



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: Cub City LLC; UPC17-0049

Public Agency: Sonoma County

Project Applicant: Foster Andrew Duval, Jr.

Applicant Address: 400 W. Erie St. Ste. 110,
Chicago, IL 60654

Project Location: 3195 Regional Pkwy, Santa
Rosa, CA 95403

Date of Approval: 6/1/2023

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 5-year limited-term Use Permit RENEWAL and minor modification of an existing cannabis cultivation operation. The modification would reduce the approved flowering canopy by 1,800 square feet and add 1,800 square feet of wholesale nursery (production of clones and/or seeds for sale); there will be no increase in overall cultivation area above the previously approved 10,000 square feet. All other components of the operation would continue as currently permitted under UPC17-0049. Additional approved and continued operations include distribution, non-volatile manufacturing, processing, and packaging. Indoor cultivation, manufacturing, and processing operations may occur 24 hours per day, as needed, though generally will occur between 8:30 am and 4:30 pm. Deliveries and shipping/distribution operations are limited to the hours of 8:00 am to 5:00 pm Monday through Friday. The current approved employee number of 22 will remain unchanged. The modification does not involve any new construction. The parcel is located within an existing 19,590-square-foot commercial building on a 1.02-acre Heavy Industrial parcel. This Use Permit incorporates and supersedes all previous Use Permits.

EXEMPT STATUS:

Categorical Exemption. Section 15301(a) for 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(a) (Existing Facilities), as continued operation of an existing facility involving 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:

Crystal Acker

Digitally signed by Crystal Acker
DN: cn=Crystal Acker, o=Permit Sonoma,
County of Sonoma, ou=Supervising Planner,
email=crystal.acker@sonoma-county.org, c=US
Date: 2023.06.01 13:50:03 -07'00'

Crystal Acker, Project Planner
Permit Sonoma, Project Review Division
(707) 565-8357

Deva Marie Proto, County Clerk
BY: *[Signature]*
Julio Montes Lopez, Deputy Clerk

This notice was posted on 06/01/2023
and will remain posted for a period of thirty days
through 07/02/2023

Doc No.49-06012023-208



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:
49-06012023-208

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SONOMA COUNTY	LEAD AGENCY EMAIL	DATE 06/01/2023
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COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 23-0601-01
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PROJECT TITLE
CUB CITY LLC; UPC17-0049

PROJECT APPLICANT NAME FOSTER ANDREW DUVAL, JR.	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-8357
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PROJECT APPLICANT ADDRESS 400 W. ERIE ST. STE. 110	CITY CHICAGO	STATE IL	ZIP CODE 60654
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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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