

This notice was posted on 03/18/2026
and will remain posted for a period of thirty days
through 04/18/2026

Deva Marie Proto, County Clerk
BY: 
Emily Niedecker-Walski, Deputy Clerk



Doc No.49-03182026-088

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: File No. UPE23-0023

Public Agency: Permit Sonoma

Project Applicant: Hogan Land Services

Applicant Address: 4780 Sonoma Hwy, Santa Rosa, CA 95409

Project Location: 11900 Summerhome Park Rd, Forestville, CA 95436

Date of Approval: March 12, 2026

To:

County Clerk- Recorder Office

County of Sonoma

585 Fiscal Drive, Room 103
Santa Rosa, CA 95403

Office of Planning and
Research

P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF THE PROJECT: Use Permit to allow for Riparian Corridor encroachment to construct a 50-foot long retaining wall with an average height of 9 feet within the 200-foot Riparian Corridor setback on a 0.24-acre parcel. The proposed improvements are related to an existing, on-site parking area. The proposed parking area will be approximately +/- 340 square feet in size. The project also includes a request for a reduction of the front and side yard setbacks and a waiver of covered parking.

EXEMPT STATUS:

Categorical Exemption Section 15303 for New Construction or Conversion of Small Structures and Categorical Exemption Section 15333 for Small Habitat Restoration Projects.

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 Code of Regulations, Section 15303 (New Construction or Conversion of Small Structures) and Section 15333 (Small Habitat Restoration Projects). Section 15303 allows for the construction of accessory structures. The proposed retaining wall is accessory to the primary rural residential use, intended to provide off-street parking for the existing single-family dwelling. Section 15333 allows for revegetation of disturbed areas with native plant species. The proposed project includes restoration and enhancement of an approximate 510 square-foot area within the 200-foot Riparian Corridor setback.

Section 15333 applies to projects that do not exceed five acres in size provided that:

- (a) There would be no significant adverse impact on endangered, rare or threatened species or their habitat pursuant to section 15065,
- (b) There are no hazardous materials at or around the project site that may be disturbed or removed, and
- (c) The project will not result in impacts that are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

Based on the biological assessment prepared by Sol Ecology, dated October 23, 2023, the project would not have a significant adverse impact on endangered, rare or threatened species or their habitat pursuant to section 15065. Additionally, the biological assessment concluded no impacts to any federal or state jurisdictional features, sensitive communities, nor sensitive species are expected.

Additional findings required by Section 15333 relate to hazardous materials and cumulative impacts and are

discussed below in relation to the exceptions listed in Section 15300.2.

The CEQA Guidelines include a list of exceptions in Section 15300.2, which, if applicable to a project, make application of a categorical exemption invalid, including:

15300.2(a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located--a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.

15300.2(b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.

15300.2(c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.

The other three exceptions are related to potential impacts to a State-designated scenic highway (15300.2(d)) or to a historical resource (15300.2(f)) or related to construction on a hazardous waste site (15300.2(e)); none of these exceptions apply, so no further discussion is provided for these three categories, but (a) through (c) are discussed below.

15300.2(a) Location. This exception would apply if the project were to be located within a particularly sensitive environment, defined above as "an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies." This refers to known, mapped, and formally adopted or designated sensitive resources, including but not limited to, federal-designated Critical Habitat, state or locally adopted Habitat Conservation Areas like the Santa Rosa Plain Conservation Strategy Area, or locally adopted mapped resources, such as Biotic Habitat areas, Riparian Corridors, or Oak Woodlands.

The project parcel contains a mapped Riparian Corridor (RC) for the Russian River. The RC designation requires a 200-foot development setback from the top of bank of the river. The project footprint is approximately 10 feet from mixed riparian woodland (sensitive habitat) on the opposite side of Summerhome Park Road. While the proposed improvements are within the mapped Riparian Corridor setback, a biological assessment prepared by Sol Ecology dated October 23, 2023, determined that no impacts to the Russian River or its associated riparian habitat are expected given that the proposed project footprint is located outside sensitive riparian habitat. Additionally, the biological assessment found that much of the area within the setback has been previously disturbed with development, including multiple residences and Summerhome Park Road, which is located between the proposed project footprint and the top of bank of the Russian River. Based on the findings of the assessment, no impacts to any federal or state jurisdictional features, sensitive communities, nor sensitive species are expected.

The proposed improvements are not located within an applicable "particularly sensitive environment" as defined by the CEQA Guidelines Section 15300.2(a); this exception does not apply to the project.

15300.2(b) Cumulative Impact. There are not multiple successive projects of the same type in the same location such that the cumulative impacts would be significant. There is not substantial new development on Summerhome Park Road. The parcels in this area generally allow for only one single-family home and an accessory parking area, ensuring development is spaced, low-density, and does not create significant cumulative effects.

15300.2(c) Significant Effect. The CEQA Guidelines state that a significant effect on the environment due to unusual circumstances would invalidate use of a categorical exemption. "Unusual circumstances" has not been defined by the CEQA Guidelines but could include on-site characteristics found on the project parcel that are unique to the parcel and not typical in the area, which if impacted by the project could have a significant effect. There are no "unusual circumstances" associated with the project site. The mapped Riparian Corridor on the subject parcel is also prevalent on nearby surrounding parcels, and throughout the County.

In summary, staff did not identify any applicable exceptions that would make application of the Class 3 categorical exemption invalid.

This Notice of Exemption is filed pursuant to the provisions of Section 15062 of the State CEQA Guidelines.

Lead Agency Contact Person:

Katerina Mahdavi

Katerina Mahdavi, Project Planner
Permit and Resource Management Department
Project Review Division
(707) 565-1392



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER: 49-03182026-088
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY PERMIT SONOMA	LEAD AGENCY EMAIL	DATE 03/18/2026
------------------------------	-------------------	--------------------

COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 26-0318-04
---	-------------------------------

PROJECT TITLE
FILE NO. UPE23-0023

PROJECT APPLICANT NAME HOGAN LAND SERVICES	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-1900
---	-------------------------	--------------------------------

PROJECT APPLICANT ADDRESS 4780 SONOMA HWY	CITY SANTA ROSA	STATE CA	ZIP CODE 95409
--	--------------------	-------------	-------------------

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$4,227.50 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$3,043.75 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,437.25 \$ _____

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

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
- County documentary handling fee \$ _____ \$50.00
- Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other TOTAL RECEIVED \$ _____ \$50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Emily Niedecker-Walski, Deputy County Clerk-Recorder
---------------	---