

P

Type

33

Docs

Plans

UPC99-0168

Building Permit Number (List all associated with these documents)

3800

Street Number

BOHEMIAN Hwy

Street Name

Community Code

APN

COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA

(707) 565-1900 FAX (707) 565-1103

USE PERMIT APPLICATION RECEIPT

Date: Nov 19, 1999
Time: 12:59
File #: UPE99-0168

Site Address

380C BOHEMIAN HWY OCC

Owner

COUNTY OF SONOMA
2555 MENDOCINO AVE
SANTA ROSA CA
954032803

Applicant

SANDBERG DENNIS
PO BOX 606
OCCIDENTAL CA
707-874-2294 95465

Description

REQUEST FOR A USE PERMIT TO EXPAND FIRE STATION

REQUEST FOR A USE PERMIT TO EXPAND THE OCCIDENTAL
FIRE DEPT. FEES WAIVED BY THE BOARD OF
SUPERVISORS.

Parcel No 074-300-015
Zoning:

Total Acres:
Gen Plan Land Use:

APPLICATION FEE SUMMARY

Item #	Item Account Code	Description	Fee	Previously Paid
0119	649103-3661	CO FIRE MARSHAL REVIEW	\$.00	\$.00
0121	1341	FIRE SAFE STDS & REF PRMD	\$.00	\$.00
0224	1600	VIO. PENALTY FEE (ZONE)	\$.00	\$.00
0334	3355	EH REVIEW PUB SEW & WAT	\$.00	\$.00
0337	3355	EH REV ± 335/36 ALL OTHR	\$.00	\$.00
0615	3140	PUBLIC ROAD REVIEW	\$.00	\$.00
0704	3140	6051 DRAINAGE REV MAJOR DEV'S	\$.00	\$.00
0705	3140	6052 DRAINAGE REV MINOR DEV'S	\$.00	\$.00
0710	3140	DRAINAGE REVIEW REFERRAL	\$.00	\$.00
1011	3803	APPEAL (ALL OTHERS)	\$.00	\$.00
1054	3811	ENV REV ARCH LAB REFERRL	\$.00	\$.00
1055	3811	6118 ENV REV NO SPEC STUDIES	\$.00	\$.00
1056	3812	6119 ENV REV SPECIAL STUDIES	\$.00	\$.00
1057	3813	6118 ENV EV COMM'S REVIEW	\$.00	\$.00
1058	3148	6120 EIR REVIEW (CONTRACT+ %)	\$.00	\$.00
1125	4026	TOPOGRAPHICAL MAPS	\$.00	\$.00
1130	3823	6138 USE PERMIT LEVEL I	\$.00	\$.00
1131	3823	6139 USE PERMIT LEVEL II	\$.00	\$.00
1132	3823	PLANNED/PRECISE DEV PLAN	\$.00	\$.00
1133	3823	USE PERMIT LEVEL III	\$.00	\$.00
1137	3832	6140 USE PERM EXT OF TIME	\$.00	\$.00
1138	3832	6141 USE PERM REVIS'N TO FILE	\$.00	\$.00
1139	3824	USE PERM GEOTHER/EXT/REV	\$.00	\$.00
1140	3823	APV'D USE COND COMPL FEE	\$.00	\$.00
1145	3825	SURFACE MNG PERM/EXT/REV	\$.00	\$.00
1146	3826	RECLAMATION PLAN/EXT/REV	\$.00	\$.00
5119	649103-3661-WAIVED	CO FIRE MARSHAL REVIEW	\$.00	\$.00
5121	1341-WAIVED	FIRE SAFE STDS & REF PRMD	\$.00	\$.00
5334	3355-WAIVED	EH REVIEW PUB SEW & WAT	\$.00	\$.00
5337	3355-WAIVED	EH REV ± 5335/36 ALL OTH	\$.00	\$.00
5615	3140-WAIVED	PUBLIC ROAD REVIEW	\$.00	\$.00
5704	3140-WAIVED	6051 DRAINAGE REV MAJOR DEV'S	\$.00	\$.00
5705	3140-WAIVED	6052 DRAINAGE REV MINOR DEV'S	\$.00	\$.00
5710	3140-WAIVED	DRAINAGE REVIEW REFERRAL	\$.00	\$.00
6011	3803-WAIVED	APPEAL (ALL OTHERS)	\$.00	\$.00
6054	3811-WAIVED	ENV REV ARCH LAB REFERRL	\$.00	\$.00
6055	3811-WAIVED	6118 ENV REV NO SPEC STUDIES	\$.00	\$.00
6056	3812-WAIVED	6119 ENV REV SPECIAL STUDIES	\$.00	\$.00
6057	3813-WAIVED	6118 ENV REV COMM'S REVIEW	\$.00	\$.00
6058	3148-WAIVED	6120 EIR REVIEW (CONTRACT+ %)	\$.00	\$.00
6125	4026-WAIVED	TOPOGRAPHICAL MAPS	\$.00	\$.00
6130	3823-WAIVED	6138 USE PERMIT LEVEL I	\$.00	\$.00
6131	3823-WAIVED	6139 USE PERMIT LEVEL II	\$.00	\$.00
6132	3823-WAIVED	PLANNED/PRECISE DEV PLAN	\$.00	\$.00
6133	3823-WAIVED	USE PERMIT LEVEL III	\$.00	\$.00
6137	3832-WAIVED	6140 USE PERM EXT OF TIME	\$.00	\$.00
6138	3832-WAIVED	6141 USE PERM REVIS'N TO FILE	\$.00	\$.00
6139	3824-WAIVED	USE PERM GEOTHER/EXT/REV	\$.00	\$.00
6140	3823-WAIVED	APV'D USE COND COMPL FEE	\$.00	\$.00
6145	3825-WAIVED	SURFACE MNG PERM/EXT/REV	\$.00	\$.00
6146	3826-WAIVED	RECLAMATION PLAN/EXT/REV	\$.00	\$.00

\$.00

\$.00

Total Calculated Fees
Previously Paid

\$.00
\$.00

Balance Due

\$.00

CASH REGISTER
VALIDATION
REQUIRED



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1102

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

PLANNING APPLICATION

File#: UPE99-0168 Date Filed: 11-19-99
Accepted By: TRB Broach

TYPE OF APPLICATION REQUESTED:

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Admin. Cert. of Compliance | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Minor Subdivision | <input checked="" type="checkbox"/> Use Permit |
| <input type="checkbox"/> Ag. Preserve | <input type="checkbox"/> Design Review Signs | <input type="checkbox"/> Mobile Home Permit | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Cert. of Compliance | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> General Plan Appeal | <input type="checkbox"/> Parcel Status Determination | <input type="checkbox"/> Zoning Permit |
| <input type="checkbox"/> Coastal Permit | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Second Unit Permit | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Design Review Administrative | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Specific Plan Amendment | |
| <input type="checkbox"/> Design Review Comm./Ind. | | | |

APPLICANT OR AGENT:

Name: DENNIS SANDBERG
Mailing Address: P.O. Box 606
City/Town: OCCIDENTAL
State/Zip: CA 95465
Phone: 874-2294 FAX: 874-2294
Signature: Dennis K. Sandberg
Date: 11-15-99

OWNER, IF OTHER THAN APPLICANT:

Name: COUNTY OF SONOMA
Mailing Address: _____
City/Town: _____
State/Zip: _____
Phone: _____ FAX: _____
Signature: _____
Date: _____

OTHER PERSONS TO BE NOTIFIED: Include Agents, Lenders, Architects, Etc.

Name: <u>RAY LUNARDI</u>	Name: <u>Ralph Bruins Slot</u>	Name: _____
Address: <u>P.O. Box 120</u>	Address: <u>P.O. Box 373</u>	Address: _____
City: <u>Sebastopol</u> Zip: <u>95473</u>	City: <u>Sebastopol</u> Zip: <u>95473</u>	City: _____ Zip: _____
Title: <u>Director</u> Phone: <u>545-4755</u>	Title: <u>Architect</u> Phone: <u>876-4620</u>	Title: _____ Phone: _____

PROJECT INFORMATION:

Address: 3800 Bohemian Highway City/Town: OCCIDENTAL Zip: 95465
Assessor's Parcel Number(s): 074-300-015 Acreage: _____
Project Description: ADDITION TO EXISTING FIRE HOUSE
OFFICE + MEETING 3,200 SF
TRUCK BAYS 2,280
TOTAL 5,480 SF

Site Served by Public Water? (Y) / (N): _____
Name of Provider: OCCIDENTAL C.S.O.
Number of New Lots Proposed: 0

Site Served by Public Sewer? (Y) / (N): _____
Name of Provider: SONOMA COUNTY / OCCIDENTAL
COMMUNITY SERVICE DISTRICT

COMMERCIAL/INDUSTRIAL USES: (Enter Numbers Where Applicable)

Bldg. Sq. Ft. Proposed: 5,480 SF Existing Employees: 14 volunteers New Employees Proposed: 0

RESIDENTIAL USES: (Enter Numbers Where Applicable)

New Single Family Homes: _____ New Multi-Family Units: _____ New Second Units: _____
New Mobile Homes: _____ New Units For Sale: _____ For-Rent: _____ Density Bonus Units: _____

----- DO NOT WRITE BELOW THIS LINE -----

Staff Planner: _____ Planning Area: 1 Supervisorial District: 5
Current Zoning: RR B6 10 ac HD SR General Plan Land Use: RR 10
Specific Plan: _____ S.P. Land Use: _____ Needs CEQA Review: _____
1975 Rolls Checked: Previous Files: DR 9684, UPE99-0138

PLANNING APPLICATION

USE PERMIT - APPLICATION INSTRUCTIONS (cont.)

