

CA Regional Water Quality/North Coast Region
5550 Skylane
Ste A
Santa Rosa, Ca 95403

Federated Indians of Graton Rancheria
Greg Sarris
6400 Redwood Dr
Ste 300
Rohnert Park, Ca 94928

Scenic Highway Committee
Richard Naegle
Box 184
Forestville, Ca 95436

Sonoma County Transit Authority
Steven Schmitz
355 W Robles Ave
Santa Rosa, Ca 95407

Western Sonoma County Rural Alliance
Dee Swanhuysen
Box 983
Sebastopol, Ca 95473

FILE: UPC15-0028

W. Nordby
Applicant

1782 Pleasant Hill Rd
Sebastopol
Site Address

AFFIDAVIT OF NOTICING

I, Jennifer Faso, posted three copies of the attached poster at the following
(Name of responsible person)

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

① Utility pole corner of Pleasant Hill Rd & Watkinson
② utility pole across from 1782 Pleasant Hill Road
③ utility pole west of 1782 Pleasant Hill Road on 7/30/15
(Date)

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

7/30/15
(Date)

J Faso
(Signature)

I, William T. Passaretti, mailed the attached notice to:

_____ the County Clerk's Office on _____.

_____ the newspaper on _____.

_____ to each owner of record within 300 feet of the subject property and to applicant/owner and others that have requested notification on _____.

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

(Date)

(Signature)

NOTICE OF WAIVER OF A PUBLIC HEARING FOR A USE PERMIT

WHO: Occidental Community Church has applied for a Use Permit modification. **PRMD File No. UPE15-0028.**

WHAT: The proposed project is a request to modify a previously approved Use Permit (UPE07-0010) to allow a private school to install a 960 square foot modular classroom. The number of students will remain at 65 students. The original Use Permit (UPE94-170) approved with a Negative Declaration allowed a maximum of 98 students on a 1.8 acre parcel located at 1782 Pleasant Hill Road, Sebastopol; APN 076-092-030. Supervisorial District 5.

Zoning on the parcel is: DA (Diverse Agriculture) with an allowable density of 1 dwelling unit per 10 acres and combining zone of Z (Second Dwelling Unit Exclusion).

**WHERE &
WHEN:**

It is the intention of the Director of the Permit and Resource Management Department to issue a Use Permit as provided in Section 26-92-040(d) 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 15303(c), because it is new construction of less than 2,500 square feet.

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 August 10, 2015, 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.

ADDITIONAL

INFORMATION: Details of the project are available at the Permit and Resource Management Department. 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.

HOW TO

GET INVOLVED: If you have any questions or concerns regarding the proposed project please contact Jennifer Faso at (707) 565-1683 or via email at Jennifer.Faso@sonoma-county.org. In addition, you may contact the project applicant (Wendell [Nordby/707-484-3325/wendellnordby@nordby.com](mailto:WendellNordby@nordby.com)).

DATE: July 30, 2015

FILE: AP15-0028

W. Bordley
Applicant

1782 Pleasant Hill Rd
Sebastopol
Site Address

AFFIDAVIT OF NOTICING

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(Name of responsible person)

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, William T. Passaretti, mailed the attached notice to:

☒ the County Clerk's Office on 7/28/15

☐ 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 7/28/15

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

7/28/15
(Date)

William T. Passaretti
(Signature)

