

RETURN TO:
City of Petaluma
Planning Division
11 English Street
Petaluma, CA 94953

This notice was posted on 01/26/2023
and will remain posted for a period of thirty days
through 02/26/2023
Doc No.49-01262023-026



NOTICE OF EXEMPTION

TO: Sonoma County Clerk
585 Fiscal Drive, Room 103
Santa Rosa, CA 95403

Deva Marie Proto, County Clerk
BY: 
Julianna Garfia, Deputy Clerk

Project Title: Labcon North America

Project Applicant: Greg LeDoux, 707-795-8855, greg@gledoux.com, 48 West Sierra Avenue, Cotati, CA 94931

Project Location: 3200 Lakeville Highway & 1677 Fisher Drive, City of Petaluma, Sonoma County, California

Project Description: The project would rezone 6.51 acres along Fisher Drive from Lakeville Business Park Planned Community Development (PCD) to Business Park (BP) to be consistent with the existing BP zoning designation of the 9.82-acre portion of the site along Lakeville Highway and construct a new 176,657 square foot building for warehouse and manufacturing operations. Post construction, the parcel would include 288,209 square feet of total floor area, with Labcon North America using 247,941 square feet as a manufacturing, warehousing and distribution facility, and Steris Corporation's existing 40,268 square foot sterilization facility, on the 16.33-acre site.

EXEMPT STATUS: General Plan Consistency Exemption {Sec.15183}

Reasons why project is exempt: The project is within the scope of development projected under the General Plan and analyzed in the General Plan EIR. The project would not result in substantial changes or involve new information that would warrant further environmental review because the level of development proposed is within the development assumptions analyzed in the program level EIR for the General Plan, and furthermore, the project does not contain elements that are peculiar to the project or project site that would result in new or more severe environmental impacts relative to the General Plan EIR. The project will implement applicable mitigation measures identified in the General Plan EIR to address potential environmental impact and these have been incorporated as environmental conditions of project approval. In addition, the project is required to comply with applicable conditions of approval from planning, building, public works, fire, police, and other City departments as applicable. With implementation of identified conditions of approval and uniformly applied development standards, the project would not result in a substantial increase in the severity or significant impacts that were previously identified in the program level EIR, nor would the project introduce any new significant impacts that were not previously identified. There would be no additional environmental impacts beyond those analyzed in the General Plan EIR, and therefore the project is exempt pursuant to California Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

Lead Agency: City of Petaluma Planning Division, 11 English Street, Petaluma, CA 94953
Planning Commission approved the Project on January 24, 2023.

Department/Contact Person: Olivia Ervin, Principal Environmental Planner

Phone: (707) 778-4556



Olivia Ervin, Principal Environmental Planner

January 24, 2023

Date