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: Timber Cove

Cross Streets: Koftinow Dr Zip Code: 95450

Longitude/Latitude (degrees, minutes and seconds): 38° 32' 48.771" / -123° 16' 41.9952"

Total Acres: 1.07 Jobs: NA

Assessor's Parcel No.: 109-410-020 Section: 11 Twp.: T08N Range: R13W

Base: Mt Diablo

Within 2 Miles: State Hwy #: 1 Waterways: Timber Cove Creek, Fort Ross Creek, South Fork Gualala River, Stockhoff Creek.

Airports: NA Railways: NA Schools: Fort Ross School

Present Land Use/Zoning/General Plan Designation:

Zoning: RR CC B7 (Rural Residential Coastal Zoning with a frozen lot site), RC100/50 (Riparian Corridor), SR (Scenic Resource)

General Plan: RR 20 (Rural Residential with a 20 acres per dwelling unit density)

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: CPH25-0005
Public Agency: Sonoma County
Project Applicant: Austin Montanari
Applicant Address: 124 Washington Ave, Suite B, Richmond, CA 94801
Project Location: 22108 Koftinow Dr, Jenner, CA 95450
Date of Approval: November 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:
The project proposes a new single-family dwelling with a covered deck, carport, graded driveway, propane tank and new septic system. The SFD is proposed to be 1,316 sq ft in size with a max height of 18 feet. The dwelling will feature black and grey charred wood and stone veneer siding to blend with the existing character of the natural environment surrounding the project site. The new driveway will lead to parking for at least two cars, and one spot will be covered by a carport. Parking will be screened by existing vegetation onsite. While the site is not located within an urban service area, the project is located within the Timber Cove Water District, which will provide water service to the site. A new 2-bedroom septic system is proposed and being reviewed under Permit Sonoma File No. SEP22-0154. The project will result in about 3,144 sq ft of new impervious surface area and 12 trees will need to be removed.

EXEMPT STATUS:
Exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures).

REASON WHY THIS PROJECT IS EXEMPT:
The project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15303 (New Construction or Conversion of Small Structures) which provides that the proposed project is the construction of one single family dwelling and associated residential improvements on site. No exceptions listed under Section 15300.2 apply. There is no reasonable possibility that the project would have a significant effect on the environment.

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

Lead Agency Contact Person:

Alisa Rossetti Digitally signed by Alisa Rossetti Date: 2026.11.17 11:47:16 -08'00'

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

This notice was posted on 11/17/2026 and will remain posted for a period of thirty days through 12/18/2026

Doc No.49-11172026-405

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: 49-11172026-405

STATE CLEARINGHOUSE NUMBER *(If applicable)*

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
SONOMA COUNTY		11/17/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
SONOMA	26-1117-01

PROJECT TITLE
CPH25-0005

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
AUSTIN MONTANARI		(707) 565-2605

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
124 WASHINGTON AVE SUITE B	RICHMOND	CA	94801

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