

COURTESY NOTICE OF PUBLIC MEETING FOR DESIGN REVIEW OF A HOTEL PROJECT

The Sonoma County Permit and Resource Management Department has received application **PLP08-0011** from Olmsted and Associates, for Passport Resorts (dba Sea Ranch Holdings LLC), requesting a Use Permit, Design Review, Coastal Permit, and a Variance to allow for a new 60-room hotel/resort in place of the existing 20-room Sea Ranch Lodge. The site is located within the Highway 1 Scenic Corridor at 60 Sea Walk Drive, The Sea Ranch; APN 122-200-009; Zoning CT (Commercial Tourist), CC (Coastal Combining); Supervisorial District No. 5.

The **Sonoma County Design Review Committee** will conduct a public meeting to consider preliminary review of the project at **9:30 a.m. on April 22, 2009**, in the hearing room at the Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa.

Prior to the hearing, the project details and environmental documents may be reviewed at, or written comments submitted to the Permit and Resource Management Department, at 2550 Ventura Avenue, Santa Rosa, CA 95403. Contact David Hardy at 707-565-1924, or via email to dhardy@sonoma-county.org.

Date: April 10, 2009

FILE: RP08-0011
Olsted & Assoc.
Applicant
60 Sea Walk Drive
Sea Ranch
Site Address

AFFIDAVIT OF NOTICING

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

locations on or near the subject property: (description of location)
① front of Lodge Bldg by P.O. 2. Fence by Stewart's Pt. P.O.
③ Sign @ Black Pt Beach P-Lot ④ Post by entry
to Condominium 2 on 6/22/09
(Date)

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

6/22/09 (Date) [Signature] (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)

FILE: RP08-0011

Olmos & Assoc.
Applicant

600 Sea Walk Drive
Sea Ranch
Site Address

AFFIDAVIT OF NOTICING

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(Name of responsible planner)

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

_____ on _____
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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 6/22/09

☐ the newspaper on N/A

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

6/22/09
(Date)

William T. Passaretti
(Signature)

NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

The Sonoma County Permit and Resource Management Department has received application **PLP08-0011** from Olmsted and Associates, for Sea Ranch Holdings LLC, requesting a Use Permit, Coastal Permit with hearing, and a Variance to exceed height limits for several buildings for the proposed expansion at the Sea Ranch Lodge to include 60 lodging units, reuse of original Post Office building (8,504 square feet) with retail and commercial uses, a new 23,882 square foot administration building, restaurant and lounge, and a 6,034 square foot building for meeting rooms on a 52 acre parcel located at 60 Sea Walk Drive, Sea Ranch; APN 122-200-009; Zoning CT (Commercial Tourist), CC (Coastal Combining); Supervisorial District No. 5.

A Mitigated Negative Declaration, including Mitigation Measures agreed to by the applicant, has been prepared for the project to avoid or reduce to a less-than-significant level potentially significant adverse impacts on the environment. Potential environmental impacts have been identified in the following topic areas: Aesthetics, Air Quality, Biological Resources, Geology/Soils, Hydrology/Water Quality, Noise, and Transportation/Traffic.

The **Sonoma County Board of Zoning Adjustments** will conduct a public hearing to consider adoption of a Mitigated Negative Declaration and an action on the project and/or conditions of approval at **1:35 p.m. on July 23, 2009** in the hearing room at the Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa.

If you challenge the decisions on the project in court, you may be limited to raising only those issues previously raised before the Board of Zoning Adjustments at the hearing or in written form delivered to the Board of Zoning Adjustments prior to or at the hearing.

Prior to the hearing, the project details and environmental documents may be reviewed at, or written comments submitted to the Permit and Resource Management Department, at 2550 Ventura Avenue, Santa Rosa, CA 95403. Contact David Hardy at 707-565-1924, or via email to dhardy@sonoma-county.org.

