

This notice was posted on 05/31/2023
and will remain posted for a period of thirty days
through 07/01/2023

Doc No.49-05312023-207



NOTICE OF CATEGORICAL EXEMPTION

Sonoma County Permit and Resource Management Department

Deva Marie Proto, County Clerk

BY: *[Signature]*
Julio Montes Lopez, Deputy Clerk

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: Cannabis Conditional Use Permit; UPC22-0001

Public Agency: Sonoma County

Project Applicant: Exothcs LP., Brandon Wright

Applicant Address: 54 Drakewood Lane, Novato

Project Location: 4656 Arlington Ave, Santa Rosa

APN: 134-251-073

Date of Approval: May 31, 2023

To:

County Clerk- Recorder Office Office of Planning and
County of Sonoma Research

585 Fiscal Drive, Room 103 P.O. Box 3044, Room 113

Santa Rosa, CA 95403 Sacramento, CA 95812-3044

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF THE PROJECT:

The proposed project is a request for a five-year limited-term Conditional Use Permit for a commercial cannabis cultivation for up to 17,231 square feet of canopy in the form of 1,950 square feet of indoor, 2,788 square feet of mixed light (flowering), 1,724 mixed light wholesale nursery, 10,769 square feet of outdoor cultivation, and self-distribution (Distributor-Transport only), in addition to mixed light and indoor accessory propagation, and ancillary processing of site-grown cannabis on a 12.38 acre parcel zoned DA located at 4656 Arlington Ave. Cultivation and associated activities will maintain a 50-foot riparian protection setback from the onsite retention pond. Proposed daily outdoor hours of operation are 5:00 am to 8:00 pm, indoor and mixed light operations may occur 24 hours a day seven days a week as needed. Management will be on call 24 hours a day seven days a week. Deliveries and shipping would be limited to 8:00 am to 5:00 pm Monday through Friday. The residence nearest the operation will be owner/operator or employee occupied. The project would be owner operated and hire up twelve (12) part time seasonal staff. No public access or retail sales are permitted. The project site has operated as a commercial wholesale nursery and retail operation since at least 2006 and is the former site of Seescape Landscaping and R-Trees Nursery (2006-2021).

EXEMPT STATUS:

Categorical Exemptions 15301, Existing Facilities and Section 15061(b)(3) General Rule Exemption.

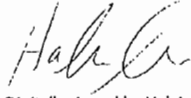
REASON WHY THIS PROJECT IS EXEMPT:

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) because the project involves the operation, repair, permitting, and minor alteration of existing private structures and facilities formerly utilized for a similar use. The proposed use including water conservation measures such as rainwater capture could result in enhancement of aquifer and a net reduction in water use from the sites previous use as a tree nursery. Conversion or replacement of existing structures will not substantially expand current site uses. The proposed activity is also exempt under the common-sense exemption, Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question could have a significant impact on the environment. No exceptions listed under Section 15300.2 apply.

This Notice of Exemption is filed pursuant to the provisions of Section 15062 of the State CEQA Guidelines.

Lead Agency Contact Person:

Haleigh Frye, Project Planner
Permit and Resource Management Department
Project Review Division
(707) 565-2477



Digitally signed by Haleigh Frye
DN: cn=Haleigh Frye, o=Project Review Division,
ou=Permit Sonoma, email=Haleigh.Frye@sonoma-
county.org, c=US
Date: 2023.05.31 08:37:01 -07'00'



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:
49-05312023-207

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SONOMA COUNTY	LEAD AGENCY EMAIL	DATE 05/31/2023
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COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 23-0531-02
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PROJECT TITLE
CANNABIS CONDITIONAL USE PERMIT; UPC22-0001

PROJECT APPLICANT NAME EXOTHCS LP., BRANDON WRIGHT	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-2477
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PROJECT APPLICANT ADDRESS 54 DRAKEWOOD LANE	CITY NOVATO	STATE CA	ZIP CODE 94947
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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) | \$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 | \$ _____ |

- 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 	AGENCY OF FILING PRINTED NAME AND TITLE Julio Montes Lopez, Deputy County Clerk-Recorder
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