SITE PLAN REQUIREMENTS: (8 1/2" x 11" map required)

- _____ Name, address and telephone number of applicant.
- _____ Scale, north point, and dimensions of all property lines.
- _____ Location of all existing and/or proposed buildings, structures, etc. with approximate dimensions and distances from lot lines, including those within 50 feet of property lines.
- _____ Location, width, name and status (public or private) of all existing and proposed roads and easements lying within, adjacent to and/or serving the site.
- _____ Location of streams, ditches, drainage facilities and other water courses, ponding areas, or areas subject to periodic inundation.
- _____ Lines indicating direction of slope and approximate percent of grade.
- _____ Location of any existing or proposed wells and septic systems.
- _____ Location and dimensions of all parking areas and driveways from adjacent roadways.
- _____ Location of existing trees, hedges and large clumps of bushes.
- _____ Location of all protected trees greater than 9 inches in diameter and their protected perimeters in areas that will be impacted by the development
- _____ Any additional information regarding the existing and proposed uses which in your opinion should be included on the site plan.

PROPOSAL STATEMENT REQUIREMENTS:

- _____ A one or two page letter fully describing the current use of the property and how you wish to change it.
- _____ Information regarding the kind of use, the magnitude or size of the use, the intensity of the use and the frequency of the use (e.g., church, 2 acres, 250 people, once per week for four hours, or craft store, 1,000 square feet, less than 20 persons, 5 days per week, 9 hours per day).
- _____ Production capacity, if applicable.
- _____ Changes in noise, traffic and site appearance that result from the proposal, quantified if possible.
- _____ Future use planned beyond present proposal.

USE PERMIT - SUPPLEMENTAL APPLICATION INFORMATION

EXISTING SITE CHARACTERISTICS:

Existing use of property: FIRE HOUSE Acreage: _____

Proximity to creeks, waterways and impoundment areas: 900'

Vegetation on site: NONE

General topography: FLAT

Surrounding uses to North: TENNIS COURT South: POST OFFICE

East: PARKING LOT West: SCHOOL + RESIDENCIAL

New buildings proposed (size, height, type): ADDITION - STORAGE + OFFICE 3200^{sq}

Number of employees (total): 6 ON CALL TRUCK BAY 2,280^{sq}

Operating days: 7 DAYS Hours of operation: 24 HOURS

Number of vehicles per day: 3 TO 10

Water source: OCCIDENTAL C.S.D. - Sewage disposal: SANOMA CO SEWER

Provider, if applicable: OCCIDENTAL C.S.D. Provider, if applicable: _____

Noise generated: NO INCREASE

Grading required - Cut Max.: 30 YARDS Fill Max: _____

Fill Area: _____ Approx. total yds.: _____

Vegetation to be removed: NONE

Will proposal require annexation to a district in order to obtain public services? Yes _____ No X

Are there currently any hazardous materials (chemicals, oils, gasoline, etc.) stored, used, or processed on this site? Yes _____ No X

Were there any hazardous materials used, stored, or processed on this site any time in the past? Yes _____ No X

Will the use, storage, or processing of hazardous materials occur on this site in the future if this project is authorized? Yes _____ No X

ADDITIONAL INFORMATION: Addition to Fire house will

NOT INCREASE THE NOISE; TRAFFIC, OR PARKING PROBLEMS.

Will not be used for public events other than emergencies.

USE PERMIT - APPLICATION INSTRUCTIONS

APPLICATION MATERIAL:

- 1 copy of completed application form signed by property owner or authorized agent. For multiple applications filed concurrently, only one planning application should be completed, but all required material included.
- 1 copy of Assessor's Parcel Map - may be obtained from the County Assessor's Office or Permit and Resource Management Department
- 1 copy of a USGS quad map (8 1/2" X 11") showing site.
- 1 copy of site plan showing property, what exists and what is proposed (8 1/2" X 11") including map scale and north arrow (see reverse side of this page).
- 1 copy of a proposal statement (see reverse side of this page).
- 1 copy of signed indemnification agreement (attached).

NOTE: Submittal of inadequate site plan and proposal statement could result in substantial delay in processing.

FILING FEE: See current fee schedule. Make checks payable to COUNTY OF SONOMA.

PROCEDURE:

Referrals are sent to various agencies for review. Based on those responses and staff review, additional information may be required. If an environmental review is required, the staff will prepare an initial study, and if no significant environmental impact is found, a Negative Declaration will be recommended. If impacts are identified, the project may be referred to the Environmental Review Committee and/or additional reports may be required.

After Environmental Review is completed, the project will be set for a hearing and legal notices will be posted and mailed to neighboring property owners. If the project is approved or denied by the Board of Zoning Adjustments, there is a 12 day appeal period for appeals to be made to the Board of Supervisors. After final approval, the applicant has 2 years to complete the project; however, this deadline may be extended for 1 year by applying prior to the expiration date.

DEVELOPMENT FEES:

As you consider applying for building, development, and planning permits, it is important to be aware of, and budget for, all anticipated costs. All permits will have processing fees which are paid when you make an application, but some projects may be required to pay additional "development fees", including traffic and school mitigation fees. For some projects, these fees may be substantial - contact this department for preliminary estimates. These fees are required so new or expanded development will pay a fair share towards covering the increasing cost to the County of providing improvements and services. In addition to development fees, there are other costs which should be anticipated. For instance, there may be costs for developing a well or septic system, or optionally for connecting to a water supply and/or sewer system.

OCCIDENTAL COMMUNITY SERVICE DISTRICT
PROPOSED FIRE HOUSE REMODEL
NOVEMBER 12, 1996

The proposed remodel to the existing fire house in Occidental is essential for a number of reasons. Following is an itemized list which explains the major reasons for the proposed remodel.

- 1) Compliance with NFPA1500; Elimination of carbon monoxide exposure
- 2) Improved response times
- 3) Improved communications and training
- 4) Increased confidentiality, accessibility and accuracy of all fire department documentation
- 5) Increased security (documents, equipment and vehicles)
- 6) Adequate staging area for local, county and state emergencies
- 7) Increased moral and pride for volunteers

One of the issues discussed in NFPA1500 is exposure to carbon monoxide. Carbon monoxide not only poses serious health hazards but also deteriorates protective fire gear. Carbon monoxide contaminates first aid supplies, cooking utensils and food stuffs.

The proposed remodel which includes enlarged/additional apparatus bays solves the carbon monoxide problem. The proposed apparatus bays are self contained and ventilated. It will no longer be necessary to store first aid supplies, cooking utensils or food stuffs with the trucks. Nor will it be necessary to conduct meetings in the same area where vehicles are parked.

The enlarged/additional apparatus bays will also improve call response times. The existing bays require front-to-back (2 deep) parking of fire vehicles. When emergency calls come in, which require the use of the second vehicle only, the vehicle closest to the street must exit first. The second vehicle is then free to respond. This maneuver waste valuable time. It also leaves the first vehicle out of the fire house, unattended, creating potentially serious liability problems.

The addition of an adequate meeting room will improve communication and training. The existing meeting room currently acts as meeting and communication room, office, documentation storage space and sleeping quarters. The existing meeting room

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The addition of an adequate meeting room will improve communication and training. The existing meeting room currently acts as meeting and communication room, office, documentation storage space and sleeping quarters. The existing meeting room

is not large enough to accommodate all 16 volunteer fire fighters. Members are now forced to stand in the doorway or lean through an interior window to participate in fire meetings and training sessions. The meeting room in the proposed fire house will allow a minimum of 24 individuals to effectively and efficiently participate in meetings and training sessions.

As stated above, the office area in the existing fire house has multiple uses, one of which is the generation and storage of a variety of paperwork and documentation. With the recent annexation of the fire department into the Occidental Community Service District there is also the requirement/expectation of proper generation, storage and retrieval of sensitive and confidential documentation. The space and storage limitations brought about as a result of the current office configuration makes any semblance of adherence to the Service Districts' expectations impossible. The proposed office space will not only allow the department to generate, store and retrieve sensitive documents properly but promotes an atmosphere for efficiency and professionalism. There would no longer be stacks of medical emergency documentation piled on the one desk in the existing office. No longer would individuals be able to wander in to an area where sensitive materials are easily read.

