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through 03/14/2019

Deva Marie Proto, County Clerk  
BY:   
Julianna Garfia, Deputy Clerk

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## 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> Specialty Indoor Cannabis Cultivation and Propagation; File No. UPC18-0014 | <b>To:</b> County Clerk- Recorder Office | Office of Planning and Research |
| <b>Public Agency:</b> Sonoma County  | County of Sonoma                         | P.O. Box 3044, Room 113         |
| <b>Project Applicant:</b> Anna Nicole Griffith Barbleri  | 585 Fiscal Drive, Rm 103                 | Santa Rosa, CA 95403            |
| <b>Applicant Address:</b> 110 5 <sup>th</sup> St., #3 Santa Rosa, CA 95401                       |  | Sacramento, CA 95812-3044       |
| <b>Project Location:</b> 675 Aviation Blvd., Santa Rosa, CA                                      |  |                                 |
| <b>Date of Approval:</b> February 6, 2019  |  |                                 |

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

The proposed project is a conditional use permit for specialty indoor cannabis testing facility. Cannabis would be delivered on site from other off-site cannabis businesses and there would be no cultivation on site. The proposed project site is a 1.6-acre parcel zoned Industrial Park (M1) and located within the Airport Industrial Specific Plan area. The property contains one, 26,000 square foot warehouse structure. The project area consists of four office spaces, a conference room, large open cubicle spaces, employee breakroom, storage room, two ADA compliant bathrooms, and a room for the proposed laboratory area. The remainder of the building is occupied by EMG Pickups. The project includes the utilization of 4,316 square feet of the existing warehouse structure, 861 square feet of which would be utilized for a cannabis testing facility area. The proposed cannabis testing area was previously utilized by the Crescent Healthcare laboratory, therefore, tenant improvements would be minimal. Cannabis is not currently grown here, and no cannabis cultivation is proposed on this parcel or part of this project.

The proposed 4,316 square feet of the project would be upgraded to include office space and would involve the installation of laboratory equipment within the existing laboratory space per Sections 26-88-250 through 26-88-254 of the County Zoning Regulations for the testing of cannabis. The project includes tenant improvements only and does not include any expansion to the existing structure.

Site operations and business hours would be Monday through Saturday from 8:00 a.m. to 7:00 p.m. The project includes a maximum of 10 employees and would not be open to the public. The site contains approximately 90 on-site parking spaces as well as street parking in front of the building. The use shall be operated in accordance with the proposal statement and operational plan located in File # UPC18-0014 as modified by conditions.

### EXEMPT STATUS:

Categorical Exemptions Section 15301(a) for Existing Facilities, Section 15303(e) for New Construction or Conversion of Small Structures.

### 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, Sections 15301(a) and 15303(e) (Existing Facilities and New Construction or Conversion of Small Structures) in that it involves tenant improvements to an existing warehouse structure. The remodel would upgrade approximately 4,316 square feet to include office space, storage area and a cannabis testing area of 861 square feet and there would be no expansion to the existing

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:

*Traci Tesconi*

Traci Tesconi, Project Review Section Manager  
Permit and Resource Management Department  
Project Review Division  
(707) 565-1948

Governor's Office of Planning & Research  
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STATE CLEARINGHOUSE