

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**

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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](mailto: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



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 49-01262023-026
STATE CLEARINGHOUSE NUMBER (If applicable)

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

LEAD AGENCY CITY OF PETALUMA	LEAD AGENCY EMAIL	DATE 01/26/2023
COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 23-0126-01	
PROJECT TITLE LABCON NORTH AMERICA		

PROJECT APPLICANT NAME GREG LEDOUX	PROJECT APPLICANT EMAIL GREG@GLEDOUX.COM	PHONE NUMBER (707) 795-8855
PROJECT APPLICANT ADDRESS 48 WEST SIERRA AVE	CITY COTATI	STATE CA
		ZIP CODE 94931

**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)	\$3,839.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$ _____
<input checked="" type="checkbox"/> Exempt from fee		
<input checked="" type="checkbox"/> Notice of Exemption (attach)		
<input type="checkbox"/> CDFW No Effect Determination (attach)		
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)		
<hr/>		
<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 	AGENCY OF FILING PRINTED NAME AND TITLE Julianna Garfia, Deputy County Clerk-Recorder
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ORIGINAL - PROJECT APPLICANT

COPY - CDFW/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK

DFW 753.5a (Rev. 01/01/2023)