

This notice was posted on 09/13/2024
and will remain posted for a period of thirty days
through 10/14/2024

Deva Marie Proto, County Clerk
BY: [REDACTED]
Carrie Anderson, Deputy Clerk



Doc No.49-09132024-298

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: Cannabis Conditional Use
Permit; UPC17-0044

Public Agency: Sonoma County

Project Applicant: Spring Creek Farm, Howard
Kronberg

Applicant Address: PO Box 534, Cazadero CA
95421

Project Location: 21510 Fort Ross Rd.,
Cazadero 95421

APN: 107-140-007

Date of Approval: September 12, 2024

To:

County Clerk- Recorder Office
County of Sonoma

585 Fiscal Drive, Room 103
Santa Rosa, CA 95403

Office of Planning and
Research

P.O. Box 3044, Room 113
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 operation consisting of up to 2,500 square feet of mixed light cultivation and 2,500 square feet of outdoor cultivation in addition to accessory propagation and ancillary processing of cannabis grown onsite, as well as self-distribution on a 31.70-acre parcel zoned RRD located at 21510 Fort Ross Rd., Cazadero. Proposed hours of operation would typically be 8:00 am to 5:00 pm Monday through Friday but may occur 24 hours a day seven days a week as needed. Deliveries and shipping would be limited to 8:00 am to 5:00 pm Monday through Friday. The project would employ two (2) full time employees and two (2) part time seasonal staff. No public access or retail sales are permitted. The site has been operating under the Temporary Penalty Relief Program since 2017.

EXEMPT STATUS:

Categorical Exemptions 15301, Existing Facilities, 15303 New Construction or Conversion of Small Structures, and Section 15061(b)(3) General Rule Exemption.

REASON WHY THIS PROJECT IS EXEMPT:

The proposed project has been analyzed under the California Environmental Quality Act (CEQA) and the CEQA Guidelines, California Code of Regulations. Staff has determined that the project is categorically exempt from CEQA pursuant to Section 15301 Existing Facilities, 15303 New Construction or Conversion of Small Structures, and 15061(b)(3), the Common Sense Exemption. This is because the project involves continued outdoor cultivation and mixed-light cultivation in structures totaling 4,045 square feet with only a minor expansion of an existing greenhouse (adding 528 square feet of floor area) and the related construction of a small structure (160 square feet) to house an ADA-compliant restroom and storage. These structural additions total 688 square feet, well under 50% of the existing structures and 2,500 square feet, and there will be no or negligible expansion of use as the total cultivation area onsite would not change. Further, because the new development is only 688 square feet, it is exempt as new construction of small structures (less than 2,500 square feet). Additionally, or alternatively, because the project continues a small ongoing operation with only minor structural improvements on an area of the site that is already cleared and developed, it can be seen with certainty that the project will not result in significant environmental impacts. No exceptions listed under CEQA Section 15300.2 apply because the project site is not a uniquely sensitive environment, there are no nearby projects potentially creating significant cumulative impacts, there are no unusual circumstances associated with the project site, and no

impacts to historic resources.

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

Lead Agency Contact Person:

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: 2024.09.12 15:46:01 -07'00'

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



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:
49-09132024-298

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SONOMA COUNTY	LEAD AGENCY EMAIL	DATE 09/13/2024
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COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 24-0913-01
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PROJECT TITLE
CANNABIS CONDITIONAL USE PERMIT; UPC17-0044

PROJECT APPLICANT NAME SPRING CREEK FARM, HOWARD KRONBERG	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-2477
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PROJECT APPLICANT ADDRESS PO BOX 534	CITY CAZADERO	STATE CA	ZIP CODE 95421
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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)	\$4,051.25	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$ _____

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 X [Redacted Signature]	AGENCY OF FILING PRINTED NAME AND TITLE Carrie Anderson, Deputy County Clerk-Recorder
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