



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: Wingo Ranch B Outdoor Cannabis Farm; File No. UPC24-0004
Public Agency: Sonoma County
Project Applicant: Ivan Escobar
Applicant Address: P.O. Box 1538, Glen Ellen, CA 95442
Project Location: No Address; APN 128-471-006
Date of Approval: January 28, 2025

To:
County Clerk- Recorder Office Office of Planning and Research
County of Sonoma
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 use permit to consolidate four outdoor cannabis cultivation zoning permit into one, one acre (43,560 square feet) outdoor cannabis operation within an existing fenced area located on a 320.57-acre parcel zoned LEA (Land Extensive Agriculture), with Combining Districts for BH (Biotic Habitat), F2 (Floodplain), RC50/25 (Riparian Corridor), and VOH (Valley Oak Habitat); APN 128-471-006.

The proposed project consists of the continued operation of an existing outdoor cannabis site with minor expansion to add 3,560 square feet of canopy to the currently 40,000 square foot operation, as well as an additional 10,890 square feet area for accessory propagation and vegetative production. Existing infrastructure including fencing, irrigation lines, and access roads to remain unchanged. Deliveries are limited to 8:00am to 5:00pm Monday through Friday. Up to 2 full-time and 6 seasonal employees would serve the operation.

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 the continued operation of an existing outdoor cannabis cultivation operation with minor 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:

Digitally signed by Ken Compton
DN: cn=Ken Compton, o=PRMID, ou,
email=ken.compton@sonoma-county.org,
c=US
Date: 2025.01.28 16:19:32 -08'00'

Ken Compton, Project Planner

Permit and Resource Management Department | Project Review Division

(707) 565-2829

This notice was posted on 01/29/2025
and will remain posted for a period of thirty days
through 03/01/2025

Doc No.49-01292025-027

Deva Marie Proto, County Clerk

BY:
Carrie Anderson, Deputy Clerk



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: 49-01292025-027
STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY SONOMA COUNTY	LEAD AGENCY EMAIL	DATE 01/29/2025
COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 25-0129-02	

PROJECT TITLE
WINGO RANCH B OUTDOOR CANNABIS FARM; FILE NO. UPC24-0004

PROJECT APPLICANT NAME IVAN ESCOBAR	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-2829
PROJECT APPLICANT ADDRESS P.O. BOX 1538	CITY GLEN ELLEN	STATE CA
		ZIP CODE 95442

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)	\$4,123.50	\$ _____
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$ _____
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$ _____
<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)		

<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 Carrie Anderson, Deputy County Clerk-Recorder
---------------	--