The enlarged/additional apparatus bays, individual offices (including a communication and generator room), sleeping quarters and bath rooms are all designed to increase security. Equipment and vehicles will be in an area which can be restricted. Paperwork and documentation will also be in a restricted area. Sleeping quarters, laundry and bath rooms, although not completely restricted are designed for privacy.

The proposed fire house remodel will offer adequate space and the environment for staging for any local, county or state emergencies. The existing fire house simply does not come close to meeting any of these criteria. Under the dangerous and stressful conditions that accompany major medical and/or fire emergency as well as any disaster situation it is imperative that all participating volunteers are able to stage in an area that offers space for large-scale meetings (communication), a place to store and retrieve emergency supplies (including equipment and first aid supplies), a place to store and prepare food and a place for volunteers to rest. The proposed fire house offers all of this.

The separate laundry, bath rooms and kitchen facilities in the proposed fire house have been designed to overcome the current carbon monoxide hazards which exists in the fire house today. Certain codes require special venting of carbon monoxide fumes to prevent contamination and expose to humans, clothing and food. The proposed fire house addresses these concerns. Apparatus bays as well as all other rooms will be properly vented. The laundry facilities will allow volunteers to wash their turn-outs and protective gear after exposure to smoke and harmful fumes. The

bach room facilities will allow volunteers to remove harmful smoke, fumes and chemicals from their skin as well. The kitchen facilities will allow for the separate, safe and sanitary storage and preparation of meals.

Finally, the proposed fire house remodel will result in an attractive, utilitarian structure that the volunteers and all community members can be proud of. The new fire house will visually represent the long history of pride, service and commitment all members of Occidental share.

It is our intent to make use of as much volunteered labor, material, supplies and knowledge as possible for the remodel. We are and will continue to solicitate the help, both physical and financial, from all members of the county.

Your serious consideration as to the approval of the attached plan is requested.

The Addition to the Fire house
will NOT ~~IN~~ INCREASE noise, traffic or
parking problems.

Dennis H. Sadley
Captain 5705

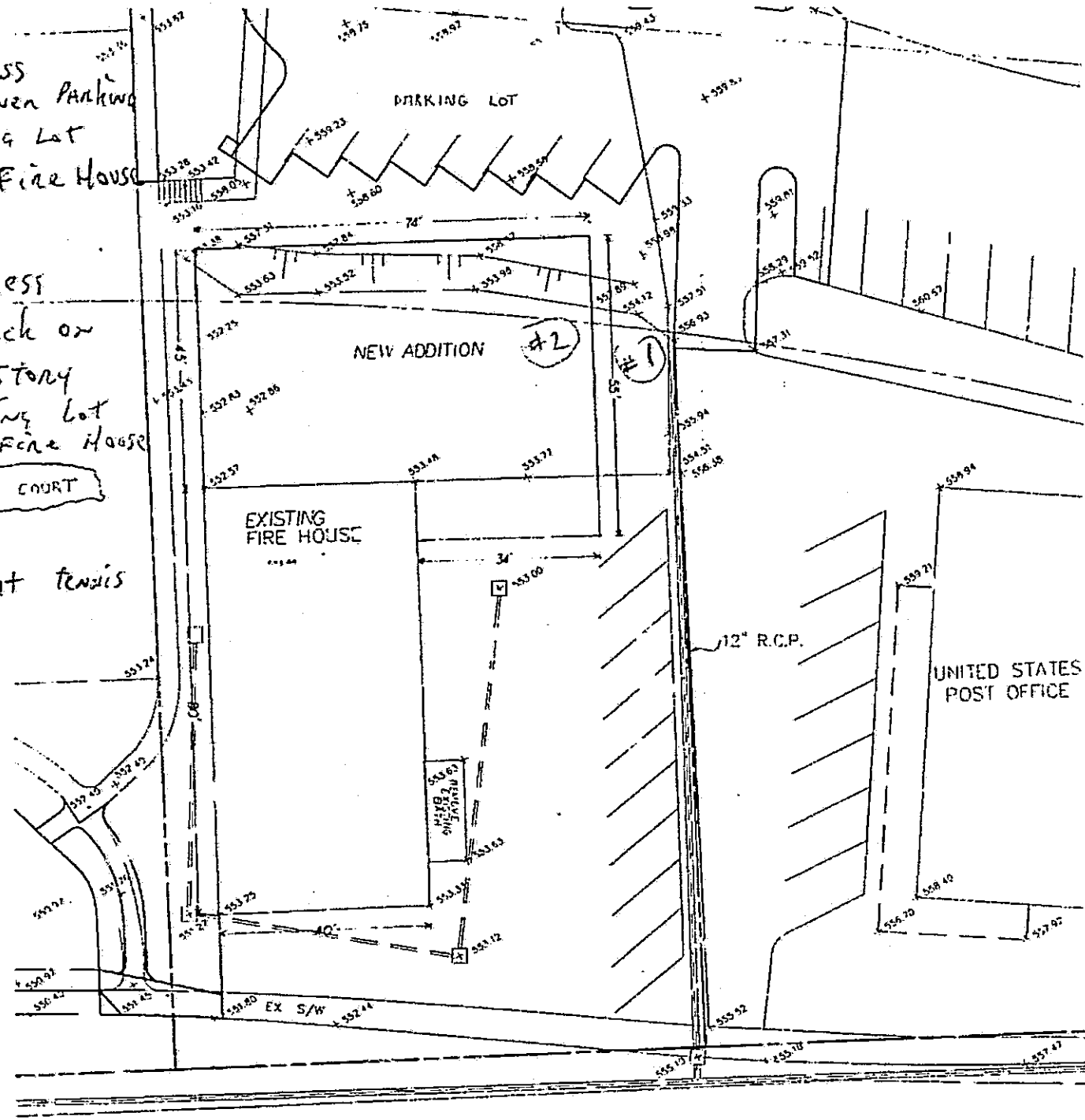
NOTE #1
 ADA-ACCESS
 FROM LOWER PARKING
 TO PARKING LOT
 BEHIND FIRE HOUSE

NOTE #2
 ADA-ACCESS
 FROM DECK ON
 SECOND STORY
 TO PARKING LOT
 BEHIND FIRE HOUSE

TENNIS COURT

NOTE #3
 PARKING AT TENNIS
 COURTS

#3



BOHEMIAN HIGHWAY SS

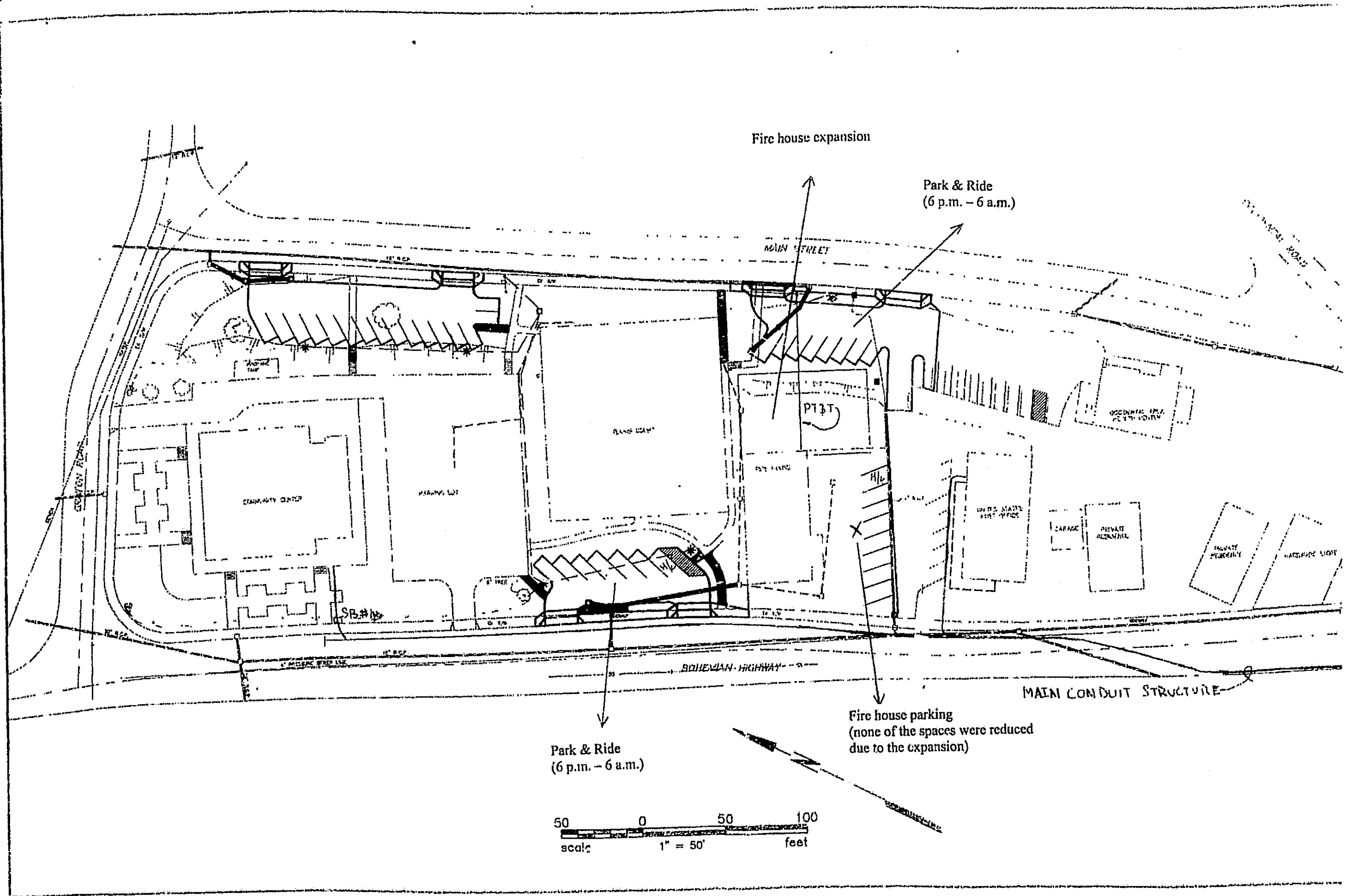
OCCIDENTAL FIRE HOUSE ADDITION
 APA # 074-300-015
 3800 BOHEMIAN HWY., OCCIDENTAL, CA.

