

MEMORANDUM

DATE: June 15, 2023

TO: Project Review Advisory Committee

FROM: Adam Sharron, Project Planner

RE: **File No:** MNS22-0006; **Minor Subdivision**
Owner: Orrin Thiessen, 12003 Green Valley Road, Sebastopol
Address: 2601, 2607, 2613, 2619, 2625 Brush St., Graton
APN: 130-280-049

Request

Request for a Minor Subdivision of a 1.03-acre parcel into four lots measuring 8,437 ft², 9,285 ft², 8,112 ft², and 20,225 ft², respectively. The site is developed with three single-family residences and one duplex. No new construction is proposed other than drilling new wells on lots 2 and 3. There are two existing wells on lots 1 and 4 and all five residences have separate existing sewer laterals, electric meters, and gas service, with existing utility easements. The parcel is accessed from Brush Street, which runs along the western edge of the parcel, entering from the northern property line and terminating at the southern. The property is located in a Class 2 (Major Natural Recharge) water availability area.

CEQA Determination

It is the determination of the department that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15301 (Existing Facilities) because the parcel is currently developed with five residences (three single-family homes and one duplex), paved access, and associated utilities. No new structures other than two wells are proposed on lots 2 and 3.

Site Details

General Plan Land Use:	R1 (Low Density Residential) 5 (5-acre density) RR (Rural Residential) 2 (2-acre density)
Zoning Designation:	R1 (Low Density Residential) B6 5 DU (5-acre density) RR (Rural Residential) B6 2 DU (2-acre density) NONE (No Combining District overlay)
Parcel Size:	1.03 acres
Parcel Specific Policy:	Not Applicable

Applicable GP Policies:	LU2.2 – Residential Use Policy
Fire Protection (LRA/SRA):	LRA – Graton FPD
Fire Hazard Severity Zone:	Not Applicable
Groundwater Area:	Class 2 – Major Natural Recharge
NPDES:	Phase 1 Term 4 [MS4]
Water Quality Control Board:	North Coast Region
Williamson Act / Conservation Easement:	Not Applicable

Project Details

Density

The parcel is primarily zoned Low-Density Residential (R1), with a small portion (approximately 1,200 ft² of the 1.03-acre site) of the southeastern corner of the site zoned Rural Residential (RR). The proposal is consistent with the Low-Density Residential zoning which is intended for low-density single-family homes which are compatible with the existing neighborhood character.

Proposed Buildings and Uses

The project does not propose any new structures. The three existing single-family residences and one duplex (five total residential units) will continue to be rented and used for residential purposes.

Water Supply

Proposed Lots 1 and 4 will be served by existing wells, and two new wells will be drilled for Lots 2 and 3.

Wastewater Infrastructure

The five residences present on-site are currently served by existing sewer laterals.

Fire Safe and Vegetation Management

The applicant has submitted a Fire Safe and Vegetation Management Plan describing their strategy (pruning, landscape maintenance, etc.) to steward the parcel’s defensible space. Sonoma County Fire has not required the construction of a hammerhead turnaround.

Stormwater

As there is no proposed site development, the parcels will continue to be served by existing stormwater infrastructure. The Engineering Division – Permit Sonoma has required grading and drainage plan to be submitted for new construction.

Access

All access and egress for vehicles would occur via Brush Street, entering from the north and terminating at the southern property line. The new access road is required to be 18-foot wide unless otherwise approved by County Fire.



Recommendation

Staff recommends that the Project Review Advisory Committee approve the subdivision with the attached conditions as proposed.

Attachments

- Att 1 Thiessen Application Materials & Tentative Map
- Att 2 Thiessen Minor Subdivision Planning Application
- Att 3 Thiessen Minor Subdivision Indemnification-Agreement
- Att 4 Thiessen Conditions of Approval
- Att 5 Thiessen NOE Memo
- Att 6 Thiessen CEQA Notice of Exemption Memo