

MEMORANDUM

DATE: 20 April 2023
TO: Project Review Advisory Committee
FROM: Joshua Miranda, Project Planner
RE: File No: CMO22-0006; Certificate of Modification
 Owner: Hale Sonoma Property II LLC and Perta Woltering
 Address: 19765, 19739, 19755, and 19745 Seventh Street East, Sonoma
 APN(s): 128-031-041, -042, -043, and -044

Request

Certificate of Modification to reduce the size of the 50-foot wide right-of-way serving a 4-lot subdivision as depicted on Parcel Map, 3926 Book 211, Page 37, Sonoma County Records. The request includes a new 25-foot wide right of way easement area shown along the existing shared driveway that connects to Seventh Street East.

Site Details

General Plan Land Use:	RR 3
Zoning Designation:	RR B6 3, VOH
Parcel Size:	All parcels 1.26 acres in size
Parcel Specific Policy:	N/A
Applicable GP Policies:	N/A
Fire Protection (LRA/SRA):	Local Responsibility Area - Schell-Vista FPD
Fire Hazard Severity Zone:	N/A
Groundwater Area:	Class 1 - Major groundwater basin
NPDES:	Phase 2 Term 1 [MS4]
Water Quality Control Board:	San Francisco Bay Region
Williamson Act/Conservation Easement:	N/A

Project Details

This is a request to modify the existing 50-foot wide right of way shown on Parcel Map No. 3926 filed in book 211 of maps at page 37, Sonoma County Records to reflect a 25-foot wide right of way serving four parcels. The proposed 25-foot wide right of way easement area is shown in the hatched area along the existing shared driveway that connects the four existing parcels to Seventh Street East on the attached Certificate of Modification Site Map. The applicants would like to reduce the right of way easement while maintaining county requirements for access and roads per section 25-40 of the Sonoma County Code.

Parcel -041 is developed with a single family residence, residential accessory structures, and tennis court.

Parcel -042 is currently developed with a single family residence.

Parcel -043 is currently undeveloped

Parcel -044 is currently developed with a Barn.

Environmental Review

Permit Sonoma has determined that the project is categorically exempt from the California Environmental Quality Act under Section 15305 of the CEQA Guidelines which provides for minor alterations to land use.

Recommendation

Staff recommends that the Committee find the project exempt from the California Environmental Quality Act (CEQA) and approve the project subject to the Conditions of Approval.

Attachments

1. Conditions of Approval – Draft
2. Recorded Map
3. Proposed Modification
4. Proposal Statement



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