DESIGN & CONSTRUCTION: DDB CONSTRUCTION
 P.O. BOX 808
 OCCIDENTAL, CA. 90408

AREAS:
 FIRST FLOOR OFFICE 1070 SQ. FT.
 FIRST FLOOR TRUCKLIFT 1870 SQ. FT.
 FOOTPRINT 3470 SQ. FT.
 SECOND FLOOR QUARTERS 1800 SQ. FT.
 TOTAL AREA LIV AREA 3600 SQ. FT.
 SECOND FLOOR DECK 840 SQ. FT.

OCCIDENTAL FIRE HOUSE ADDITION
 APA # 074-300-015
 3800 BOHEMIAN HWY., OCCIDENTAL, CA.

DATE: 4-2-96
 DRAWN BY: CREGL
 CHECKED BY: D.B.S.
 SHEET: 1 OF 1



Fire house expansion

Park & Ride
(6 p.m. - 6 a.m.)

MAIN STREET

COMMUNITY CENTER

PARKING LOT

BLANK ROOM

PIT

ST. LOUIS

H/L

UNIT'S HEAD'S FIRST OFFICE

GARAGE

PRIVATE RESIDENCE

PRIVATE GARAGE

WATERPUMP LIFT

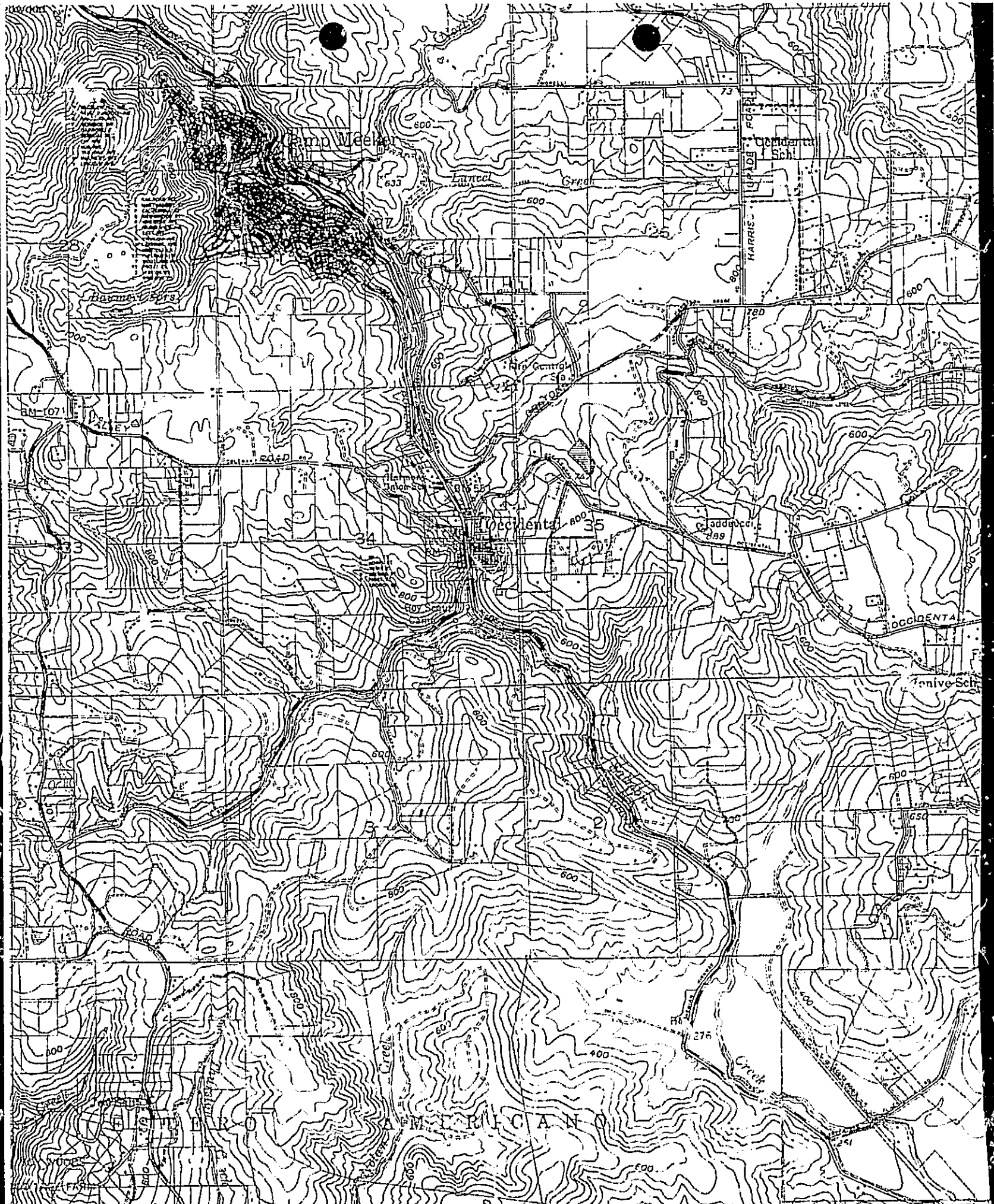
BOHEMIAN HIGHWAY

MAIN CONDUIT STRUCTURE

Park & Ride
(6 p.m. - 6 a.m.)

Fire house parking
(none of the spaces were reduced
due to the expansion)

50 0 50 100
scale 1" = 50' feet



COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
96-007
96-009

74-30

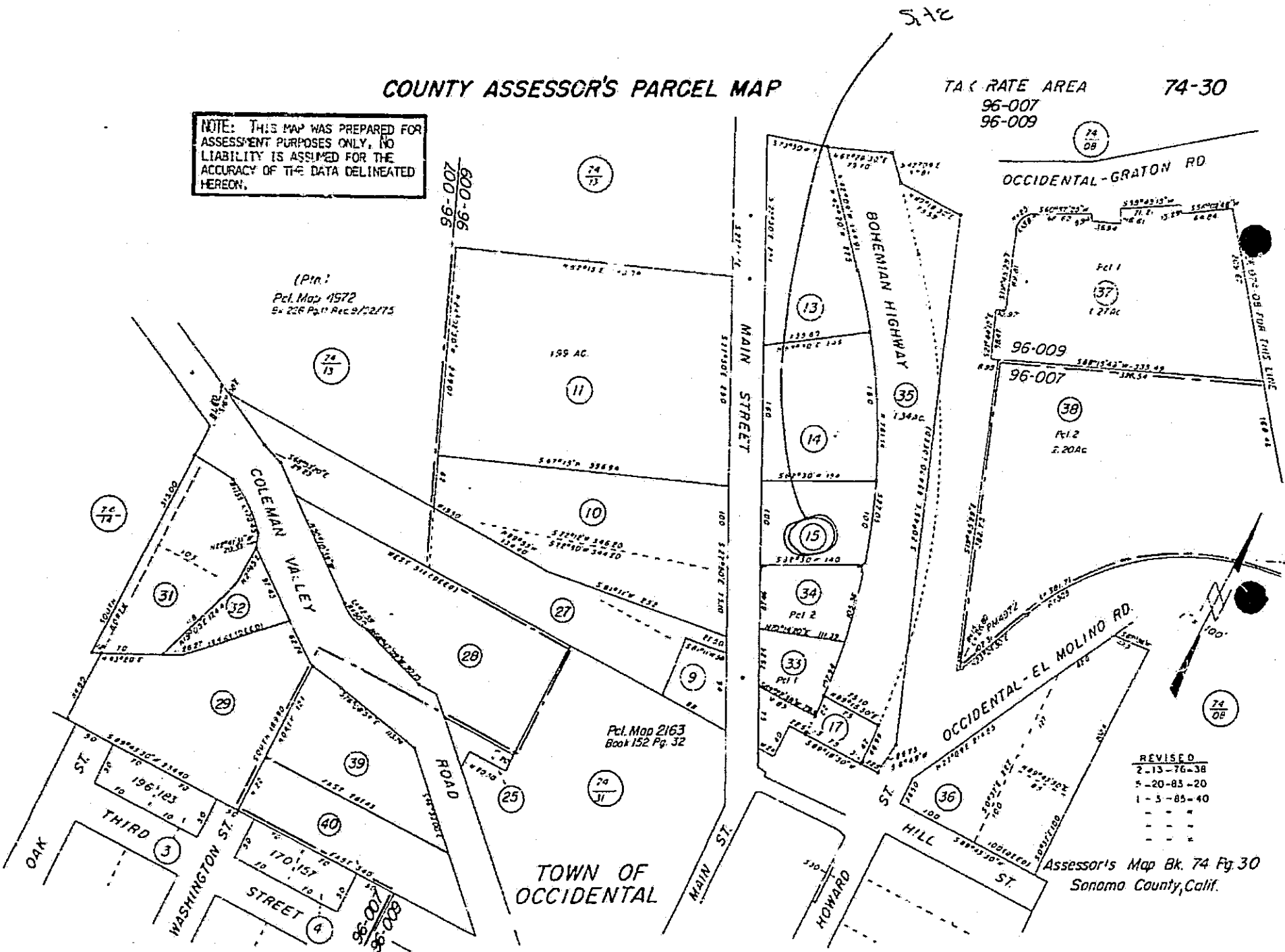
NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

