



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):

Project Title: Billa Landing; Lot Line Adjustment To:
and Design Review County Clerk- Recorder Office Office of Planning and
File No. PLP19-0006 County of Sonoma Research
Public Agency: Sonoma County 585 Fiscal Drive, Room 103 P.O. Box 3044, Room 113
Project Applicant: 21033 Westwind LLC Santa Rosa, CA 95403 Sacramento, CA 95812-3044
Applicant Address: 3562 Round Barn Blvd.,
Suite 220, Santa Rosa CA 95403
Project Location: 1760 Copperhill Parkway,
3500 and 3580 North Laughlin Road, Santa
Rosa CA
Date of Final Approval: 30 June 2020

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF THE PROJECT:

The proposed project is 1) a Minor Lot Line Adjustment amongst three parcels 4.56 (Lot 1, 059-370-026), 3.82 (Lot 2, 059-370-027), and 4.05 (Lot 3, 059-370-028) acres in size, resulting in two parcels (Lot 1 and 2 merged) 4.14 and 7.98 acres in size, approximately; and, 2) Administrative Design Review of two new industrial "shell" buildings approximately 70,315 and 150,066 square feet in size, located on the two legally separate parcels, within the Airport Industrial Specific Plan area. zoned Industrial Park (MP) 2 Acre Average (2 AC AVG), Valley Oak Habitat (VOH).

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 existing zoning, community plan or general plan policies for which an EIR was certified. Therefore, it would continue to ensure a development density established by the General Plan and the certified GP2020 EIR.
- b. The General Plan and the Airport Industrial Area Specific Plan designate the project site as industrial. Design of the proposed shell buildings and been approved by the Sonoma County Design Review Committee and development of the site as proposed is consistent with policies and standards of the Airport Industrial Area Specific Plan.

General Plan land use designation for this proposed Project site is Limited Industrial (LI), which allows for a variety of industrial land uses. The proposed project is a "shell building" located and designed consistent General Plan policies for development with the Limited Industrial land use designation. The project is within the Industrial Park Zoning District and development of the site as proposed is consistent with Sonoma County Zoning Code standards for this zoning district. The project site is also within a Valley Oak Habitat Combining District, but there are no valley oaks on the

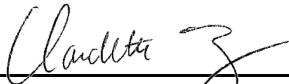
project site, and the protection standards found in the Valley Oak Habitat Combining District are not applicable to the project.

- c. There are no project specific effects, which are peculiar to the project or its site that the GP2020 EIR failed to, analyze as significant effects. The subject property is no different than other properties in the surrounding area, and there are no project specific effects which are peculiar to the project or its site. The project site is located in an area of similar sized industrial lots developed with similar industrial and commercial structures. . In addition, as explained further in the 15183 Checklist below, all project impacts were adequately analyzed by the GP2020 EIR and the project, as conditioned, will not result in any new potentially significant impacts.
- d. There are no potentially significant off-site and/or cumulative impacts which the GP2020 EIR failed to consider and evaluate. The proposed project is consistent with the density and use characteristics of the development considered by the GP2020 EIR and would represent a small part of the growth that was forecast for build-out of the General Plan. No potentially significant off-site or cumulative impacts have been identified which were not previously evaluated.
- e. There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR. As explained in the 15183 exemption checklist below, no new information has been identified which would result in a determination of a more severe impact than what had been anticipated by the GPU EIR.
- f. The project incorporates feasible 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.

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

Lead Agency Contact Person:



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Project Review Division
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