

June 6, 1994

Darrel Hurst  
2565 Pleasant Hill Road  
Sebastopol, CA 95472

**RE: UP 94-170/1787 Pleasant Hill Road, Sebastopol**

After reviewing your Use Permit application, the Department of Planning is, pursuant to Sonoma County Code Section 26-199(g), waiving the use permit procedures based on the small scale and low intensity of your project provided, however, that you agree in writing to modify your project to incorporate the requirements and provisions attached hereto as Exhibit "A" (a letter of agreement is attached for your endorsement).

The Use Permit Waiver is based on a determination by the Department of Planning that the use (as modified by Exhibit "A") 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 of Planning that the project (as modified by Exhibit "A") 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 Waiver is limited to the use as described on the application form, the proposal statement and the site plan submitted to this department. Any modifications of the use, expansion or alteration shall be submitted for review and approval of the Department of Planning in advance of the proposed change and may, at the discretion of the department, require a new use permit.

Upon submittal of the signed letter of agreement you may be entitled to a partial refund of the application filing fee. Please request this in writing.

If you have any questions, feel free to contact me. Please refer to your file number (UP 94-170) when making inquiries.

Sincerely,

GAIL DAVIS  
Project Planner

GD:jb

Sonoma County Planning Department  
575 Administration Drive, Room 105A  
Santa Rosa, CA 95403

### LETTER OF AGREEMENT

I agree, as the property owner of record, of the site known as \_\_\_\_\_, insure that development proposed by \_\_\_\_\_ includes all conditions of approval attached as Exhibit "A".

\_\_\_\_\_

Applicant/

Date: \_\_\_\_\_

I agree, as the applicant for the request by \_\_\_\_\_ for a  
\_\_\_\_\_ to be located at  
\_\_\_\_\_, to revise the project to include the attached  
Conditions of Approval.

\_\_\_\_\_

Applicant/Owner (Name)

Date: \_\_\_\_\_

## **CONDITIONS OF APPROVAL**

File # UP 94-170/Hurst  
June 6, 1994

### **PLANNING:**

1. Applicant shall obtain all applicable building/grading permits prior to starting construction.
2. Applicant shall obtain approval from the Gold Ridge Fire Protection District for all new construction. Approval shall be shown to the Planning Department.
3. Use shall be limited to that described in the proposal statement submitted with the application dated 3/22/94. Any changes/modifications shall require review by the Planning Department.
4. All parking shall be in designated area on-site.
5. New construction shall meet the setback requirements of the DA (Diverse Agriculture) zoning designation.
6. All signs shall comply with the Sonoma County sign ordinance.
7. Prior to issuance of Building Permit for all construction, plans shall be reviewed by Landmarks Committee.

### **PUBLIC WORKS:**

8. The developer shall pay a traffic control and road improvement fee to the County of Sonoma of an amount to be determined by Public Works.

### **PUBLIC HEALTH:**

9. Prior to the issuance of building permits:
  - a. Abandon the old well under Environmental Health permit and inspection.
  - b. Verify that your water system has a State Health Department permit or letter of clearance.
10. Install the septic system that has been permitted by Environmental Health. This must be completed prior to the increase in student and staff population.
11. Noise shall be controlled in accordance with Table NE-2 of the Noise Element of the Sonoma County General Plan.
12. All new toilets should be 1.6 gallon units.

**APPLICANT:** Darrell Hurst/Pleasant Hill Christian School

**FILE:** UP 94-170

**DESCRIPTION OF PROJECT & LOCATION:**

Request for a use permit to allow for expansion of an existing, legal non-conforming, private elementary school to include (1) adding 7th and 8th grade classes and increasing the maximum capacity to approximately 98 students, and (2) adding a permanent 2,000 square foot classroom(s) building, and allowing a temporary modular classroom unit to be used during construction on 2 acres located at 1787 Pleasant Hill Road, Sebastopol, APN 076-092-30, zoned DA (Diverse Agriculture) B6, 10 acre density, Z (Second Unit Exclusion), Supervisorial District No. 5.

Based upon the information contained in the Initial Study included in the project file, it has been determined that there will be no significant environmental effect resulting from this project, provided that mitigation measures are incorporated into the project. The Negative Declaration has been completed in compliance with CEQA State and County guidelines and the information contained therein has been reviewed and considered.

It is the intention of the Planning Director to issue a Use Permit Waiver as provided in Section 26-440(g) of the Sonoma County Zoning Ordinance. The Use Permit Waiver is being granted because the Planning Department has determined the proposal is a minor land use alteration.

The Planning 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 Waiver will be issued without a public hearing, unless, within twenty-one (21) days from date of this notice, a written objection is received by the Planning 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 Planning Department, 575 Administration Drive, Room 105A, Santa Rosa, CA 95403. (707) 527-1900

Posting Date: May 4, 1994

Staff: Gail Davis

# NOTICE OF WAIVER OF A PUBLIC HEARING FOR A USE PERMIT

**APPLICANT:** Pleasant Hill Christian School  
**OWNER:** Occidental Community Church

**FILE:** UPE07-0010

**DESCRIPTION OF PROJECT & LOCATION:** Request for a Use Permit to modify UPE94-170 and UPE97-0057 to delete addition of a permanent 2,000 square foot classroom building and to allow the existing manufactured modular classroom unit to be considered a permanent building on a 2-acre parcel located at 1782 Pleasant Hill Road, Sebastopol; Zoning DA (Diverse Agriculture), B6 10 acre density, Z (Second Dwelling Unit Exclusion); APN 076-092-030; 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.