(P.L.M.)
Pct. Map 1972
B-256 Pg. 11 Rec. 9/22/75

Pct. Map 2163
Book 152 Pg. 32

REVISED
2-13-76-38
5-20-83-20
1-5-85-40
- - - -
- - - -

Assessor's Map Bk. 74 Pg. 30
Sonoma County, Calif.



INDEMNIFICATION AGREEMENT

"As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

Dennis K. Saalby
Applicant

Property Owner (if other than applicant)

11-15-99
Date

WPE99-0168
File No.

NOTE: The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

INDEMNIFICATION AGREEMENT

COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Dec 29, 1999

SANDBERG DENNIS
PO BOX 606
OCCIDENTAL CA

95465

Re: Use Permits incl Waiver / UPE99-0168 / 3800 BOHEMIAN HWY OCC

Dear Applicant,

Thank you for your application. In an effort to continue to improve service to you a new program has been implemented by the Permit and Resource Management Department. I am your project coordinator. My job is to keep track of the PRMD'S processing of your application to assure it is completed in a timely manner. I will be your primary contact person and available to answer questions and assist you. My phone number is 565-2138. When calling or leaving voice mail always refer to your project's identification number which is UPE99-0168. Unless directed otherwise below, I will assume that you will act as the single contact for this application. To expedite the process and maximize efficient communication, I request the following from you:

1. Please review the following information pertaining to the contact for this application, make any corrections or additions necessary, and direct all communication to this office through this individual.

Contact Name: SANDBERG DENNIS
Phone: 707-874-2294
Fax:
Address: PO BOX 606
OCCIDENTAL CA

95465

2. Please notify me if the application contact changes or if there are any changes in the project, the project team, or the project documents, plans, reports, etc.
3. Please understand that additional items may be required to complete your project. A prompt turn around of these items enables our timely processing of your project.
4. Please remember, the applicant retains full responsibility for project management. I will assist the application contact in tracking the project's time schedule and monitoring the project and status of related permits and clearances. If special conditions are placed on a project, it is the applicants responsibility to meet these conditions.

I will be available to clarify any item or information on your project. I look forward to working with you. Do not hesitate to contact me if you have any questions.

Thank You.

Andy Gustavson / co
Andy Gustavson
Project Coordinator

✓ CC: Property Owner (if other than applicant)
(introltr) C-USE 9901

FILE: URE 99-0168

SANDBERG
Applicant

3800 BOHEMIAN HWY
Address

AFFIDAVIT OF NOTICING

I, _____, posted three copies of the attached poster at the following
(Name of responsible planner)

locations on or near the subject property: (description of location)

_____ on _____
(Date)

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

(Date)

(Signature)

I, Florence Wheeler, mailed the attached notice to:
(Name of responsible Secretary)

the County Clerk's Office on 2-9-01

the newspaper on N/A

to each owner of record within 300 feet of the subject property and to applicant/owner and others that have requested notification on 2-9-01

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

2-9-01
(Date)

Florence Wheeler
(Signature)

This notice was posted on FEB 13 2001

and will remain posted for a period of thirty days

until March 15, 2001

BEVE T. LEWIS, Co. Clerk

BY [Signature]
DEPUTY CLERK

NOTICE OF WAIVER OF A PUBLIC HEARING FOR A USE PERMIT

APPLICANT: Dennis Sandberg
OWNER: County of Sonoma

FILE: UPE 99-0168

DESCRIPTION OF PROJECT & LOCATION: Request for a use permit for a 5,480 square foot addition to the existing Occidental Fire House located at 3800 Bohemian Hwy, Occidental; Zoning RR (Rural Residential), B6, 10 acre density, HD (Historic District), SR (Scenic Resource); APN 074-300-015; Supervisorial District 5.

It is the intention of the Director of the Permit and Resource Management Department to issue a Use Permit as provided in Section 26-88-010(g) of the Sonoma County Zoning Ordinance. The Use Permit is being granted because the department has determined the proposal is a minor land use alteration. In addition, it is the determination of the Department that the project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15301.

The Director intends to find that the proposal will not be detrimental to the health, safety or welfare of adjacent land uses or properties.

The Use Permit will be issued without a public hearing, unless, within 10 days from date of this notice a written objection is received by the Director. If a written objection is received, a public hearing will be scheduled.

Persons wishing to obtain more information about this proposal, or to appeal in writing, must contact the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403. (707) 565-2138.

Posting Date: February 9, 2001
Staff: Andy Gustavson



COUNTY OF SONOMA PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

SEE ATTACHED CONDITION,

To: Interested Agencies

Judy

December 29, 1999

The following application has been filed with the Sonoma County Permit and Resource Management Department.

UPE99-0168 PCAS #6284
Dennis Sandberg
3800 Bohemian Hwy, Occidental
A.P.N. 074-300-015

Request for a Use Permit for a 5480 sq. ft. addition to the existing Occidental Fire House.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by **January 11, 2000** and should be sent to the attention of **UPE99-0168, Andy Gustavson.**

If no reply is received by the above mentioned date, it will be assumed that your agency has no concern on the environmental aspect of the project. Please send a copy of your comments to the applicant(s) or their representatives.

- | | |
|---|---|
| <input type="checkbox"/> County Surveyor | <input checked="" type="checkbox"/> Fire Marshal |
| <input type="checkbox"/> Well & Septic | <input checked="" type="checkbox"/> Fire District - Occidental |
| <input type="checkbox"/> E/H Consumer Prot. - Darcy Bering | <input type="checkbox"/> School District - |
| <input checked="" type="checkbox"/> Sanitation | <input type="checkbox"/> Santa Rosa School District |
| <input checked="" type="checkbox"/> Land Development/Road | <input checked="" type="checkbox"/> Water District - Occidental CSD |
| <input checked="" type="checkbox"/> Public Works/Road - John Kottage | <input type="checkbox"/> State Coastal Commission |
| <input type="checkbox"/> Ag Commissioner | <input type="checkbox"/> Caltrans (State) |
| <input type="checkbox"/> Flood & Drainage Review | <input type="checkbox"/> State Fish & Game |
| <input type="checkbox"/> PRAC Planner | <input type="checkbox"/> State Department of Forestry |
| <input type="checkbox"/> General Plan Staff | <input type="checkbox"/> State Department of Health |
| <input type="checkbox"/> Northwest Information Center, S.S.U. | <input type="checkbox"/> State Parks and Recreation |
| <input type="checkbox"/> Betty Guggolz, Native Plant Society | <input type="checkbox"/> Regional Water Quality Control |
| <input type="checkbox"/> Public Works - Transit | <input type="checkbox"/> Regional Air Pollution Control |
| <input checked="" type="checkbox"/> Building Inspection | <input type="checkbox"/> Regional Parks Department |
| <input type="checkbox"/> Army Corps of Engineers | <input type="checkbox"/> City of Dept. |
| <input type="checkbox"/> P.G. & E. | <input type="checkbox"/> Alcohol Beverage Control |
| <input type="checkbox"/> Pacific Bell | <input type="checkbox"/> Treasurer/Special Assessment |
| <input type="checkbox"/> Sheriff - Crime Prevention | <input type="checkbox"/> Assessor |
| <input type="checkbox"/> LAFCO | <input type="checkbox"/> Farm/Home Advisor U.C.C.E. - Rick Bennett |
| <input type="checkbox"/> ALUC | <input checked="" type="checkbox"/> Landmarks Commission |
| <input checked="" type="checkbox"/> Board of Supervisors - Supervisor Mike Reilly | <input type="checkbox"/> Other: |
| <input type="checkbox"/> County Communications - Joe Perez | <input type="checkbox"/> Other: |

3/4/00
A.G.

