE 95476
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PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ _____

Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____ \$50.00
<input type="checkbox"/> Other		\$ _____

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ _____ **\$50.00**

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Julio Montes Lopez, Deputy County Clerk-Recorder
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