



# 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

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## 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
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COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 26-0305-05
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PROJECT TITLE  
USE PERMIT; UPE25-0046

PROJECT APPLICANT NAME RUEBEN GUERRERO CUEVAS	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-2592
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PROJECT APPLICANT ADDRESS P.O. BOX 5053	CITY SANTA ROSA	STATE CA	ZIP CODE 95402
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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 Norma Gonzalez, Deputy County Clerk-Recorder
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# 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.

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**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)**

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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**