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:** Use Permit Modification; File No. UPC22-0002  
**To:** County Clerk- Recorder Office  
**Public Agency:** Sonoma County  
**Project Applicant:** Vincent Scholten  
**Applicant Address:** 2100 Pleasant Hill Road, Sebastopol  
**Project Location:** 2100 Pleasant Hill Road, Sebastopol  
**Date of Approval:** June 28, 2022

**Office of Planning and Research**  
**County of Sonoma**  
585 Fiscal Drive, Room 103  
Santa Rosa, CA 95403  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044

**DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF THE PROJECT:**  
The proposed project is Use Permit modification (UPC17-0019) for a revision to an approved limited term commercial cannabis nursery to allow for distribution/transportation only, with no changes to the existing facilities or trip generation, on a 14.47 acre parcel located at 2100 Pleasant Hill Road, Sebastopol, APN 076-110-028 Supervisor District 5.

**EXEMPT STATUS:**  
Categorical Exemption. 15301(a) Existing Facilities.

**REASON WHY THIS PROJECT IS EXEMPT:**  
The proposed project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and it has been determined that the 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) in that it would involve the reuse of existing facilities that were previously used for a similar purpose, the project would involve only the allowance of distributor and transport by the operator, and the project would involve no expansion of the existing and former 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:**  
Marina Herrera, Project Planner  
Permit Sonoma  
Project Review Division  
(707) 565-2397
### 2022 ENVIRONMENTAL DOCUMENT FILING FEE

**CASH RECEIPT**

DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

**RECEIPT NUMBER:**
49-06292022-291

**STATE CLEARINGHOUSE NUMBER (If applicable)**

### LEAD AGENCY

<table>
<thead>
<tr>
<th>Lead Agency</th>
<th>Lead Agency Email</th>
<th>Date</th>
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<td>06/29/2022</td>
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### COUNTY/STATE AGENCY OF FILING

<table>
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<th>Agency Name</th>
<th>Document Number</th>
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<td>22-0629-01</td>
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### PROJECT TITLE

USE PERMIT MODIFICATION; FILE NO. UPC22-0002

### PROJECT APPLICANT NAME

VINCENT SCHOLTEN

### PROJECT APPLICANT ADDRESS

2100 PLEASANT HILL ROAD

### CITY

SEBASTOPOL

### STATE

CA

### ZIP CODE

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

### CHECK APPLICABLE FEES:

- **Environmental Impact Report (EIR)** $3,539.25
- **Mitigated/Negative Declaration (MND)/ND** $2,548.00
- **Certified Regulatory Program (CRP) document - payment due directly to CDFW** $1,203.25

### Exempt from fee:

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

### PAYMENT METHOD:

- **Cash**
- **Credit**
- **Check**
- **Other**

### TOTAL RECEIVED

$50.00

### SIGNATURE

X

### AGENCY OF FILING PRINTED NAME AND TITLE

Carrie Anderson, Deputy County Clerk-Recorder