

This notice was posted on 07/15/2021  
and will remain posted for a period of thirty days  
through 08/15/2021

Deva Marie Proto, County Clerk  
BY: *Carrie Anderson*  
Carrie Anderson, Deputy Clerk

**Doc No.49-07152021-242**



## **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):

<b>Project Title:</b> Lot Line Adjustment & Minor Subdivision; PLP19-0019	To:	County Clerk- Recorder Office	Office of Planning and Research
<b>Public Agency:</b> Sonoma County		County of Sonoma	
<b>Project Applicant:</b> Cort Munselle		585 Fiscal Drive, Room 103	P.O. Box 3044, Room 113
<b>Applicant Address:</b> 513 Center St, Healdsburg		Santa Rosa, CA 95403	Sacramento, CA 95812-3044
<b>Project Location:</b> 6351, 6343, & 6620 W Dry Creek Road, Healdsburg			
<b>Date of Approval:</b> 15 July 2021			

### **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF THE PROJECT:**

A request for, 1) a Lot Line Adjustment between two legal lots: 3 acres (Lot A; APN 090-020-001) & 103.74 acres (Lot B; APN 090-010-024 & -023), resulting in two parcels 11.79 acres (Lot A) & 94.95 acres (Lot B); and, 2) a Minor Subdivision of the resulting 94.95-acre Lot B into three lots: 40 acres (Lot 1), 27.65 acres (Lot 2), and 27.29 acres (Lot 3).

### **EXEMPT STATUS:**

Section 15183 (Streamlining of projects consistent with General Plan for which an EIR has been certified)

### **REASON WHY THIS PROJECT IS EXEMPT:**

A checklist has been prepared pursuant to CEQA Guidelines Section 15183 and determined that:

- a. The project is consistent with the development density established by General Plan 2020, as analyzed by the Sonoma County General Plan Update Final Program EIR (GP2020 EIR, SCH #2003012020).
- b. There are no project specific effects which are peculiar to the project or its site, and that the GP2020 EIR failed to analyze as significant effects and there are no project specific effects which are peculiar to the project or its site.
- c. The project site is located in an area developed with similarly sized parcels with residential development and associated accessory uses. The project, as subject to uniformly applied policies and standards will not result in any potentially significant impacts.
- d. The GP 2020 EIR considered potential impacts that would result from full residential buildout at densities established in the GP 2020 Land Use Element. Development of the project is consistent with this density, therefore there are no potentially significant off-site and/or cumulative impacts which the GP2020 EIR failed to consider and evaluate.
- e. There is no substantial new information which results in more severe impacts than anticipated by the GP2020 EIR, and no new information has been identified which would result in a determination of a more severe impact than what had been anticipated by the GP2020 EIR.

- f. The project incorporates mitigation measures specified in the GP2020 EIR where appropriate. These GP2020 EIR mitigation measures will be undertaken through project design, compliance with regulations and ordinances, or through the project's conditions of approval.

No exceptions listed under Section 15300.2 apply. There is no reasonable possibility that the project would have a significant effect on the environment.

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

**Lead Agency Contact Person:**

**Ross A  
Markey**

Digitally signed by Ross A Markey  
DN: cn=Ross A Markey, o=County of  
Sonoma, ou=Permit Sonoma,  
email=ross.markey@sonoma-  
county.org, c=US  
Date: 2021.07.15 10:53:28 -07'00'

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Ross Markey, Project Planner  
Permit and Resource Management Department  
Project Review Division  
ross.markey@sonoma-county.org



State of California - Department of Fish and Wildlife  
**2021 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

RECEIPT NUMBER: 49-07152021-242
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SONOMA COUNTY	LEAD AGENCY EMAIL	DATE 07/15/2021
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COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 21-0715-01
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PROJECT TITLE  
 LOT LINE ADJUSTMENT & MINOR SUBDIVISION; PLP19-0019

PROJECT APPLICANT NAME CORT MUNSELLE	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-1900
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PROJECT APPLICANT ADDRESS 513 CENTER ST	CITY HEALDSBURG	STATE CA	ZIP CODE 95448
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PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,445.25 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$2,480.25 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,171.25 \$ \_\_\_\_\_

- 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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