

# Planning Application

PJR-001

File#: UPE 15-0028

### Type of Application:

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

### Applicant (Contact Person):

Name: Wendell Nordby  
Mailing Address: 351 Major Dr.  
SR CA 95401  
City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: 707 484-3325 Fax: \_\_\_\_\_  
email: Wendellnordby@nordby.com  
Signature: Pete Munson Date: 3/11/15

### Owner, if other than Applicant:

Name: Occidental Community Church dba Pleasant Hill Christian School  
Mailing Address: 1782 Pleasant Hill Rd  
Sebastopol CA 95472  
City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: 707 823-5868 Fax: 707-823-7092  
email: petemunson@sbcglobal.net  
Signature: Pete Munson, Pastor/CEO Date: 3/11/15

### Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)

Name: <u>WILLIAM ROBSON, ROBSON DESIGN, ARCHITECT</u>	Name: _____	Name: _____
Mailing Address: <u>P.O. Box 1343</u>	Mailing Address: _____	Mailing Address: _____
City/Town: <u>FORESTVILLE, CA</u> State: <u>CA</u> Zip: <u>95436</u>	City/Town: _____ State: _____ Zip: _____	City/Town: _____ State: _____ Zip: _____
Title: <u>ARCHITECT</u>	Title: _____	Title: _____
Phone: <u>707-887-1590</u> Fax: _____	Phone: _____ Fax: _____	Phone: _____ Fax: _____
email: <u>robsondesign@comcast.net</u>	email: _____	email: _____

### Project Information:

Address(es): 1782 PLEASANT HILL ROAD, SEBASTOPOL  
076-092-030 City/Town: 24  
Assessor's Parcel Number(s): \_\_\_\_\_ Acreage: 2.1  
Project Description: ADD NEW PORTABLE CLASSROOM  
Site Served by Public Water?  Yes  No Site Served by Public Sewer?  Yes  No Number of new lots proposed: 0

----- DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff -----  
Planning Area: 6 Supervisorial District: 5 Current Zoning: DA B610, Z General Plan Land Use: PA-10  
Specific Plan: West Sebastopol S.P. Land Use: Ag + Res Needs CEQA Review?  yes  no

Commercial/Industrial Uses: (Enter numbers where applicable)  
Bldg. sq. ft. Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_ Existing Employees: \_\_\_\_\_ New Employees: \_\_\_\_\_  
New Manufactured Homes: \_\_\_\_\_ New Units For Sale: \_\_\_\_\_ New Units For Rent: \_\_\_\_\_ Density Bonus Units: \_\_\_\_\_  
Violation?  yes  no; Application resolve planning violation?  yes  no; Penalty applicable?  yes  no; Civil Penalty Factor: \_\_\_\_\_  
Previous Files: UPE 07-0010 (D Hardy) UPE 94-170, UPE 97-0657  
Application accepted by: Paul Jensen Date: 4-9-2015

# Supplemental Application Information

Existing use of property: PRIVATE SCHOOL

Acreage: 2.4

Existing structures on property: 1 - SCHOOL CLASSROOM BUILDING  
1 - PORTABLE CLASSROOM BUILDING

Proximity to creeks, waterways and impoundment areas: \_\_\_\_\_

Vegetation on site: grass, trees

General topography: FLAT

Surrounding uses to North: cemetary South: Residential

(Note: An adjoining road is not a use.) East: apple orchard West: Fire department

New structures proposed (size, height, type): 1 - PORTABLE CLASSROOM BUILDING  
24 FT X 40 FT, APPROX 11.5 FT EAVE HT.

Number of employees: Full time: 2 Part time: 11 Seasonal: 0

Operating days: Week days Hours of operation: 8am to 5pm

Number of vehicles per day: Passenger: \_\_\_\_\_ Trucks: \_\_\_\_\_

Water source: Twain Hills Middle School Sewage disposal: septic

Provider, if applicable: \_\_\_\_\_ Provider, if applicable: \_\_\_\_\_

New noise sources (compressors, power tools, music, etc.): \_\_\_\_\_

Grading proposed: Amount of cut (cu. yds.): \_\_\_\_\_ Amount of fill (cu. yds.): \_\_\_\_\_ Will more than one acre be disturbed by construction of access roads, site preparation and clearing, fill or excavation, building removal, building construction, equipment staging and maintenance, or other activities? Yes no No X If Yes, indicate area of disturbance(aces): \_\_\_\_\_ Identify method of site drainage (sheet flow, storm drain, outflow to creek or ditch, detention area, etc.): \_\_\_\_\_

Vegetation to be removed: small trees & brush

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

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

Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc): hydrant across street on corner of Watertrough + Pleasant Hill Rds.

# Indemnification Agreement

PJR-011

"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 conjunction 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."

Occidental Community Church  
Applicant Name

DBA Pleasant Hill Christian School

Peter A. Munson  
Applicant Signature

Peter A. Munson - applicant  
Owner Name

\_\_\_\_\_  
Owner Signature

4-8-15  
Date

UPE 15-0028.  
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.

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Mailing Address <u>P.O. Box 1343</u>	Mailing Address	Mailing Address
City/Town <u>FORESTVILLE CA 95436</u>	City/Town State Zip	City/Town State Zip
Title <u>ARCHITECT</u>	Title	Title
Phone <u>707-887-1590</u>	Phone Fax	Phone Fax
email <u>robsondesign@comcast.net</u>	email	email

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Project Description: ADD NEW PORTABLE CLASSROOM  
(Please attach additional sheet(s) if needed)  
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Fire safety information (existing/proposed water tanks, hydrants, emergency access and turnaround, building materials, etc): hydrant across street on corner of Watertrough + Pleasant Hill Rds.

**Occidental Community Church  
PO Box 361  
Occidental, CA 95465  
707-874-3501**

April 15, 2015

Sonoma County Permit and Resource Management Dept.  
2550 Ventura Avenue Santa Rosa, CA 054032829  
Re: AP 076092030, UPE 94170, UPE 970057, UPE 070010  
Occidental Community Church dba Pleasant Hill Christian School

To Whom It May Concern:

We are requesting a modification to our current use permit (numbers listed above) to include the addition of a second manufactured modular classroom building, 24' x 40'.

Pleasant Hill Christian School plans to add a Transitional Kindergarten to its regular Kindergarten program for the 2015-2016 academic year. Additional classroom space is needed to house this class. Two-thirds of the new modular unit will be used for the new class and one-third will be used as school office space.

The addition of the proposed modular unit will in no way change/alter the current use of the property. With a projected enrollment of approximately 65 students, this falls well beneath our already approved maximum number. There should be no significant effect on traffic and noise that will result from this addition.

We sincerely appreciate your consideration of this request.



Peter Munson, Pastor  
Occidental Community Church  
and Chairman of the Board, Pleasant Hill Christian School

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