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 because the project involves a minor change to an existing structure.

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 on May 11, 2007, unless a written objection is received by the Director prior to that date. If a written objection is received, a public hearing will be scheduled and a notice of the hearing will be issued.

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) 565-1392.

Posting Date: April 26, 2007  
Staff: Dave Hardy

## Jennifer Faso

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**From:** Peter Munson [petemunson@sbcglobal.net]  
**Sent:** Sunday, April 26, 2015 12:46 PM  
**To:** Jennifer Faso  
**Cc:** Wendell Nordby  
**Subject:** Permit application UPE15-0028 for property at 1782 Pleasant Hill Road, Sebastopol, CA

Hi Jennifer,

I'm listed as the person of contact for the above mentioned permit for Pleasant Hill Christian School. I have turned responsibilities over to Wendell Nordby. Please feel free to contact him regarding this project.

Thank you,  
Pete Munson  
707-694-8762

Info:  
Wendell Nordby  
cell 707-484-3325

**Jennifer Faso**

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**From:** petemunson [petemunson@sbcglobal.net]  
**Sent:** Monday, April 27, 2015 8:40 AM  
**To:** Jennifer Faso  
**Subject:** RE: Permit application UPE15-0028 for property at 1782 Pleasant Hill Road, Sebastopol, CA

Sorry but I saw a typo as it was mailing.

Wendellnordby@nordby.com  
484-3325

351 Major Drive  
Santa Rosa, CA 95401

Sent from my Verizon Wireless 4G LTE smartphone

----- Original message -----

**From:** Jennifer Faso <[Jennifer.Faso@sonoma-county.org](mailto:Jennifer.Faso@sonoma-county.org)>  
**Date:** 04/27/2015 8:29 AM (GMT-07:00)  
**To:** 'Peter Munson' <[petemunson@sbcglobal.net](mailto:petemunson@sbcglobal.net)>  
**Cc:** Wendell Nordby <[wendellnordby@nordby.net](mailto:wendellnordby@nordby.net)>  
**Subject:** RE: Permit application UPE15-0028 for property at 1782 Pleasant Hill Road, Sebastopol, CA

Peter,

Thanks for the update. I will add Wendell to the contact information. Do you have an address and email contact information for him as well ?

Jennifer

Jennifer Faso

Planner II

Sonoma County PRMD

2550 Ventura Avenue

Santa Rosa CA 95403

PH: 707-565-1683

FAX: 707-565-1103

[Jennifer.Faso@sonoma-county.org](mailto:Jennifer.Faso@sonoma-county.org)

PRMD lobby hours

Monday - Thursday

8:00 a.m. - 4:00 p.m.

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Thank you,

Pete Munson

707-694-8762

Info:

Wendell Nordby

cell 707-484-3325



***CheckRite Backflow Services, Inc.***

3618 Chanate Rd.

Santa Rosa, CA 95404

(707) 575-5296 or (888) 837-8356

California Licensed Contractor: (C-36) #836022

Patrick J. Rattigan Cross-Connection Control Specialist #10676

1/20/2016 Preliminary Cross-Connection Control Survey for

1782 Pleasant Hill Rd., Sebastopol, Ca.

(Pleasant Hills Christian School & Sunflower Preschool)

c/o Occidental Community Church

The potable water source for this property is from a well located at The Twin Hills Charter Middle School, 1685 Watertrough Rd., which is approximately 100 yards (+/-) to the west. The 1" potable water piping system first enters the main house (Pleasant Hill Christian School) outside its' north wall, just after going through a 1" Wilkins Model 975XL2 RP type backflow preventer, which passed its' annually required certification test performed during this initial survey. (See attached test report.) The piping continues uninterrupted under this building until it reaches a booster pump just inside the southern wall, after which it bushes up to 1 1/4" piping. It then comes back outside, through the southern wall, and passes through a 1/4 turn ball valve, and then "T"'s to a pressure tank, while continuing on another 1 foot (+/-) where it again "T"'s below ground, to supply the Sunflower Preschool, which is a modular unit approximately 30 yards(+/-) south of the main building. The other branch of this "T" then passes through another 1/4 turn ball valve, just before entering a 1 1/4" Watts Model LF009M2 DC type backflow preventer. This assembly also passed its' certification test performed on the day of this survey. (See attached report). This assembly isolates the extensive irrigation control valve manifold, located within a small wooden hut at the SW corner of the main house, which provides water to the athletic/play fields, as well as the drip irrigation for the landscaping.