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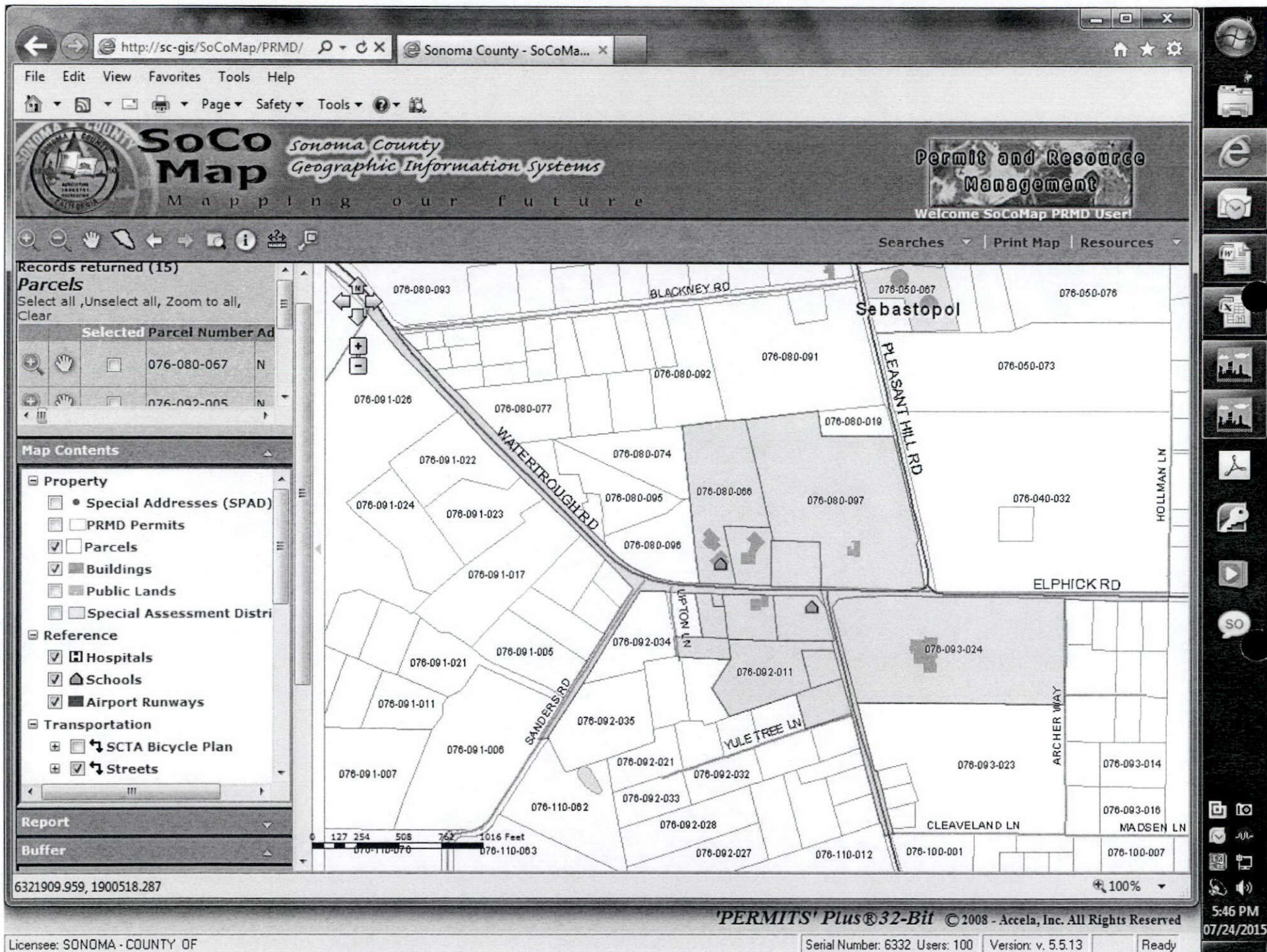
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DATE: July 30, 2015



076-092-003

DEDRICK LORRIE L & CHARLES N JR
1640 WATER TROUGH RD
SEBASTOPOL CA 95472-

076-092-005

HEIN JANE A TR
125 S MAIN ST # 312
SEBASTOPOL CA 95472-

076-092-012

PFORSICH ANDREW H
PO BOX 759
SEBASTOPOL CA 95473-0759

076-092-031

SCOTT ROBERT
9105 LOCH HAVEN DR
SANTA ROSA CA 95404-9609

076-093-024

TWIN HILL VINEYARD LLC
1689 ELPHICK RD
SEBASTOPOL CA 95472-

076-080-067

TWIN HILLS UNION SCHOOL DIST
700 WATER TROUGH RD
SEBASTOPOL CA 95472-3917

076-092-011

WAYNE VICTORIA P TR
1840 PLEASANT HILL RD
SEBASTOPOL CA 95472-

OCCIDENTAL COMMUNITY CHURCH
DBA PLEASANT HILL CHRISTIAN SCHOOL
1782 PLEASANT HILL ROAD
SEBASTOPOL CA 95472

STATE NORTH COAST REGIONAL WATER QCB
SONOMA MOAG
FEDERATED INDIANS OF GRATON RANCHERIA

076-092-013

HALASZ ALEX JR & JUDITH ANN TR
1876 PLEASANT HILL RD
SEBASTOPOL CA 95472-4943

076-092-030

OCCIDENTAL COMMUNITY CHURCH
PO BOX 361
OCCIDENTAL CA 95465-0361

076-080-010

PLEASANT HILL CEMETERY
1750 PLEASANT HILL RD
SEBASTOPOL CA 95472-

076-080-097

SIX REDWOODS CORP
1700 PLEASANT HILL RD
SEBASTOPOL CA 95472-

076-092-029

TWIN HILLS FIRE PROTECTION DIST
1690 WATER TROUGH RD
SEBASTOPOL CA 95472-4649

076-080-066

TWIN HILLS UNION SCHOOL DIST
700 WATER TROUGH RD
SEBASTOPOL CA 95472-3917

WENDELL NORDBY
351 MAJOR DR
SANTA ROSA CA 95401

WILLIAM ROBSON
P O BOX 1343
FORESTVILLE CA 95436

SCENIC HIGHWAY 116 COMMITTEE
WESTERN SONOMA COUNTY RURAL ALLIANCE

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DATE: July 30, 2015

This notice was posted on 7-30-15
and will remain posted for a period of thirty days
through 8-31-15

WILLIAM F. ROUSSEAU, Co. Clerk
BY: Daniel A. Stitt
DEPUTY CLERK