


This notice was posted on 03/18/2026  
and will remain posted for a period of thirty days  
through 04/18/2026

Deva Marie Proto, County Clerk  
BY:   
Emily Niedecker-Walski, Deputy Clerk



**Doc No.49-03182026-087 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:** File No. CMO25-0007

**Public Agency:** Permit Sonoma

**Project Applicant:** Steven Borchardt

**Applicant Address:** 4165 Whistler Ave, Santa Rosa, CA 95407

**Project Location:** 1776 Sanders Rd, Sebastopol, CA 95472

**Date of Approval:** March 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:** Request for a Certificate of Modification to modify an existing 100-foot agricultural building setback line on Lot 1 as depicted on Parcel Map 4765, recorded under Book 230, Page 34 of Sonoma County Records. The proposed modification would reduce a portion of the building setback to 20 feet from the westerly property line to accommodate an existing accessory structure.

**EXEMPT STATUS:**

Categorical Exemption Section 15305 for Minor Alterations in Land Use Limitations.

**REASON WHY THIS PROJECT IS EXEMPT:**

The proposed project is categorically exempt from the provisions of the CEQA Guidelines pursuant to the Provisions of Title 14 of the California Code of Regulations, Section 15305 (Minor Alterations in Land Use Limitations) as the subject parcel is in an area with an average slope of less than 20% and the project would not result in any change in land use or density. 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:**

*Katerina Mahdavi*

Katerina Mahdavi, Project Planner

Permit and Resource Management Department

Project Review Division

(707) 565-1392



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: 49-03182026-087
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY PERMIT SONOMA	LEAD AGENCY EMAIL	DATE 03/18/2026
COUNTY/STATE AGENCY OF FILING SONOMA		DOCUMENT NUMBER 26-0318-03
PROJECT TITLE FILE NO. CMO25-0007		

PROJECT APPLICANT NAME STEVEN BORCHARDT	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-1900
PROJECT APPLICANT ADDRESS 4165 WHISTLER RD	CITY SANTA ROSA	STATE CA
		ZIP CODE 95407

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 Emily Niedecker-Walski, Deputy County Clerk-Recorder
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