DATE: June 22, 2009

AGENDA REQUEST SHEET - ALL INFORMATION MUST BE FILLED IN

Applicant: OLMSTED AND ASSOCIATES
438 FIRST ST, 4TH FLOOR
SANTA ROSA CA
95401-6390

Appellant:

Parcel(s): 122-200-009

Address(es): 60 SEA WALK DR SEA

Description: USE PERMIT AND COASTAL PERMIT FOR INN EXPANSION
REQUEST FOR A USE PERMIT AND COASTAL PERMIT WITH HEARING FOR AN EXPANSION AT THE SEA RANCH LODGE TO INCLUDE 60 LODGING UNITS, REUSE OF ORIGINAL POST OFFICE BUILDING (6,750 SQ FT) WITH RETAIL AND COMMERCIAL USES AND NEW 19,825 SQ FT ADMINISTRATION BUILDING, RESTAURANT AND LOUNGE ON A 52 ACRE PARCEL.

3/28/2009 REQUEST TO ADD VARIANCE TO EXCEED HEIGHT LIMITS FOR SEVERAL BUILDINGS OF THE SEA RANCH LODGE EXPANSION.

Project Name: Sea Ranch Lodge Expansion Env. Status: N.D. X C.E. EIR Mit N.D. X

Public Hearing: yes X no Continued Hearing: yes no from County Counsel: yes X no

Requested date and amount of time: 4 hours Need B/S Time? Not yet Uncontested? Yes X No

OWNER July 23, 2009 BZA
Name: SEA RANCH HOLDINGS LLC
Addr: 1090 FERGUSON RD (for July 23) 1:35
SEBASTOPOL CA
95472-9630

