



# 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:** Golden State Genetics Indoor Cannabis Cultivation; File No. UPC18-0005

**Public Agency:** Sonoma County

**Project Applicant:** Shawn Gardner

**Applicant Address:** P.O. Box 14265, Santa Rosa, CA 95402

**Project Location:** 750 W Sexton Road, Sebastopol, CA 95472; APN 077-060-017

**Date of Approval:** November 3, 2025

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 to legalize an existing indoor cannabis cultivation operation currently cultivating under the County's Penalty Relief Program (PRP). The current operation is authorized to cultivate up to 3,600 square feet within an existing 3,873 square foot barn on the subject parcel. The approved use would allow for the demolition of the barn and replacement with a new, 5,728 square foot metal barn structure to meet CA Building Code occupancy requirements and allow for up to 5,000 square feet of indoor cultivation on a 5.03-acre parcel zoned DA (Diverse Agriculture), with Combining Districts for Accessory Dwelling Unit Exclusion Zone (Z) and Riparian Corridor (RC100/50); APN 077-060-017.

## EXEMPT STATUS:

Categorical Exemption Sections 15301(e) for Existing Facilities, and 15302(b) Replacement or Reconstruction

## 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(e) (Existing Facilities), and 15302(b) (Replacement or Reconstruction) as the project would involve the continued use of a portion of the parcel for the purposes of indoor cannabis cultivation. The structure would be expanded by approximately 1,850 square feet on a disturbed portion of the parcel and in the approximate location of existing barn (to be demolished), which is both an expansion of less than 50 percent of the floor area of the structure before the expansion and less than 2,500 square feet, and would be a replacement of a commercial structure with a new structure of substantially the same purpose. Construction would occur outside of streamside conservation areas and would employ erosion control measures to minimize potential sediment transfer. The remainder of the site, consisting of approximately 4.9-acres (97% of the parcel) would remain unchanged.

The increase in maximum canopy from 3,600 square feet to 5,000 square feet aligns with licensing for "Specialty Indoor" cultivation between 501 and 5,000 square feet of canopy and is supported by a net zero Water Conservation Plan, to be implemented as required by project conditions, to reduce overall water demand by 40% through water recycling and rainwater catchment. The project would utilize an existing well on the parcel. Total groundwater use for the project will be monitored and reported annually to the lead agency with a limitation of 0.2-acre feet per year and a prohibition on groundwater extraction during dry months. Domestic wastewater would utilize an existing septic system and leach area on the parcel. Equipment for the operation,

This notice was posted on 11/04/2025 and will remain posted for a period of thirty days through 12/05/2025  
Doc No. 49-11042025-440

Deva Marie Proto, County Clerk  
BY: *Christina Prado-Mendoza*  
Christina Prado-Mendoza, Deputy Clerk

inclusive of fans and ventilation to control odor and humidity, would not exceed County noise standards. Other elements of the project, including the overall number of employees, would remain unchanged. 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:**

**Ken Compton** Digitally signed by Ken Compton  
Date: 2025.11.04 11:36:43 -08'00'

---

Ken Compton, Project Planner  
Permit and Resource Management Department | Project Review Division  
(707) 565-2829



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: 49-11042025-440
STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT	LEAD AGENCY EMAIL	DATE 11/04/2025
---	-------------------	--------------------

COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 25-1104-02
---	-------------------------------

PROJECT TITLE  
GOLDEN STATE GENETICS INDOOR CANNABIS CULTIVATION; FILE NO. UPC18-0005

PROJECT APPLICANT NAME SHAWN GARDNER	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-2829
---	-------------------------	--------------------------------

PROJECT APPLICANT ADDRESS P.O. BOX 14265	CITY SANTA ROSA	STATE CA	ZIP CODE 95402
---	--------------------	-------------	-------------------

**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	\$ _____

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 	AGENCY OF FILING PRINTED NAME AND TITLE Christina Prado-Mendoza, Deputy County Clerk-Recorder
---------------	--