



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 Permit; UPE25-0046

Public Agency: Sonoma County

Project Applicant: Rueben Guerrero Cuevas

Applicant Address: P.O. Box 5053, Santa Rosa, CA 95402

Project Location: 811 Irwin Ln Santa Rosa CA 95401

Date of Approval: February 26, 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:

The applicant has submitted a Use Permit application to allow a Small Alcohol Beverage Retail Establishment for off-site consumption, within an existing commercial building. The applicant intends to operate a convenience market, as permitted within the LC zone district, and will operate 7 days per week, from 7:00am-9:00pm, with 2 full time employees, on a 1.28-acre parcel located at 811 Irwin Ln Santa Rosa; APN 060-030-047;

The subject property has the Limited Commercial land use designation, which is intended to accommodate retail sales and services for the daily self-sufficiency of local rural or urban neighborhoods or communities in keeping with their character. This request to allow a Small Alcohol Beverage Retail Establishment as part of a proposed convenience market is consistent with the intent of the Limited Commercial land use designation in that local markets provide easy access to typical household commodities for nearby residents, and the small existing commercial building is compatible with the surrounding area. See Findings below for additional details.

The LC (Limited Commercial) Zoning District allows for Small Alcohol Retail Establishments with an approved Use Permit.

EXEMPT STATUS:

Categorical Exemption Section 15301 for Existing Facilities.

REASON WHY THIS PROJECT IS EXEMPT:

The proposed request for a Small Alcohol Beverage Retail Establishment for off-site consumption is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the Provisions of Title 14 of the California Code of Regulations, Section 15301 (Existing Facilities) of the CEQA Guidelines which provides for reuse of existing facilities which involve negligible expansion of existing or former uses. 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:

Levan King Cranston

Levan King Cranston, Project Planner
Permit Sonoma

Project Review Division (707) 565-2592



2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:
49-03052026-059

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY: SONOMA COUNTY | LEAD AGENCY EMAIL: | DATE: 03/05/2026

COUNTY/STATE AGENCY OF FILING: SONOMA | DOCUMENT NUMBER: 26-0305-05

PROJECT TITLE: USE PERMIT; UPE25-0046

PROJECT APPLICANT NAME: RUEBEN GUERRERO CUEVAS | PROJECT APPLICANT EMAIL: | PHONE NUMBER: (707) 565-2592

PROJECT APPLICANT ADDRESS: P.O. BOX 5053 | CITY: SANTA ROSA | STATE: CA | ZIP CODE: 95402

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: [Signature] | AGENCY OF FILING PRINTED NAME AND TITLE: Norma Gonzalez, Deputy County Clerk-Recorder

NOE Filing information-Scroll down 2 pages

Due to the State Clearing House changing their procedures. Please fill out this information when requesting to submit an NOE. Send all NOE's the day it is approved.

Project Location: County: Sonoma City/Nearest Community: Santa Rosa

Cross Streets: 811 Irwin Ln Santa Rosa CA Zip Code: 95401

Longitude/Latitude (degrees, minutes and seconds): 38° 25' 22.296" N 1122° 47' 18.3264"

Total Acres: 1.28 Jobs: _____

Assessor's Parcel No.: 060-030-047 Section: 30 Twp.: T07N Range: R08W

Base: Mt. Diablo

Within 2 Miles: State Hwy #: N/A Waterways: N/A

Airports: N/A Railways: N/A Schools: N/A

Present Land Use/Zoning/General Plan Designation:

AR (Agricultural and Residential) B6 3, OAK (Oak Woodland) VOH (Valley Oak Habitat)

Deva Marie Proto, County Clerk

BY: *NG*
Norma Gonzalez, Deputy Clerk

This notice was posted on 03/05/2026
and will remain posted for a period of thirty days
through 04/05/2026

Doc No.49-03052026-059