25. Applicant shall pay "INCREASED SEWER USE FEES", as per Graton Sanitation Zone Ordinance No. 16 (latest revision) to the Sonoma County Permit and Resource Management Department PRIOR TO OCCUPANCY.
26. Applicant shall pay "INCREASED SEWER USE FEES", as per Sonoma Valley County Sanitation District Ordinance No. 44 (latest revision) to the Sonoma County Permit and Resource Management Department PRIOR TO OCCUPANCY.
27. Applicant shall pay "INCREASED SEWER USE FEES", as per Forestville County Sanitation District Ordinance No. 42 (latest revision) to the Sonoma County Permit and Resource Management Department, PRIOR TO OCCUPANCY.
28. Applicant shall pay "INCREASED SEWER USE FEES", as per Occidental County Sanitation District Ordinance No. 42 (latest revision) to the Sonoma County Permit and Resource Management Department, PRIOR TO OCCUPANCY.
29. Applicant shall pay "INCREASED SEWER USE FEES", as per Petrolgrove Sanitation Zone Ordinance No. 16 (latest revision) to the Sonoma County Permit and Resource Management Department, PRIOR TO OCCUPANCY. Applicant shall also pay "INCREASED SEWER USE FEES" to the City of Petaluma in an amount determined by the latest resolution of the City of Petaluma establishing this fee. Evidence of payment must be submitted to the Sanitation Plan Check and Permit Section of the Sonoma County Permit and Resource Management Department PRIOR TO OCCUPANCY.
30. Applicant shall pay "INCREASED SEWER USE FEES", as per Russian River County Sanitation District Ordinance No. 33 (latest revision) to the Sonoma County Permit and Resource Management Department PRIOR TO OCCUPANCY.
31. Applicant shall pay "INCREASED SEWER USE FEES", as per Geyserville Sanitation Zone Ordinance No. 16 (latest revision) to the Sonoma County Permit and Resource Management Department PRIOR TO OCCUPANCY.
32. Applicant shall pay "INCREASED SEWER USE FEES", as per Airport/Larkfield/Wikiup Sanitation Zone Ordinance No. 16 (latest revision) to the Sonoma County Permit and Resource Management Department PRIOR TO OCCUPANCY.
33. "INCREASED SEWER USE FEES" shall be calculated at the prevailing Sewer Connection and Annual Sewer Service Charge rates in effect at the time of Occupancy, times _____ ESD (Equivalent Single-family Dwelling Billing Unit) per _____.



COUNTY OF SONOMA PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

To: Interested Agencies

December 29, 1999

The following application has been filed with the Sonoma County Permit and Resource Management Department.

UPE99-0168 PCAS #6284
Dennis Sandberg
3800 Bohemian Hwy, Occidental
A.P.N. 074-300-015

Request for a Use Permit for a 5480 sq. ft. addition to the existing Occidental Fire House.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by **January 11, 2000** and should be sent to the attention of **UPE99-0168, Andy Gustavson.**

If no reply is received by the above mentioned date, it will be assumed that your agency has no concern on the environmental aspect of the project. Please send a copy of your comments to the applicant(s) or their representatives.

- | | | |
|---|-----------------|---|
| <input type="checkbox"/> County Surveyor | <i>not sent</i> | <input checked="" type="checkbox"/> Fire Marshal |
| <input type="checkbox"/> Well & Septic | | <input checked="" type="checkbox"/> Fire District - Occidental |
| <input type="checkbox"/> E/H Consumer Prot. - Larcy Bering | | <input type="checkbox"/> School District - |
| <input checked="" type="checkbox"/> Sanitation | | <input type="checkbox"/> Santa Rosa School District |
| <input checked="" type="checkbox"/> Land Development/Road | | <input checked="" type="checkbox"/> Water District - Occidental CSD |
| <input checked="" type="checkbox"/> Public Works/Road - John Kottage | | <input type="checkbox"/> State Coastal Commission |
| <input type="checkbox"/> Ag Commissioner | | <input type="checkbox"/> Caltrans (State) |
| <input type="checkbox"/> Flood & Drainage Review | | <input type="checkbox"/> State Fish & Game |
| <input type="checkbox"/> PRAC Planner | | <input type="checkbox"/> State Department of Forestry |
| <input type="checkbox"/> General Plan Staff | | <input type="checkbox"/> State Department of Health |
| <input type="checkbox"/> Northwest Information Center, S.S.U. | | <input type="checkbox"/> State Parks and Recreation |
| <input type="checkbox"/> Betty Guggolz, Native Plant Society | | <input type="checkbox"/> Regional Water Quality Control |
| <input type="checkbox"/> Public Works - Transit | | <input type="checkbox"/> Regional Air Pollution Control |
| <input checked="" type="checkbox"/> Building Inspection | | <input type="checkbox"/> Regional Parks Department |
| <input type="checkbox"/> Army Corps of Engineers | | <input type="checkbox"/> City of Dept. |
| <input type="checkbox"/> P.G. & E. | | <input type="checkbox"/> Alcohol Beverage Control |
| <input type="checkbox"/> Pacific Bell | | <input type="checkbox"/> Treasurer/Special Assessment |
| <input type="checkbox"/> Sheriff - Crime Prevention | | <input type="checkbox"/> Assessor |
| <input type="checkbox"/> LAFCO | | <input type="checkbox"/> Farm/Home Advisor U.C.E.E. - Rick Bennett |
| <input type="checkbox"/> ALUC | | <input checked="" type="checkbox"/> Landmarks Commission |
| <input checked="" type="checkbox"/> Board of Supervisors - Supervisor Mike Reilly | | <input type="checkbox"/> Other: |
| <input type="checkbox"/> County Communications - Jose Perez | | <input type="checkbox"/> Other: |

Use Standard Use Permit Condition (w/o grading)

the applicant has an existing building permit application for the addition B-154795; John Aguirre is the plan checker

RECEIVED

DEC 29 1999

PERMIT AND RES. MANAGEMENT DEPT.

Mike Enright 1/13/00



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 F: (707) 565-1103

DATE: January 3, 2000
TO: Andy Gustavson
FROM: Katni Jacobs
SUBJECT: 3800 Bohemian Hwy, Occidental, UPE99-0168, Occidental Fire Station

The Landmarks Commission reviewed the proposed plans on Sept. 7, 1995, but did not take action to approve or deny the project. They required more complete plans that show detail of how the two buildings are tied together, and the detail of materials and colors. It appeared that the new portion was to be built just behind the other, and the styles of the 2 buildings did not really go together. Because of the Historic District zoning, plans are required to have the approval of the Landmarks Commission before building permits are issued. The referral did not include any elevation drawings, so it's difficult to tell exactly what their plans are. They should be required to submit complete plans to Landmarks, and I'm concerned if the proposed addition is not compatible with the existing. See attached minutes from the Sept. 7 meeting.

CD

pls put this in file

Ag

LANDMARKS COMMISSION MINUTES
SEPT. 7, 1999

*APPROVED

COMMISSIONERS PRESENT: LAWRY, LIEB, MITCHELL, VOSS
STAFF JACOBS

COMMISSIONERS ABSENT: CLARK

The meeting was called to order at 7:35 and the minutes of Aug. 9 were corrected to eliminate the last sentence of the first paragraph, regarding the 16" wide siding.

New Business

A. 3800 Bohemian Hwy. Occ.: Dennis Sandberg represented the fire district for the addition to the fire dept. building. He said that they want to clean up the building, remove the "added on" bath, and other things. The addition is not directly attached to the existing building but would be just behind it. There was some confusion about the existing false front, but according to Sandberg it would remain, with the 2 story portion behind it. The plans do not show the entire elevation, only the new portion. He presented pictures of other buildings in Occidental to show the variety of styles. The color would probably be gray with a darker gray and blue trim. The windows are proposed to be vinyl with wood trim.

Commissioner Lawry asked about the type of siding, shingles, windows, and recommended that much more detail be shown. There is a need to tie in the existing building with the new, and the plans are not very clear.

Commissioner Lieb commented that the engine doors are an integral part of the design and should match the rest of the building. He asked if any other signage was proposed and thought some might be needed. Dennis responded that they have always just had the lettering on the building and that it was adequate.

It was the consensus of the Commission to pass on comments to the applicant and request that revised plans be submitted with much more detail, and with materials and colors specified.