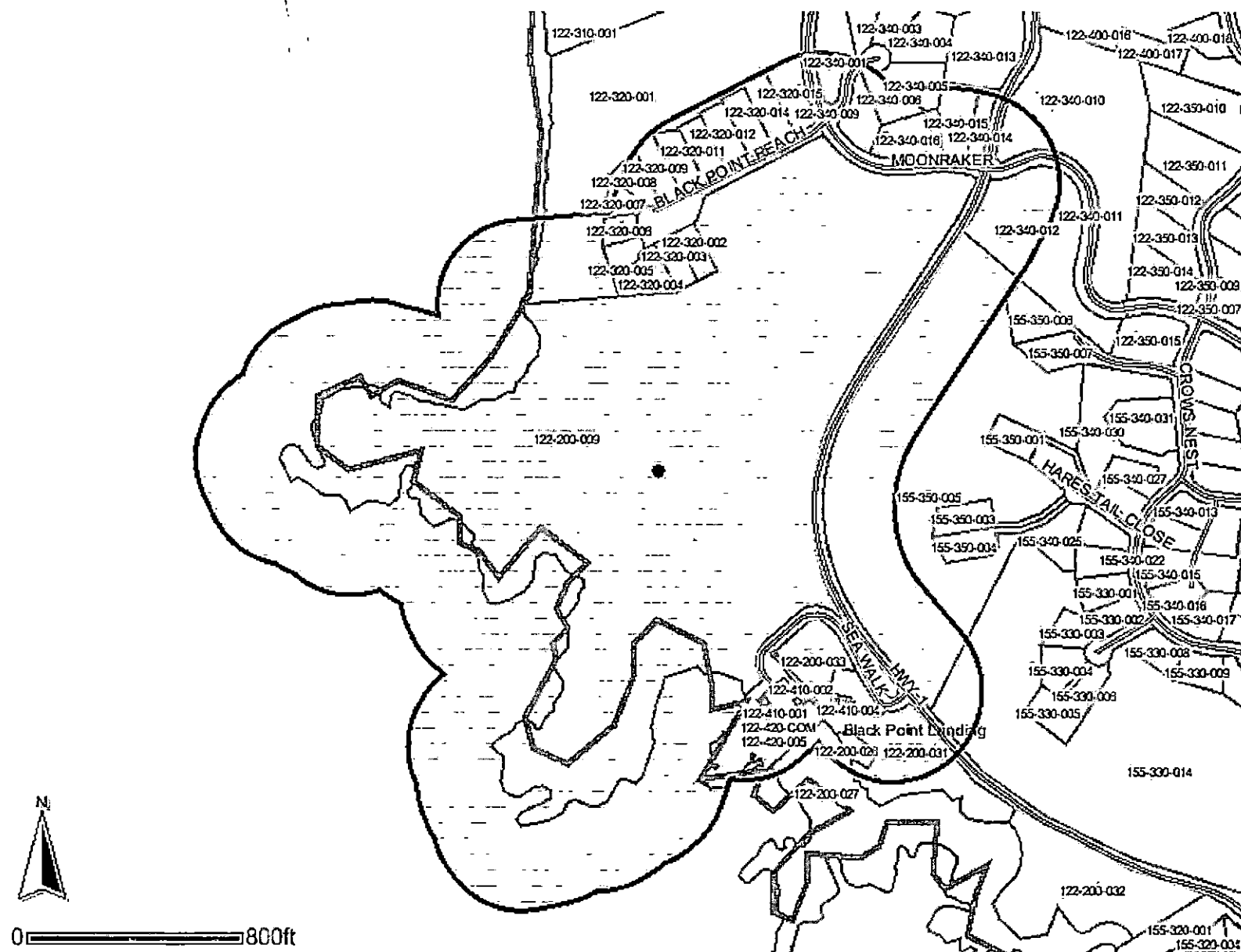
ARCHITECT
BSA ARCHITECTS
501 FOLSOM ST 4TH FLOOR
SAN FRANCISCO CA
94105

Name: to clearing house
Addr: 30 day
notice

REFERRALS AND NOTICING:

Number of Posters: Which Newspaper?: Special Ad Size?:

Ref.	Not.	Ref.	Not.
<u> </u> County Surveyor	<u> </u>	<u> </u> Fire Marshal	<u> </u>
<u> </u> Health Review <u> </u> E/H Cons. Prot.	<u> </u>	<u> </u> Fire District: CSA #40 FIRE SERVICES	<u> </u>
<u> </u> Sanitation	<u> </u>	<u> </u> School District: SRA	<u> </u>
<u> </u> Public Works-Land Dev-John Maitland	<u> </u>	<u> </u> SUSMP Review - Reg Cullen	<u> </u>
<u> </u> Public Works-Drainage-J. Foster	<u> </u>	<u> </u> Water District	<u> </u>
<u> </u> Ag Commissioner	<u> </u>	<u> </u> State Coastal Commission	<u> </u>
<u> </u> Flood & Drainage Review	<u> </u>	<u> </u> Cal Trans (State)	<u> </u>
<u> </u> PRAC Planner	<u> </u>	<u> </u> State Fish & Game	<u> </u>
<u> </u> General Plan Staff	<u> </u>	<u> </u> State Department of Forestry	<u> </u>
<u> </u> Northwest Information Center S.S.U.	<u> </u>	<u> </u> State Department of Health	<u> </u>
<u> </u> Milo Baker Chap, Native Plant Stdy	<u> </u>	<u> </u> State Parks & Recreation	<u> </u>
<u> </u> Building Inspection	<u> </u>	<u> </u> Regional Water Quality Control (Northern / Bay)	<u> </u>
<u> </u> Army Corp of Engineers	<u> </u>	<u> </u> Air Poll Dist: NO SO CO AIR POLLUTION CONTROL	<u> </u>
<u> </u> P. G. & E.	<u> </u>	<u> </u> Regional Parks Department	<u> </u>
<u> </u> S.B.C.	<u> </u>	<u> </u> City of <u> </u> Dept. <u> </u>	<u> </u>
<u> </u> Sheriff - Crime Prevention	<u> </u>	<u> </u> Treasurer/Special Assessment	<u> </u>
<u> </u> LAFCO	<u> </u>	<u> </u> Assessor	<u> </u>
<u> </u> ALUC/CLUP - Bob Gaiser	<u> </u>	<u> </u> Landmarks Commission	<u> </u>
<u> </u> Board of Supervisors	<u> </u>	<u> </u> So Co Transit - Steven Schmitz	<u> </u>
<u> </u> County Communications - George Waters	<u> </u>	<u> </u> Road Naming - Dilys Ranger	<u> </u>
<u> </u> Other: <u> </u>	<u> </u>	<u> </u> Code Enforcement - Michael Lueders	<u> </u>
<u> </u> Other: <u> </u>	<u> </u>	<u> </u> Other: <u> </u>	<u> </u>



