

This notice was posted on 12/08/2021
and will remain posted for a period of thirty days
through 01/08/2022

Deva Marie Proto, County Clerk
BY: *Carrie Anderson*
Carrie Anderson, Deputy Clerk



Doc No.49-12082021-508

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: 50 Maple Ave. B&B and
Live/Work business Use Permit;
File No. UPE21-0053

Public Agency: Sonoma County

Project Applicant: Theodore & Joanna Luthin

Applicant Address: 494 High Street
Sebastopol, CA 95472

Project Location: 50 Maple Avenue
Kenwood, CA 95452

Date of Approval: December 7, 2021

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 Bed & Breakfast and a Live/Work online business within an existing single-family dwelling. Owners will occupy one of the three bedrooms. Two of the other bedrooms will be rented out. The live/work business consists of graphic design and event photography, which will be operated without employees or customers visiting the property. No exterior improvements or amplified music are proposed. The required four parking spaces are provided on-site. The project site is located on a Neighborhood Commercial District zoned parcel.

EXEMPT STATUS:

Categorical Exemptions Section 15301 for the use of 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 (Existing Facilities) as the project does not propose structural changes and the new use is considered to be a negligible expansion of 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:

Eduardo Hernández, Project Planner
Permit and Resource Management Department
Project Review Division
(707) 565-1735



State of California - Department of Fish and Wildlife
2021 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/21) Previously DFG 753.5a

RECEIPT NUMBER: 49-12082021-508
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SONOMA COUNTY	LEAD AGENCY EMAIL	DATE 12/08/2021
COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 21-1208-01	

PROJECT TITLE
50 MAPLE AVE. B&B AND LIVE/WORK BUSINESS USE PERMIT; FILE NO. UPE21-0053

PROJECT APPLICANT NAME THEODORE & JOANNA LUTHIN	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-1735	
PROJECT APPLICANT ADDRESS 494 HIGH STREET	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) \$3,445.25 \$ _____
- Mitigated/Negative Declaration (MND)(ND) \$2,480.25 \$ _____
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,171.25 \$ _____

- 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 Carrie Anderson, Deputy County Clerk-Recorder
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