



## NOTICE OF CATEGORICAL EXEMPTION

Sonoma County Permit Sonoma 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:** County of Sonoma Purchase of  
**3850 and 3800 Brickway –**  
**(APNs 059-360-008 and -007)**

**Public Agency:** Sonoma County

**Project Applicant:** Sonoma County General  
Services

**Applicant Address:** 400 Aviation Boulevard,  
Suite 100, Santa Rosa CA 95403

**Project Location:** 3850 and 3800 Brickway  
Boulevard, Santa Rosa CA 95403

**Date of Approval:** December 10, 2024 or after

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

Deva Marie Proto, County Clerk

BY:   
Crystal Duenas, Deputy Clerk

This notice was posted on 05/06/2025  
and will remain posted for a period of thirty days  
through 06/06/2025

**Doc No.49-05062025-169**

### DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF THE PROJECT:

The proposed project is the County of Sonoma's purchase acquisition of the property at **3850 and 3880 Brickway Boulevard, Santa Rosa**. The Property consists of two legal parcels improved with a two-story, concrete tilt-up commercial building, approximately 63,720 square feet in size, at 3850 Brickway Boulevard, Santa Rosa, California, containing 4.05 acres, and identified as Assessor's Parcel No. 059-360-008); and 3880 Brickway Boulevard, Santa Rosa, California, containing 3.71 acres, improved with a two-story, concrete tilt-up commercial building approximately 62,865 square feet in size (APN 059-360-007), for a total of 126,585 square feet. The General Plan Land Use is Limited Industrial (LI); Zoning Designation is Industrial Park (MP) 2 Acre Average (2 AC AVG) , Floodway (F1) Floodplain (F2) , Riparian Corridor with a 50 foot setback (RC50), and Valley Oak Habitat (VOH).

The property has been leased and used by commercial/R&D tenants in the industrial, manufacturing sectors with accompanying professional office uses since its construction in 2001. The buildings are of higher-quality, concrete tilt-up construction with steel decking. The buildings contain approx. 36,000 sf of lab/research space which could be repurposed and used by a variety of County departments, although the space would require interior tenant improvements depending on the specific County use. The property has permitted uses of office, manufacturing and research and development. Permit Sonoma has issued a General Plan Consistency Determination (PPR24-0020) in connection with this proposed acquisition. County estimates the buildings would potentially accommodate roughly 525 FTEs, which is approximately the same number of employees compared to previous tenant uses. The buildings are within walking distance from the SMART train-Airport Boulevard location and therefore are approximately a 5-10 min walk from the SMART train station. A minimal change in use and intensity is possible, and no change in exterior construction or the building footprint is planned at this time.

**EXEMPT STATUS: 15061.b.3, Common Sense Exemption**

**Categorical Exemption: 15301, Existing Facilities**

### REASON WHY THIS PROJECT IS EXEMPT:

The County of Sonoma proposes to purchase the subject property located at 3850 and 3800 Brickway Boulevard, Santa Rosa , and use the buildings for office and related purposes in carrying out government functions. The

proposed government office use of the site, planned interior-only tenant improvement construction, minimal-to-little change in intensity of use, and change of use will not result in any significant effects on the environment.

Per section 15061.b.3, Common Sense Exemption: *A Project Is Exempt from CEQA if: 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.*

Per section 15301, Existing Facilities: *Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.*

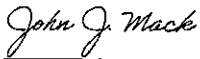
No exceptions listed under Section 15300.2 apply. There is no reasonable possibility that the project would have a significant effect on the environment.

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

**Lead Agency Contact Person:**

John J. Mack  
Division Manager, Natural Resources Division



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Permit Sonoma  
707-565-1233



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 49-05062025-169
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SONOMA COUNTY	LEAD AGENCY EMAIL	DATE 05/06/2025
COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 25-0506-01	

PROJECT TITLE  
 COUNTY OF SONOMA PURCHASE OF 3850 AND 3800 BRICKWAY - (APNS 059-360-008 AND -007)

PROJECT APPLICANT NAME SONOMA COUNTY GENERAL SERVICES	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-1233
PROJECT APPLICANT ADDRESS 400 AVIATION BLVD SUITE 100	CITY SANTA ROSA	STATE CA
		ZIP CODE 95403

PROJECT APPLICANT (Check appropriate box)

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

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,123.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ _____

Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ _____
<input checked="" type="checkbox"/> County documentary handling fee		\$ _____ \$50.00
<input type="checkbox"/> Other		\$ _____

**PAYMENT METHOD:**

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED    \$ \_\_\_\_\_ \$50.00

SIGNATURE x <i>Crystal Duenas</i>	AGENCY OF FILING PRINTED NAME AND TITLE Crystal Duenas, Deputy County Clerk-Recorder
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