

FILED

December 20, 2023
JENAVIVE HERRINGTON
COUNTY CLERK
LAKE COUNTY

By Ka
 Deputy clerk



COUNTY OF LAKE
 COMMUNITY DEVELOPMENT DEPARTMENT
 Planning Division
 Courthouse - 255 N. Forbes Street
 Lakeport, California 95453
 Telephone 707/263-2221 FAX 707/263-2225

NOTICE OF EXEMPTION

TO: County Clerk Office of Planning & Research
 County of Lake 1400 Tenth Street
 Lakeport, CA 95453 Sacramento, CA 95814-3044

FROM: Lake County Community Development Dept.
 255 North Forbes Street
 Lakeport, CA 95453

PROJECT TITLE: Brand Project (Categorical Exemption CE 23-04)

PROJECT LOCATION: 23987, 24073, and 24107 S State Hwy 29, Middletown, CA;
 Assessor's Parcel Number (APN) 013-028-81, 013-028-82, & 013-028-13

COUNTY: Lake

DESCRIPTION OF PROJECT: A lot line adjustment to move property lines between three legal parcels. Currently, APN 013-028-81 consists of 29.24 acres and after transferring 24.24 acres would result in 5 acres, APN 013-028-82 consists of 45.26 acres and after transferring 29.96 acres would result in 75.22 acres, and APN 013-028-13 consists of 15.84 acres and after transferring 5.77 acres would result in 10.07 acres. The general plan and zoning designations are listed in the table below:

Assessor Parcel Number	Zoning	General Plan
013-028-81	RR-SC-WW	RL-RR-RC
013-028-82	RL-WW	RL-RR-RC
013-028-13	RL	RL

NAME OF PUBLIC AGENCY APPROVING PROJECT: Lake County Community Development Department

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Richard & Gail Brand

EXEMPT STATUS (Check One):

- Ministerial [Section 21080(b); 15268];
 Declared Emergency [Section 21080(b)(3); 15269(a)];
 Emergency Project [Section 21080(b)(4); 15269(b)(c)];
 Statutory Exemption: State code number; _____

- Categorical Exemption. State type and section number; and _____
 General Rule [Section 15061(b)(3)]

REASONS WHY PROJECT IS EXEMPT:

This action complies the Lake County Municipal Code, Chapter 17, Section 17.22, subsection 22.17, (c) As “Each of the parcels resulting from the lot line adjustment conforms to the Lake County General Plan, and any applicable zoning and building ordinances and, except in the case where one or more adjoining recorded legal lots are of less area than required by Chapter 21 of the County Code, said adjustment may be approved so long as any reduction or increase in lot size will not result in any loss or increase in development potential that would be inconsistent with the Lake County General Plan”. Additionally, this action complies with the Lake County Municipal Code, Zoning Article 7, “Minimum lot sizes of five (5) to twenty (20) acres may be approved when, as a result of physical features of the property, it is determined that adherence to the twenty (20) acre minimum parcel size would result in significant environmental impacts, or loss of agricultural efficiency, or physical separation of proposed parcels by physical features”. The proposed site has numerous water features as shown on USGS topographic maps, and one of the parcels is partially located on a ridgeline.

Pursuant to California Code of Regulations, Title 14, Division 6, Chapter 3, Article 5, Section 15061 (b)(3), The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The Lake County Community Development Department has determined that the project will not have a significant effect on the environment and is, therefore, exempt from the provisions of CEQA.

CONTACT PERSON: Laura Hall

TELEPHONE NUMBER: 707-263-2221

Signature:  _____

Date: December 20, 2023

Title: Senior Planner