B. 25275 Steelhead Blvd. Duncan's Mills: Barry Marris, owner presented his request for the neon roof-mounted sign. He emphasized the need for visible signage from Hwy 116, because it's not obvious to travelers that he has a restaurant. He acknowledged that the sign was installed without a permit, but with the photos, it helps the Commission see what it looked like before he removed it. The sign is 10' long, designed with a 'retro' look, with neon outlining the word "Dining" and the champagne glass. He mentioned that the other roof sign has to come down for re-roofing of the building, so he's considering whether or not to put it back up. He also mentioned that the other merchants in Duncan's Mills didn't have any objection to the neon sign.

Commissioner Mitchell suggested redoing the existing restaurant sign with lamp lighting to increase visibility from the highway. She felt that sometimes neon is appropriate in an older area such as Guerneville, but not at this location, particularly with the lovely wooden heron sign. Commissioner Lawry thought that neon might be okay incorporated into the heron sign, perhaps around the oval as an outline. Commissioner Lieb said he would prefer seeing it replace the other restaurant sign, that it would be a better location and lower on the building.

Commissioner Lieb made a motion to remove the existing restaurant sign and replace it with this neon sign. Commissioner Voss made the 2nd. The vote was 2-2-0-1 and therefore failed. After some discussion, it was decided that Marris could ask to have it placed again on the October agenda, when hopefully 5 members would be present. It was agreed. Commissioner Lawry

LANDMARKS COMMISSION MINUTES
OCTOBER 3, 2000

*DRAFT

COMMISSIONERS PRESENT: Clark, Lieb, Mitchell, Voss
Staff Jacobs

COMMISSIONERS ABSENT: LAWRY

The meeting convened at 7:30, and the minutes of September 5, 2000 were approved as read; motion by Clark, seconded by Voss, 4-0-1.

New Business

A. 3800 Bohemian Hwy., Occidental: Ralph Bruinslot, architect, and Dennis Sandborg, fire board representative, presented the project. They showed paint samples of the body and the trim, and also a picture of the garage door. The existing building will be stuccoed and painted the same as the new building. The windows will be aluminum, but have baked enamel, and wood trim.

Commissioner Clark commented that there were a lot of different styles, with no cohesive overall design. The architect responded that the buildings are actually separate, and have been treated as separate entities. They were not trying to make the buildings match, but were trying for a "homey" touch, with new and old. They were planning to leave the false front, which was actually required by the County in 1980. Commissioner Lieb said that he had a little problem with the opposing designs, particularly with the front on Bohemian Hwy. Ralph said that they consider Main St. to be the main entrance, with attention to the detail facing that street.

Commissioner Lieb questioned the style of the new garage doors, because they are so different from the existing ones. As previously stated a year ago, he felt that the garage doors are an important element because they dominate the front of the buildings. Ralph responded that they were not trying to match the buildings, but it would be possible to change the design of either the existing ones or the new. He also said that changes would need to be approved by the fire board. After more discussion, Lieb felt that the new doors didn't necessarily need to have mitered corners, but would be okay if they had the same general style. Also, there was the suggestion that the trim should be lightened so that there was less contrast to draw attention to it. Commissioner Clark made a motion to approve the project if the garages were changed as discussed, and the color of the trim around the doors lightened. Commissioner Lieb seconded it, and the motion passed 4-0-1.

B. 6691 Moro St., Bloomfield (Pet.): Susan & Duke Durfee presented their project for the addition to the Bloomfield School. It was really the same project reviewed previously, just with the detailed building plans. The addition is only about 600 s.f. and will not be visible from the front. The windows will match, as well as the paint and the trim. Commissioner Lieb made a motion to approve, which was seconded by Clark, approved 4-0-1.

C. 9483 Main St., Penngrove: Colin Doyle, architect, was present with the owner, Mike Meyer, and they briefly discussed the project. The addition will match the existing home, with like windows, materials, and colors. Commissioner Clark complimented the architect on the clarity of the plans, and the consistency of design. Commissioner Lieb made the motion to approve, Clark seconded, and the project was approved 4-0-1.

D. Petaluma Trolley/relocation of Geysers Bridge: This proposal is only a concept at this time, and hasn't gotten a response from Public Works. The notebook was shared among the Commissioners, and Kathi will let them know if anything results from this effort.

PROJECT DEVELOPMENT CONDITIONS
FROM
TRANSPORTATION AND PUBLIC WORKS

DATE: *Feb. 23, 2000*

FILE NUMBER: *UPE 99-0168*

APPLICANT: *Sandberg*

ADDRESS: *3800 Bohemian Hwy, Dec.*

A.P.N.: *079-300-015*

PLANNER: *Andy Gustavson*

CONDITIONS FROM Charlie Ozanich, Land Development Section

CONDITIONS: NO CONDITIONS
 PLEASE ADD ATTACHED CONDITION(S)
 PLEASE ADD CONDITION(S) LISTED BELOW

Date: Feb. 23, 2000
Attention: _____
Submitted by: _____

FILE #: UPE 99-0168
NAME: Sandberg
ADDRESS: _____
APN: _____

Application description:

**DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS
RECOMMENDED CONDITIONS OF APPROVAL**

(Indicates conditions that apply to this application)

I. STUDY

___ 1. The Developer/Applicant shall provide a _____ study of the _____, in a form approved by the Department of Transportation and Public Works, discussing, _____

II. RIGHT-OF-WAY REQUIREMENTS

___ 2. The Developer/Applicant shall offer right-of-way to the County of Sonoma, free of encumbrances, and of sufficient width:
___ a. As necessary to create public right-of-way a total of _____ () feet wide on the Developer/Applicant's side of the road, as measured from the existing pavement centerline, for the full length of the property's frontage on _____

This condition shall be void if the existing right-of-way meets or exceeds the minimum requirement(s) described above.

(Commercial driveway providing access for a higher volume of passenger vehicle traffic and occasional Single Unit Trucks and Buses, located on an urban road having curb and gutter.)

~~36.~~

To allow for the smooth and safe movement of *passenger vehicles* entering and exiting the public road, the Developer/Applicant shall construct a curb-return type driveway with entrance curve-returns having a radius of 30 feet and a throat width of at least 24 feet (AASHTO Passenger Vehicles).

- Alternately, the Developer/Applicant shall construct a ramp-type concrete driveway approach with a throat width of at least 35 feet, reinforced to accommodate commercial activity.
- Once on the property, the driveway throat width may be reduced to 24 feet.
- Curb opening necessary to accommodate the curb face transition shall extend 3 feet beyond the throat width, on both sides of the driveway.
- The driveway shall enter the public road as close to perpendicular as possible, but in no case shall the driveway enter the public road at more than 20 degrees from perpendicular.

~~This driveway shall be aligned with and directly opposite~~
~~Plans for this driveway shall be coordinated with the Sonoma County Department of Transportation and Public Work's plans to improve the intersection of~~

- The minimum sight distance for vehicles entering and exiting this driveway shall be in accordance with Caltrans requirements for the actual speed traveled on the public road servicing the devel,
- The Developer/Applicant shall surface the entry with asphalt concrete between the edge of the existing pavement and the right-of-way line or a minimum distance of 20 feet, whichever is greater.
- This condition shall be void if the existing entry already meets these standards.

IV. IMPROVEMENT STANDARDS

- ___ 54. All improvements shall be constructed in accordance with the Department of Transportation and Public Works Road policy.
- ___ 55. All improvements shall be constructed in accordance with the requirements of the City of Santa Rosa Standards, unless the Sonoma County Department of Transportation and Public Works Standards are higher. Where the Sonoma County Department of Transportation and Public Works' Standards are higher, the improvements shall be constructed to the Department of Transportation and Public Works Standards.
- ___ 56. Developer/Applicant shall employ a Registered Civil Engineer, licensed in the State of California, to develop plans for the required improvements. The scale of these improvement plans shall be *1 inch equals 40 feet*, and shall be submitted for review on 24 inch by 36 inch sheets. The plans shall include roadway cross-sections, at a maximum interval between cross-sections of 50 feet.

V. FEES

- ___ 57. Plan checking fees and Inspection fees, including those involving off-site frontage improvements, shall be paid to the Permit and Resource Management Department, prior to signature of the Improvement Plans by the Director of the Department of Transportation and Public Works.



58. A development fee (Traffic Mitigation) shall be paid to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code, inclusive before issuance of any building permit associated with this application.
- ___ 59. Prior to approval of this application, a development fee (Traffic Mitigation) shall be paid to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code, inclusive. **Evidence of payment (copy of receipt) shall be submitted to the Land Development Section of the Permit and Resource Management Department PRIOR to clearance of these conditions.**
- Note on Map:**
- ___ 60. New residential construction, on the parcels associated with this approval is subject to payment of a development fee (Traffic Mitigation) to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code, inclusive.

