



# NOTICE OF CATEGORICAL EXEMPTION

County of Sonoma

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:** MNS25-0013

**Public Agency:** Permit Sonoma

**Project Applicant:** Nick Magyari (Adobe Associates)

**Applicant Address:** 1220 N Dutton Avenue, Santa Rosa CA

**Project Location:** 1086 Grove St Sonoma CA 95476

**Date of Approval:** 05/20/2026

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:

Senate Bill 9 Urban Lot Split (Minor Subdivision) of an existing 0.46-acre parcel resulting in two lots 0.22-acres and 0.24-acres in size. An existing single-family dwelling on Parcel 1 and an existing single-family dwelling on Parcel 2 will remain and continue to be served by the Valley of the Moon Water District and by on-site septic systems.

## EXEMPT STATUS:

CEQA Exempt under Section 15268.

## REASON WHY THIS PROJECT IS EXEMPT:

The project is categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15268 (Ministerial Projects) because Government Code Section 66411.7 establishes that urban lot splits may not be subject to discretionary review. Ministerial projects are exempt from the requirements of CEQA.

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

## Lead Agency Contact Person:

Levan King Cranston

Levan King Cranston, Project Planner  
Permit Sonoma  
Project Review Division  
(707) 565-2592

This notice was posted on 05/27/2026  
and will remain posted for a period of thirty days  
through 06/27/2026

Doc No. 49-05272026-201

Deva Marie Proto, County Clerk

BY: Carrie Anderson  
Carrie Anderson, Deputy Clerk



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: 49-05272026-201
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY PERMIT SONOMA	LEAD AGENCY EMAIL	DATE 05/27/2026
COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 26-0527-01	
PROJECT TITLE MNS25-0013		

PROJECT APPLICANT NAME NICK MAGYARI (ADOBE ASSOCIATES)	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-2592
PROJECT APPLICANT ADDRESS 1220 N DUTTON AVENUE	CITY SANTA ROSA	STATE CA
		ZIP CODE

**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 <i>x Carrie Anderson</i>	AGENCY OF FILING PRINTED NAME AND TITLE Carrie Anderson, Deputy County Clerk-Recorder
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