

Deva Marie Proto, County Clerk
BY: 
Celeste Hernandez, Deputy Clerk

Notice of Determination

To:

Office of Planning and Research

U.S. Mail: *Street Address:*
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

From:

Public Agency: Permit Sonoma

Address: 2550 Ventura Ave.
Santa Rosa, CA 95403
Contact: Haleigh Frye
Phone: 707-565-12477

County Clerk

County of: Sonoma
Address: 585 Fiscal Dr #103F
Santa Rosa, CA 95403

Lead Agency:

Permit Sonoma
Address: 2550 Ventura Ave.
Santa Rosa, CA 95403
Contact: Haleigh Frye
Phone: 707-565-2477

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2020110159

Project Title: File No. UPC18-0050 Cannabis Use Permit Modification

Project Applicant: Peter Buffington

Project Applicant Address: 6329 Valley View Road, Oakland CA 94611

Project Location: 41707 Sleepy Hollow Road, Annapolis, Sonoma County, CA

Project Description:

Use Permit modification (File No. UPC18-0050) for a revision to an approved limited term cannabis cultivation operation to allow for self-distribution (currently utilizing a third party distributor), with no changes to the existing facilities, and a minor increase in trip generation of 16 additional truck trips per year (on average less than 3 trips per month). Employee number and hours of operation would remain unchanged.

The original project (File No. UPC18-0050) was approved on December 10, 2020 to allow 35,000 square feet of cannabis cultivation in addition to ancillary processing of site grown cannabis on a 40.11-acre parcel zoned RRD located at 41707 Sleepy Hollow Rd. A Mitigated Negative Declaration (MND) was prepared and posted for the original project in accordance with CEQA. On December 10, 2020 the Sonoma County Board of Zoning Adjustments (BZA) held a public hearing and adopted a Mitigated Negative Declaration (MND) prepared for the project and approved the project subject to conditions of approval set forth in Board Resolution No. 20-019.

**This notice was posted on 08/09/2023
and will remain posted for a period of thirty days
through 09/09/2023**

Doc No.49-08092023-269

This is to advise that the Lead Agency has approved the above described project on August 8, 2023 and has made the following determinations regarding the above described project.

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for the original project in 2020 pursuant to the provisions of CEQA. An Addendum to the 2020 Negative Declaration was prepared for the Use Permit Modification project (File No. UPC18-0050). A Hearing Waiver was posted from July 27 to August 7 and passed with no objections. Mitigation measures were previously made a condition of project approval. The proposed use permit modification project is required to meet the project objectives of the original UPC18-0050 project. No new, collective or cumulative impacts have been identified related to the increase in truck trips associated with the proposed self-distribution. The findings contained in the 2020 MND remain valid for the proposed self-distribution and no new impacts or increases in previously analyzed impacts have been identified.
3. Previously approved Mitigation Measures were made a condition of the approval of the project. These include mitigation measures for potential environmental impacts to the following topic areas: Biological Resources, Geology and Soils.
4. A mitigation reporting or monitoring plan was adopted for the project.
5. A statement of Overriding Considerations was not adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Mitigated Negative Declaration is available to the General Public at: Permit Sonoma, 2550 Ventura Ave., Santa Rosa 95403

Signature: Haleigh Frye 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: 2023.08.08 15:50:00 -07'00' Title: Planner II

Date: August 8, 2023

Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.



State of California - Department of Fish and Wildlife
**2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT**
DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

RECEIPT NUMBER:
49-04182022-132

STATE CLEARINGHOUSE NUMBER (If applicable)
2020110159

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY
S/C PERMIT & RESOURCE MGT.

LEAD AGENCY EMAIL

DATE
04/18/2022

COUNTY/STATE AGENCY OF FILING
SONOMA

DOCUMENT NUMBER
22-0418-01

PROJECT TITLE
UPC18-0050 SLEEPY HOLLOW FARMS

PROJECT APPLICANT NAME
PETER BUFFINGTON

PROJECT APPLICANT EMAIL

PHONE NUMBER
(707) 565-1735

PROJECT APPLICANT ADDRESS
41707 SLEEPY HOLLOW RD

CITY
ANNAPOLIS

STATE
CA

ZIP CODE
95412

PROJECT APPLICANT (Check appropriate box)

☐ 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 \$ \$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)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____
☒ County documentary handling fee \$ \$50.00
☐ Other \$ _____

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other

TOTAL RECEIVED \$ \$2,598.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Betsy Penn, Deputy County Clerk-Recorder



State of California - Department of Fish and Wildlife

2023 ENVIRONMENTAL DOCUMENT FILING FEE

CASH RECEIPT

DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER:
49-08092023-269

STATE CLEARINGHOUSE NUMBER (If applicable)
2020110159

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY PERMIT SONOMA	LEAD AGENCY EMAIL	DATE 08/09/2023
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COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 23-0809-01
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PROJECT TITLE
FILE NO. UPC18-0050 CANNABIS USE PERMIT MODIFICATION

PROJECT APPLICANT NAME PETER BUFFINGTON	PROJECT APPLICANT EMAIL	PHONE NUMBER (707) 565-2477
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PROJECT APPLICANT ADDRESS 6329 VALLEY VIEW ROAD	CITY OAKLAND	STATE CA	ZIP CODE 94611
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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)	\$3,839.25	\$	
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	

☐ 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 C	AGENCY OF FILING PRINTED NAME AND TITLE Celeste Hernandez, Deputy County Clerk-Recorder
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