



NOTICE OF CATEGORICAL EXEMPTION

County of Sonoma

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: UPE24-0077 / Use Permit
Modification

Public Agency: Sonoma County

Project Applicant: Lars Langberg

Applicant Address: 108 Petaluma Ave,
Sebastopol, CA 95472

Project Location: 6615 Front St, Forestville, CA
95436 (APN 083-090-038)

Date of Approval: June 25, 2025

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:

Request to modify Use Permit UPE20-0046 to allow a 735 sq. ft. outdoor dining area under a new 1,200 sq. ft. arbor structure, legalization of an existing shade structure, and reconfiguration of the parking lot to add a waiting area and bicycle parking in place of two spaces, to an existing restaurant offering indoor dining, takeout food, and alcohol sales. Up to 24 community or promotional events may be held annually, limited to two per month and 49 attendees per event. The existing restaurant will continue to operate from 8:00 a.m. to 10:00 p.m., seven days a week, with 21 employees and approximately 120 daily visitors. A total of 13 on-site parking spaces will be provided, supported by a shared parking agreements for nearby spaces and 20 bicycle parking spots. All existing utilities will remain. This Use Permit (UPE24-0077) shall supersede all prior Use Permit approvals.

EXEMPT STATUS:

Categorical Exemptions Section 15301 for existing facilities, and 15303 for new construction of a minor accessory structure.

REASON WHY THIS PROJECT IS EXEMPT:

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) and Section 15303 (New Construction or Conversion of Small Structures). The project qualifies under Section 15301 because it involves minor alterations to an existing commercial facility, including the conversion of two parking spaces into a waiting area and bicycle parking, and operational changes that do not result in a substantial increase in capacity or intensity of use.

The addition of a 740-square-foot outdoor dining area and legalization of an existing shade structure qualify under Section 15303, as the improvements constitute minor new construction and accessory use to the existing restaurant.

Noise impacts associated with the outdoor dining area were evaluated, and no significant impacts were identified. Minor modifications to existing fencing, specifically the closure of existing gaps in the fencing, are incorporated into the project to further minimize potential off-site noise exposure and maintain compatibility with surrounding land uses.

No exceptions listed under Section 15300.2 apply, and there is no reasonable possibility that the project would

This notice was posted on 06/26/2025
and will remain posted for a period of thirty days
through 07/27/2025

Doc No.49-06262025-253

Deva Marie Proto, County Clerk
BY: [REDACTED]
Ashley Corbin, Deputy Clerk

have a significant effect on the environment. The site is already developed and served by existing utilities and infrastructure. The proposed improvements support alternative transportation options and enhance the customer experience without creating new environmental impacts. Therefore, the project does not present a reasonable possibility of resulting in 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:

Jacob Sedgley Digitally signed by Jacob Sedgley
Date: 2025.06.25 16:47:14 -07'00'

Jacob Sedgley, Project Planner

Permit Sonoma

Project Review Division

(707) 565-1931



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: 49-06262025-253
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY PERMIT SONOMA	LEAD AGENCY EMAIL	DATE 06/26/2025
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COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 25-0626-01
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PROJECT TITLE
UPE24-0077 / USE PERMIT MODIFICATION

PROJECT APPLICANT NAME LARS LANGBERG	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-1931
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PROJECT APPLICANT ADDRESS 108 PETALUMA AVE	CITY SEBASTOPOL	STATE CA	ZIP CODE 95472
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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	AGENCY OF FILING PRINTED NAME AND TITLE Ashley Corbin, Deputy County Clerk-Recorder
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