By manipulating the 1/4 turn ball valves, as well as the shut off valves to the two backflow preventers, all mentioned above, it could be determined that the potable water piping system supplies water to all the plumbing fixtures, and drinking fountains, located at or within the two buildings (schools). In addition, this piping also supplies water to 3 hose bibbs, one located on both the west and east sides of the main house, and one located on the east side of the preschool. Any and all hose bibbs that now exist, or may be added on to the potable water piping system, should have a hose bibb vacuum breaker (HBVB) attached so as to prevent any water used through the garden hoses from entering back into the potable water system.

Despite having all the shut off valves on the potable water system in the off position, three known hose bibbs (one just south of the unused wellhead in the lawn area east of the preschool parking, another on the path which runs just outside the green cyclone fencing on the eastern side of the preschool play area, the third on a riser approximately half way along the southern edge of the basketball court), and a fixture at the end of a 1" pipe in the irrigation manifold "hut" mentioned above, all were still charged with water pressure. After consulting with a family member of the Twin Hills Ranch, which is due east across Twin Hills Rd., and manipulating a shutoff valve in the drainage ditch on the Twin Hills Ranch side of Twin Hills Rd., it could be determined that the water supply to these four fixtures came from a well on the Twin Hills Ranch property.

In summary, the integrity of the potable water piping system is mostly protected by the backflow preventer in the irrigation manifold hut, which, if properly maintained/annually tested (as required by the plumbing code) will stop potentially contaminated irrigation water from flowing back into the potable supply. The other known potential hazards could come from the unprotected hose bibbs off the potable piping system mentioned above. This can be resolved by attaching hose bibb vacuum breakers to each one. In addition, because the hose bibbs attached to the piping from the Twin Hills Ranch to the east have a water source outside the quality control/jurisdiction of the Twin Hills School District, or the Pleasant Hill Christian School, and because the water from these fixtures can be so easily consumed by the children, or adults, on the premises, it is advised that these fixtures be removed, and the piping be cut and capped, preferably below grade.

A follow up survey will be provided after these issues have been resolved, and a final report written regarding the safety of the potable water delivery system to both the schools on this property.

Sincerely,

Patrick J. Rattigan  
Cross-Connection Control Specialist #10676  
CheckRite Backflow Services

***CheckRite Backflow Services, Inc.***

3618 Chanate Rd.

Santa Rosa, CA 95404

(707) 575-5296 or (888) 837-8356

California Licensed Contractor: (C-36) #836022

Patrick J. Rattigan Cross-Connection Control Specialist #10676

2/18/16 Follow-up and Final Cross-Connection Control Survey for

1782 Pleasant Hill Rd., Sebastopol, Ca.

(Pleasant Hill Christian School & Sunflower Preschool)

c/o Occidental Community Church

The potential hazards to the potable water system identified in the 1/20/16 preliminary survey have been remedied. Namely, the 3 hose bibbs, and the 1" fixture in the irrigation valve "hut", all supplied by water from a well on the Twin Hills Ranch, located on the opposite side of Twin Hills Rd., to the east of the school(s), have been removed/capped. The remaining identified hose bibbs are on the potable water system, and have been fitted with a hose bibb vacuum breaker. (Note: The hose bibb off the west end of the Sunflower Preschool, at ground level, had a "Y" attached downstream of its hose bibb vacuum breaker. By code, there cannot be any type of closeable fixture downstream of a hose bibb vacuum breaker, as it may cause the HBVB to become stuck in the closed position, making it useless as a backflow preventer. To accommodate the use of a "Y" valve, it should be attached directly to the hose bibb, with an HBVB attached to each branch of the "Y".)

Any future additions to the potable water system should be evaluated for its potential hazard, and isolated accordingly. In addition, by code, the 2 backflow preventers on site must be tested at least once a year to ensure that they are, in fact, preventing potentially contaminated water from flowing back into the potable water piping system. (They were tested during the initial survey of 1/20/16. See the attached passing test reports.)

6/9/16 addendum: A photo of the hose bibb off the west side of the Sunflower Preschool shows that the "Y" valve previously attached downstream of the HBVB has been removed, and is no longer a code violation.

Thank you for using CheckRite Backflow Services for this survey.

Sincerely, *Patrick J. Rattigan*

Patrick J. Rattigan

Cross-Connection Control Specialist #10676

Jennifer Faso

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**From:** Nancy Nordby [nancynordby@nordby.net]  
**Sent:** Tuesday, December 29, 2015 2:45 PM  
**To:** Jennifer Faso  
**Cc:** Wendell Nordby  
**Subject:** Pleasant Hill Christian School



**Twin Hills  
School District**

APPLE BLOSSOM |  
ORCHARD VIEW |  
SUNRIDGE | K-8  
TWIN HILLS | 6-8

December 21, 2015

ATT: Jennifer Faso, Project Planner  
County of Sonoma  
Permit and Resource Management Department  
2550 Ventura Ave  
Santa Rosa, CA 95403

RE: Pleasant Hill Christian School.

Twin Hills Union School District is able and willing to provide water services to the Pleasant Hill Christian School for the proposed additional modular. These two entities have an agreement for water service.

Thank you,

A handwritten signature in cursive script that reads "Barbara Bickford". The signature is written in black ink and is positioned above the printed name and title.

Barbara Bickford, Ed.D.  
Superintendent