



State of California - Department of Fish and Wildlife  
**2024 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

RECEIPT NUMBER:  
 49-08212024-265

STATE CLEARINGHOUSE NUMBER (If applicable)  
 2023110608

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

LEAD AGENCY COUNTY OF SONOMA	LEAD AGENCY EMAIL	DATE 08/21/2024
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COUNTY/STATE AGENCY OF FILING SONOMA	DOCUMENT NUMBER 24-0821-01
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PROJECT TITLE  
 PLP23-0011 (DRH22-0004, UPE23-0021, GPA24-0006)

PROJECT APPLICANT NAME KEN COHAN	PROJECT APPLICANT EMAIL	PHONE NUMBER 707565387
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PROJECT APPLICANT ADDRESS 2120 COFFEE LANE	CITY SEBASTOPOL	STATE CA	ZIP CODE 95472
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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)	\$4,051.25	\$	
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	\$2,916.75
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	
<input type="checkbox"/> Exempt from fee			
<input 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)			
<hr/>			
<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**    \$    \$2,966.75

SIGNATURE  X	AGENCY OF FILING PRINTED NAME AND TITLE Maria Mendoza, Deputy County Clerk-Recorder
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Deva Marie Proto, County Clerk  
BY:   
Marra Mendoza, Deputy Clerk

This notice was posted on 08/21/2024  
and will remain posted for a period of thirty days  
through 09/21/2024

# Notice of Determination

Doc No. 49-08212024-265

Appendix D

**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

County Clerk  
County of: Sonoma  
Address: County Clerk-Recorder Office  
85 Fiscal Drive, Room 103, Santa Rosa, CA 954

**From:**

Public Agency: County of Sonoma  
Address: 2550 Ventura Avenue  
Santa Rosa, CA  
Contact: Claudette Diaz  
Phone: (707) 565-7387

Lead Agency (if different from above):

Address: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Phone: \_\_\_\_\_

**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): 2023110608

Project Title: PLP23-0011 (DRH22-0004, UPE23-0021, GPA24-0006)

Project Applicant: Ken Cohan, 2120 Coffee Lane, Sebastopol, CA 95472

Project Location (include county): 1794 Highway 116 South and 26 Bloomfield Road, Sebastopol CA 954

**Project Description:**

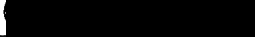
Design Review and Use Permit for a new hardware store consisting of a 12,260-square foot retail building with an adjacent 2,984-square foot open air roofed garden supply/nursery structure, and a separate 4,000-square foot warehouse building on two parcels totaling 2.76 acres. Access will be provided along Bloomfield Road and Highway 116 South. Access along Highway 116 will be limited to right-turn movements in and out. The hours of operation will be 7:00 am to 7:00 pm, Monday through

This is to advise that the County of Sonoma has approved the above  
( Lead Agency or  Responsible Agency)

described project on August 20, 2024 and has made the following determinations regarding the above  
(date)  
described project.

1. The project [ will  will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.  
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [ were  were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [ was  was not] adopted for this project.
5. A statement of Overriding Considerations [ was  was not] adopted for this project.
6. Findings [ were  were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Signature (Public Agency):  Title: Project Planner

Date: August 21, 2024 Date Received for filing at OPR: \_\_\_\_\_