NOE Filing information-Scroll down 2 pages

Due to the State Clearing House changing their procedures. Please fill out this information when requesting to submit an NOE. Send all NOE's the day it is approved.

Project Location: County: Sonoma City/Nearest Community: Graton

Cross Streets: Graton Road, State Highway 116 Zip Code: 95472

Longitude/Latitude (degrees, minutes and seconds): 38°26'11.3"N / 122°51'28.6"W

Total Acres: 1.92 Jobs: N/A

Assessor's Parcel No.: 130-176-013 Section: 21 Twp.: 07N Range: 09W

Base: Mt Diablo

Within 2 Miles: State Hwy #: 116 Waterways: Atascadero Creek, Green Valley Creek, Laguna de Santa Rosa, Santa Rosa Creek

Airports: N/A Railways: N/A Schools: Oak Grove Elementary School, Pacific Christian Elementary, Graton Children's House Preschool, Wildflowers Nature School, Plumfield Academy, Journey Academy, Greenacre Homes and School.

Present Land Use/Zoning/General Plan Designation:

Zoning: R3 B6 20 DU (High Density Residential with a density of 20 acres per dwelling unit), LG/116 (Highway 116 Scenic Corridor), OAK (Oak Woodland), SR (Scenic Resource)

General Plan: UR (Urban Residential)

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: Graton Mobilehome Park; File No. DRH23-0002
Public Agency: Sonoma County
Project Applicant: Two Crows Graton, LLC (Simon Farmer and Noah Zimmerman)
Applicant Address: 9890 Bodega Hwy, Sebastopol, CA 95472
Project Location: 8525 Graton Rd, Sebastopol, CA 95472 at the northeast corner of Graton Road and State Highway 116
Date of Approval: August 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:
The project is a new 33 space mobilehome park on a 1.92-acre parcel with 20 percent of spaces to be rented at a housing cost affordable to low-income households and meeting the requirements of Government Code Section 65589.5(h)(3) as housing for very low, low-, or moderate-income households. The mobilehomes will be owned by residents of the Graton Small Homes Community and will be various sizes and heights. The project would receive sewer service from the Graton Community Service District and proposes the construction of two new wells and formation of a public water system to provide onsite water supply. One parking space is proposed for each unit lot and primary ingress/egress is proposed from Graton Road.

The applicant submitted a preliminary application under Government Code § 65941.1 on June 8, 2023. The project is proposed under Government Code § 65589.5(d)(5), the "builder's remedy" provision in effect on June 8, 2023.

EXEMPT STATUS:
Exempt under Public Resources Code § 21080.66.

REASON WHY THIS PROJECT IS EXEMPT:
The project as proposed and approved meets all eligibility criteria specified in Public Resources Code § 21080.66, subd. (a), and has been conditioned to comply with the mandatory conditions of approval provided in Public Resources Code § 21080.66, subds. (b) and (c). See attachment.

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

Lead Agency Contact Person:
Alisa Rossetti Digitally signed by Alisa Rossetti Date: 2026.08.25 10:52:01 -07'00'

Alisa Rossetti, Project Planner
Permit Sonoma
Project Review Division
(707) 565-2605

This notice was posted on 08/25/2026 and will remain posted for a period of thirty days through 09/25/2026

Doc No.49-08252026-293

Deva Marie Proto, County Clerk
BY: _____
Ashley Corbin, 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: 49-08252026-293

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SONOMA COUNTY		08/25/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SONOMA	26-0825-01

PROJECT TITLE

GRATON MOBILEHOME PARK; FILE NO. DRH23-0002

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
TWO CROWS GRATON, LLC, SIMON FARMER,		(707) 565-2605

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
8525 GRATON RD	SEBASTOPOL	CA	95472

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
X	Ashley Corbin, Deputy County Clerk-Recorder