



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: Remodel of the Former Union Motel; File No. PLP25-0017

Public Agency: Sonoma County

Project Applicant: Lars Langberg

Applicant Address: 108 Petaluma Ave,
Sebastopol, CA 95472

Project Location: 3786 Hill St, Sebastopol,
CA 95472; APN 074-300-036

Date of Approval: January 22, 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 proposed project is a request for the remodel and resumption of use of a currently vacant motel located on a 1.02-acre parcel zoned K (Recreation and Visitor Serving Commercial), with Combining Districts for Historic District (HD) and Scenic Resources (SR); APN 074-300-036.

The proposed project consists of the exterior and interior remodel, including internal tenant improvements, repairs to the structural damage, resurfacing, and new landscaping and fencing for an existing, vacant 13-unit motel (12 guest units and one manager unit). The proposed remodel would not result in impacts to a known or qualifying historical resource nor would it increase the intensity of the former use. The proposed remodel would involve the resumption of use of an existing motel as a motel with no increases to the number of guest units, increased building height, or new impervious surfaces.

EXEMPT STATUS:

Categorical Exemption Section 15301 for Existing Facilities

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 Administrative Code, Section 15301(a) (Existing Facilities), as a project involving the operation, repair, maintenance, and minor alterations of an existing motel with no or negligible expansion of the 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.

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

Lead Agency Contact Person:

Ken Compton Digitally signed by Ken Compton
Date: 2026.01.29 15:01:21 -08'00'

Ken Compton, Project Planner

Permit and Resource Management Department | Project Review Division
(707) 565-2829



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:
49-01292026-033

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SONOMA COUNTY	LEAD AGENCY EMAIL	DATE 01/29/2026
COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 26-0129-05	

PROJECT TITLE
REMODEL OF THE FORMER UNION MOTEL; FILE NO. PLP25-0017

PROJECT APPLICANT NAME LARS LANGBERG	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-2829
PROJECT APPLICANT ADDRESS 108 PETALUMA AVE	CITY SEBASTOPOL	STATE CA
		ZIP CODE 95472

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

x

AGENCY OF FILING PRINTED NAME AND TITLE

Carrie Anderson, Deputy County Clerk-Recorder