

This notice was posted on 01/26/2024  
and will remain posted for a period of thirty days  
through 02/26/2024

Doc No.49-01262024-018



RETURN TO:  
City of Cotati  
Planning Division  
201 West Sierra Ave.  
Cotati, CA 94931

Deva Marie Proto, County Clerk  
BY: *[Signature]*  
Christina Prado-Mendoza, Deputy Clerk

## NOTICE OF EXEMPTION

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TO: Sonoma County Clerk  
585 Fiscal Drive, Room 103  
Santa Rosa, CA 95403

TO: Office of Planning and Research  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

**Project Title:** Pink Viking Estates

**Project Applicant:** Brian Flahavan, Pink Viking ORH, LLC 400 College Avenue Santa Rosa, CA 95401  
707-332-9104 btf@flahavanlaw.com

**Project Location:** 8841 Old Redwood Highway City of Cotati, Sonoma County, California APN 046-223-018

**Project Description:** The Project proposes a 35-lot subdivision on a 7.1-acre parcel in the southern portion of the City of Cotati. A mix of single- and two-floor single family dwellings each, with an optional ADU, are proposed. Each dwelling will feature a garage accessed by a new roadway from Old Redwood Highway terminating in a cul-de-sac and stub road to the southern property line. The Project proposes new landscaping, utility connections, frontage improvements, and ancillary improvements.

**EXEMPT STATUS:** General Plan Consistency Exemption {Sec.15183}

**Reasons why project is exempt:** The Project implements the General Plan and is consistent with the development density established by existing land use and zoning regulation and general plan policies for which an EIR was certified. The analysis relies upon the program level analysis prepared for the 2013 City of Cotati General Plan and its EIR (SCH No. 2013082037), which was certified in 2015. The project is within the scope of development projected under the General Plan and analyzed in the General Plan EIR. The project would not result in substantial changes nor does it involve new information that would warrant further environmental review because the level of development proposed is within the development assumptions analyzed in the program level EIR for the General Plan, and furthermore, the project does not contain elements that are peculiar to the project or project site that would result in new or more severe environmental impacts relative to the General Plan EIR. All adopted mitigating General Plan policies and mitigation measures identified in the 2013 General Plan EIR that apply to the Project are imposed as environmental conditions of approval. In addition, the project is required to comply with applicable conditions of approval from planning, building, public works, fire, police, and other City departments. With implementation of identified conditions of approval and uniformly applied development standards, the project would not result in a substantial increase in the severity or significant impacts that were previously identified in the program level EIR, nor would the project introduce any new significant impacts that were not previously identified. There would be no additional environmental impacts beyond those analyzed in the General Plan EIR, and therefore the project is exempt pursuant to California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

**Lead Agency:** City of Cotati, 201 West Sierra Ave. Cotati, CA 94931  
City Council approved the Project on January 23, 2024.

**Department/Contact Person:** Jon-Paul Harries, Senior Planner **Phone:** (707) 665-3634

*[Signature]*  
JP Harries, Senior Planner

January 24, 2023

Date



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:  
49-01262024-018

STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF COTATI PLANING DIVISION	LEAD AGENCY EMAIL	DATE 01/26/2024
COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 24-0126-01	

PROJECT TITLE  
PINK VIKING ESTATES

PROJECT APPLICANT NAME BRIAN FLAHAVAN, PINK VIKING ORH LLC	PROJECT APPLICANT EMAIL BFT@FLAHAVANLAW.COM	PHONE NUMBER (707)332-9104
PROJECT APPLICANT ADDRESS 400 COLLEGE AVE	CITY SANTA ROSA	STATE CA
		ZIP CODE 95401

**PROJECT APPLICANT** (Check appropriate box)

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

**CHECK APPLICABLE FEES:**

- Environmental Impact Report (EIR)     \$4,051.25     \$ \_\_\_\_\_  
 Mitigated/Negative Declaration (MND)(ND)     \$2,916.75     \$ \_\_\_\_\_  
 Certified Regulatory Program (CRP) document - payment due directly to CDFW     \$1,377.25     \$ \_\_\_\_\_

- 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 Christina Prado-Mendoza, Deputy County Clerk-Recorder
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