VI. PROCESSING

61. The Developer/Applicant shall submit improvement plans for all required improvements to the Permit and Resource Management Department for review and approval. **Prior to the issuance of any Grading, Building or Encroachment permits, the Improvement Plans shall be signed by the Director of the Department of Transportation and Public Works.**
62. Prior to construction of any improvements that are to be made within County Road Right-of-way, the Developer/Applicant must obtain an Encroachment Permit from the Permit and Resource Management Department.

VII. COMPLETION OF REQUIRED IMPROVEMENTS

63. Prior to the filing of the (Final/Parcel) Map, the Developer/Applicant shall either:
- a) Complete construction of the required improvements. (If the required construction is completed prior to filing of the subdivision map, the Developer/Applicant shall enter into an **Improvement Maintenance Agreement** and post security with the County of Sonoma, to guarantee the improvements for a period of one (1) year),
- or,
- b) Enter into an **Improvement Agreement** and post acceptable security with the County of Sonoma, agreeing to complete the required construction within the 24 month period following filing of the (Final/Parcel) Map. Included in this **Improvement Agreement** shall be a requirement that the Developer/Applicant enter into an **Improvement Maintenance Agreement** and post security with the County of Sonoma, to guarantee the improvements for a period of one (1) year after acceptance of the improvements as being complete, by the County of Sonoma.


VIII. USE PERMITS AND DESIGN REVIEWS

- ___ 64. Prior to occupancy of any new building or new use of an existing building(s) which result from this application, the Developer/Applicant shall complete construction of all the required public improvements. *(In certain cases where there will be a significant impact on safety, the security option is not available. Completion of the improvements shall be required before occupancy is granted.)*

- ___ 65. The Developer/Applicant shall complete construction of all the required public improvements or enter into an **Improvement Agreement** and post acceptable security with the County of Sonoma, agreeing to complete the required construction within the 24 month period following the approval of the Application for this project. Included in this **Improvement Agreement** shall be a requirement that the Developer/Applicant enter into an **Improvement Maintenance Agreement** and post security with the County of Sonoma, to guarantee the improvements for a period of one (1 year) after acceptance of the improvements as being complete by the County.



NOTE TO APPLICANT:

-  66. The Sonoma County Department of Transportation and Public Works may modify these conditions if the Applicant can demonstrate that the conditions are infeasible due to unforeseen field constraints or lack of property rights and that the goals of these conditions can be safely achieved in some other manner. However, the threshold for any modification is high and therefore modification of conditions is not common.

- ___ 67. The Developer/Applicant shall _____

OCCIDENTAL VOLUNTEER FIRE DEPARTMENT

P.O. Box 157
Occidental CA 95465

December 15, 2000

St. Philip
P.O. Box 339
Occidental, CA 95465
Attn: Father Walt

Re: The use of the church parking lot

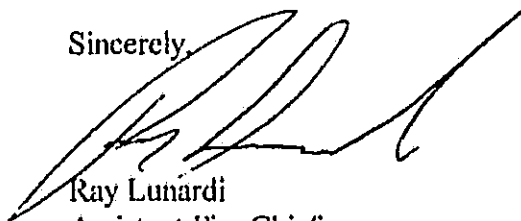
Dear Father Walt,

The Occidental Fire Department is planning to do an addition to the firehouse. We would like to know if we could use the church parking lot for overflow parking and/or special meetings if there is not enough room at the fire house.

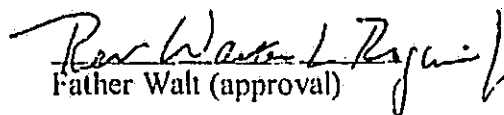
The need of the extra parking has not been necessary in the past. However, the County is now requiring the fire department to have the additional parking for our meetings in case there is not enough room at the firehouse.

If this is fine with the church, we are asking that you sign this below and return to John Gonnella. I will be available if you would like to meet and discuss any questions or concerns. My home number is 874-2469.

Sincerely,



Ray Lunardi
Assistant Fire Chief



Father Walt (approval)



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

March 15, 2001

Dennis Sandberg
P.O. Box 600
Occidental, CA 95465

Re: UPE 99-0168; 3800 Bohemian Hwy, Occidental

This letter is in reference to your request for a use permit for a 5,480 square foot addition to the existing Occidental Fire House. The use permit was posted for 10 days and no protests were received. Pursuant to Section 26-88-C (g) of the Sonoma County Code, no public hearing is required and the use permit is approved, subject to the attached conditions.

The use permit approval is based on a determination by the Department of Permit and Resource Management that the use will not be detrimental to the health, safety or welfare of adjacent land uses or properties. In addition, it is the determination of the Department that the project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15301.

This use permit is approved for the use as described on the application form, the proposal statement, the site plan submitted to this department on November 19, 1999 and as modified by the conditions of approval. Any modifications of the use, expansion or alteration shall be submitted for review and approval of the Department of Permit and Resource Management in advance of the proposed change and may, at the discretion of the department, require a new use permit with or without a public hearing.

You may be entitled to a partial refund of the application filing fee; please request this in writing and sign the attached request form.

If you have any questions, feel free to contact me at 565-2138. Please refer to your file number (UPE 99-0168) when making inquiries.

Sincerely,



Andy Gustavson
Project Planner

:fmw

Enclosures

c: File UPE 99-0168
Ray Lunardi
Ralph Slot

Conditions of Approval

Date: March 15, 2001
Applicant: Dennis Sandberg
Address: 3800 Bohemian Hwy, Occidental

File No.: UPE 99-0168
APN: 074-300-015

Project Description: Use permit for a 5,480 square foot addition to the existing Occidental Fire House.

Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.

BUILDING:

1. The applicant shall apply for and obtain building related permits from the Permit and Resource Management Department. The necessary applications appear to be, but may not be limited to, site review and building permit.

PUBLIC WATER AND SANITATION:

"The conditions below have been satisfied" BY _____ DATE _____

2. Applicant shall pay "increased sewer use fees" as per Occidental County Sanitation District Ordinance to the Sonoma County Permit and Resource Management Department, prior to occupancy.

TRANSPORTATION AND PUBLIC WORKS:

"The conditions below have been satisfied" BY NR _____ DATE _____

3. To allow for the smooth and safe movement of passenger vehicles entering and exiting the public road that provides access to the property, the Developer/Applicant shall construct a curb-return type driveway with entrance curve returns having a radius of 30 feet and a throat width of at least 24 feet (AASHTO Passenger Vehicles). Alternately the Developer/Applicant shall construct a ramp-type concrete driveway approach with a throat width of at least 35 feet, reinforced to accommodate commercial activity. Once on the property, the driveway throat width may be reduced to 24 feet. The curb opening necessary to accommodate the curb face transition shall extend three (3) feet beyond the throat width, on both sides of the driveway. The driveway shall enter the public road as close to perpendicular as possible, but in no case shall the driveway enter the public road at more than 20 degrees from perpendicular. The minimum sight distance for vehicles entering and exiting this driveway shall be in accordance with Caltrans requirements for the actual speed traveled on the public road servicing the development. The Developer/Applicant shall surface the entry with asphalt concrete between the edge of the existing pavement and the right-of-way line or a minimum distance of 20 feet, whichever is greater. This condition shall be void if the existing entry already meets these standards.
4. A development fee (Traffic Mitigation Fee) shall be paid to the County of Sonoma, as required by Section 26, Article 98 of the Sonoma County Code, inclusive before issuance of any building permit associated with this application.
5. Prior to construction of any improvements that are to be made within County Road Right-of-way, the Developer/Applicant must obtain an Encroachment Permit from the Permit and Resource Management Department.
6. **Advisory Note:** The Sonoma County Department of Transportation and Public Works may modify these conditions if the Applicant can demonstrate that the conditions are infeasible due to unforeseen field constraints or lack of property rights, and that the goals of these conditions can be safely achieved in some other manner. However, the threshold for any modification is high, and therefore modification of conditions is not common.

PLANNING:

"The conditions below have been satisfied" BY Shelly Mills DATE 1-19-05

7. Parking for public meetings and events shall use the on-site and off-site spaces shown on the submitted parking plan.
8. Prior to issuance of the building permit, the building permit plans shall be revised to reflect the building elevation changes as required by the Landmarks Commission on October 3, 2000. *OK*
9. Prior to final of the building permit, the applicant shall submit a letter of clearance from the County Fire Marshal.
10. The applicant shall pay all applicable development fees prior to issuance of building permits.
11. ~~Prior to building permit issuance or prior to exercising this approval, whichever comes first, the property owner(s) shall execute and record a right-to-farm declaration on a form provided by PRMD.~~ *N/A*
12. Any proposed modification, alteration, and/or expansion of the use authorized by this use permit shall require the prior review and approval of the Permit and Resource Management Department or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified use permit and full environmental review.
13. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if:
(a) the Board finds that there has been noncompliance with any of the conditions or (b) the Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

In any case where a zoning permit, use permit or variance permit has not been used within two (2) year after the date of the granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect, provided however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.