



# 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):

<b>Project Title:</b> Use Permit Modification; File No. UPE24-0070	<b>To:</b> County Clerk- Recorder Office	Office of Planning and Research
<b>Public Agency:</b> Sonoma County	County of Sonoma	
<b>Project Applicant:</b> MKOR Holdings, LLC	585 Fiscal Drive, Room 103	P.O. Box 3044, Room 113
<b>Applicant Address:</b> 577 Martin Avenue Rohnert Park, California 94928	Santa Rosa, CA 95403	Sacramento, CA 95812-3044
<b>Project Location:</b> 16101 Neeley Rd, Guerneville		
<b>Date of Approval:</b> March 13, 2025		

## DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF THE PROJECT:

The proposed project is a Use Permit Modification to the existing campground Use Permit (UPE11-0034) to allow: on-site preparation and sale of food daily from 7:00am-10:00pm; the ability to park a mobile food facility on-site for the duration of the campground's yearly operating season; and sale of alcoholic beverages daily from 7:00am-10:00pm. *Note, this use permit modification does not include changes to any of the following uses permitted under UPE11-0034: standard operating season of April 15 through October 1, with a maximum allowed season of April 1 through October 31 with written approval from the Director; up to 10 Special Events per year with a maximum of 200 visitors on-site at any one time; campground capacity of 80 guests per night and 200 total daytime guests; employee count; and hours of operation.*

## EXEMPT STATUS:

Categorical Exemptions Section 15301, 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, which provides for the operation, repair, maintenance, and minor alteration of existing public or private facilities involving negligible or no expansion of the existing or former use.

No exceptions listed under Section 15300.2 apply, and 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:

**Mark Shurvinton**

Digitally signed by Mark Shurvinton  
Date: 2025.03.14 15:41:07 -07'00'

Mark Shurvinton, Project Planner  
Permit and Resource Management Department  
Project Review Division  
(707) 565-6186

**Deva Marie Proto, County Clerk**  
BY: Crystal Duenas, Deputy Clerk

This notice was posted on 03/18/2025  
and will remain posted for a period of thirty days  
through 04/18/2025  
Doc No.49-03182025-078



State of California - Department of Fish and Wildlife  
**2025 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER: 49-03182025-078
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SONOMA COUNTY	LEAD AGENCY EMAIL	DATE 03/18/2025
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COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 25-0318-02
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PROJECT TITLE  
USE PERMIT MODIFICATION; FILE NO. UPE24-0070

PROJECT APPLICANT NAME MKOR HOLDINGS, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-6186
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PROJECT APPLICANT ADDRESS 577 MARTIN AVENUE	CITY ROHNERT PARK	STATE CA	ZIP CODE 94928
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PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

- Environmental Impact Report (EIR) \$4,123.50 \$ \_\_\_\_\_
- Mitigated/Negative Declaration (MND)(ND) \$2,968.75 \$ \_\_\_\_\_
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,401.75 \$ \_\_\_\_\_

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

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ \_\_\_\_\_
- County documentary handling fee \$ \_\_\_\_\_ \$50.00
- Other \$ \_\_\_\_\_

**PAYMENT METHOD:**

- Cash   
  Credit   
  Check   
  Other   
 TOTAL RECEIVED \$ \_\_\_\_\_ \$50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Crystal Duenas, Deputy County Clerk-Recorder
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