



# 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:** Conversion of existing commercial to mixed-use;  
File No. ADR22-0009

**Public Agency:** Sonoma County

**Project Applicant:** Rami Batarseh

**Applicant Address:** 613 4<sup>th</sup> Street, Suite 207,  
Santa Rosa, CA, 95404

**Project Location:** 21249 Geyserville Avenue,  
Geyserville, CA, 95441

**Date of Approval:** September 08, 2022

**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 proposed project is request for an Administrative Design Review permit for the conversion of existing commercial space to mixed use by adding a 953 sq. ft. residential unit located at 21249 Geyserville Avenue, Geyserville, CA 95441. The 0.34-acre parcel is zoned LC (Limited Commercial).

## EXEMPT STATUS:

Categorical Exemptions Section 15301(a) for Existing Facilities

## REASON WHY THIS PROJECT IS EXEMPT:

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15301 (Existing Facilities) because it is an existing structure, and the project involves the conversion of 953 square feet of existing commercial space and the area in which the project is located is not environmentally sensitive.

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:

A handwritten signature in cursive script, appearing to read "A Sharron".

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Adam Sharron, Project Planner  
Permit Sonoma  
Project Review Division  
[adam.sharron@sonoma-county.org](mailto:adam.sharron@sonoma-county.org)  
(707) 565-7389

This notice was posted on 09/09/2022  
and will remain posted for a period of thirty days  
through 10/10/2022

**Doc No.49-09092022-378**

Deva Marie Proto, County Clerk

BY: A handwritten signature in cursive script, appearing to read "Julianna Garfia".  
Julianna Garfia, Deputy Clerk



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER: <b>49-09092022-378</b>
STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY <b>SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT</b>	LEAD AGENCY EMAIL	DATE <b>09/09/2022</b>
COUNTY/STATE AGENCY OF FILING <b>SONOMA</b>	DOCUMENT NUMBER <b>22-0909-01</b>	

PROJECT TITLE  
**CONVERSION OF EXISTING COMMERCIAL TO MIXED-USE FILE NO ADR22-0009**

PROJECT APPLICANT NAME <b>RAMI BATARSEH</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(707) 565-1900</b>
PROJECT APPLICANT ADDRESS <b>613 4TH ST STE 207</b>	CITY <b>SANTA ROSA</b>	STATE <b>CA</b>
		ZIP CODE <b>95404</b>

**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)	\$3,539.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,548.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$ _____

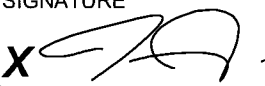
Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

<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		\$ <u>          <b>\$50.00</b>          </u>
<input type="checkbox"/> Other		\$ _____

**PAYMENT METHOD:**

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED    \$           **\$50.00**          

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE <b>Julianna Garfia, Deputy County Clerk-Recorder</b>
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