

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: Use Conversion (UPE21-0028)

Location: 18971 Highway 12, Sonoma

Applicant: Hansra Properties LLC

18971 Highway 12

Sonoma, CA 95476

Public Agency: County of Sonoma Approval Date: September 6, 2022

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:

Use Permit allowing conversion of a 2,106-square-foot existing office building for use as a retail convenience market with a 923-square-foot retail floor, alcohol sales, seven parking spaces, three full-time employees, and operating hours from 6 a.m. to 11 p.m., Monday through Sunday, located on a 0.24-acre parcel within the Vineyard Shopping Center at 18971 Highway 12, Sonoma.

EXEMPT STATUS:

Categorical Exemptions Section §15301 (Existing Facilities)

REASON WHY THIS PROJECT IS EXEMPT:

Permit Sonoma has determined that the project is categorically exempt from the California Environmental Quality Act under Section §15301 (Existing Facilities) of the CEQA Guidelines because the permit involves reuse of an existing office building for retail occupancy in a commercial zoning district where potential impacts regarding neighborhood compatibility, parking, traffic and circulation are determine negligible.

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:

Derik Michaelson, Project Planner

Permit and Resource Management Department

Planning Division, Project Review

derik.michaelson@sonoma-county.org

September 6, 2022

Date

This notice was posted on 09/06/2022 and will remain posted for a period of thirty days through 10/07/2022

Doc No.49-09062022-376

Deva Marie Proto, County Clerk

Julianna Garfia, Deputy Clerk

DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

49-0			ECEIPT NUMBER: 9-09062022-376			
		STATE CLEARI			ER (If applicable)	
SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.	T		In.	ATE		
LEAD AGENCY SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT	LEADAGENCY EMAIL	CY EMAIL		DATE 09/06/2022		
COUNTY/STATE AGENCY OF FILING SONOMA			DOCUMENT 22-0906-01		1BER	
PROJECT TITLE USE CONVERSION UPE21-0028			I	***************************************		
PROJECT APPLICANT NAME HANSRA PROPERTIES LLC	PROJECT APPLICANT EMAIL			PHONE NUMBER (707) 565-1900		
PROJECT APPLICANT ADDRESS 18971 HWY 12	CITY SONOMA	STATE CA	-	P CODE 5476		
PROJECT APPLICANT (Check appropriate box) Local Public Agency School District	Other Special District	☐ Sta	te Agen	су 🛚 🗓	Private Entity	
CHECK APPLICABLE FEES: Environmental Impact Report (EIR) Mitigated/Negative Declaration (MND)(ND) Certified Regulatory Program (CRP) document - payment due directly to CDFW			\$			
 Exempt from fee Notice of Exemption (attach) CDFW No Effect Determination (attach) Fee previously paid (attach previously issued cash receipt copposite to the composite of the	oy)					
☑ County documentary handling fee			\$ \$		\$50.00	
PAYMENT METHOD: ☐ Cash ☐ Credit ☐ Check ☑ Other TOTAL RECEIVED			\$		\$50.00	
SIGNATURE AGE	NCY OF FILING PRINTED I	NAME AND TIT	LE			
X Julia	ulianna Garfia, Deputy County Clerk-Recorder					