FILE No.: PLP08-0011
Subject Parcel: 122-200-009
Planner: dh
Created By: bp 6/11/09
Total Number of Parcels: 52

122-320-014
BELL BERNADETTE
85 PLAZA DR
BERKELEY CA 94705

122-320-011
DRYDEN PHYLLIS KAY
3398 WASHINGTON ST
SAN FRANCISCO CA 94118-2034

122-340-015
ETTARO JAMES L & DONNA J TR
987 WIKIUP DR
SANTA ROSA CA 95403-1343

122-320-012
FOLEY JOHN C TR ET AL
159 S ARMIJO LN
SANTA FE NM 87501

122-420-006
GILBERT ETHEL B TR ET AL
667 HOWARD ST
SAN FRANCISCO CA 94105

122-340-006
GRENWELGE JAMES L & SUSAN L
PO BOX 58
THE SEA RANCH CA 95497

122-420-002
HIRSCH WARREN W & BIANCA Z TR
115 SAN ANSELMO AVE
SAN FRANCISCO CA 94127-1513

122-320-007
JONES BUDDINGTON B JR & DELORAS L
2 SANDSTONE CT
SAN RAFAEL CA 94903

122-320-010
KOOLS PETER W & SUSAN M
1145 DOUGLASS ST
SAN FRANCISCO CA 94131

122-420-004
ALINDER JAMES G & ALINDER MARY S
PO BOX 325
THE SEA RANCH CA 95497

122-320-005
BURGE RICHARD GLYNGUARD TR
490 GRAND AVE STE 200
OAKLAND CA 94610

122-320-013
EAGAN PAUL J TR & ARLENE K TR
1927 BREWSTER AVE
REDWOOD CITY CA 94062-1905

122-410-007
FAIRHURST NANCY J TR
PO BOX 174
THE SEA RANCH CA 95497-0174

122-320-009
FRIEDMAN JAMES W TR & STASSEVITCH SUZANNE
1050 FILBERT ST
SAN FRANCISCO CA 94133

122-420-007
GILBERT ETHEL B TR ET AL
~~667 HOWARD ST~~
SAN FRANCISCO CA 94105

122-410-006
HARDER STEVEN R TR & MARIANNE J TR ET AL
PO BOX 293
THE SEA RANCH CA 95497-0293

122-420-005
HUGHES HAROLD O & HUGHES JENNIFER BOCK ET
630 N SAN MATEO DR
SAN MATEO CA 94401

122-420-003
KELLY JOHN M
PO BOX 696
SAINT HELENA CA 94574-0696

122-340-005
LEIBROCK BRUCE H TR & LEIBROCK JUTTA I TR
PO BOX 304
THE SEA RANCH CA 95497-0304

122-320-002
MARCHANT JOHN B & CAROL J TR
2728 CLAREMONT BLVD
BERKELEY CA 94705-1356

122-320-003
MARCHANT JOHN B & CAROL J TR
2728 CLAREMONT BLVD
BERKELEY CA 94705-1356

122-320-006
MARKS CHARLES LAWRENCE TR & GLADYS MONROY
1 MESA CT
ATHERTON CA 94027-6417

122-410-005
MILLS CAMRA TR
PO BOX 182
THE SEA RANCH CA 95497-0182

122-410-008
MORGAN MARGARET M TR ET AL
PO BOX 187
INVERNESS CA 94937-0187

122-340-016
PANOU CHRIS J TR & LARSON JANET V TR
232 UPPER TER
SAN FRANCISCO CA 94117-4516

122-320-004
PAOLI DAVID L & BARBARA A
588 KERNBERRY DR
SAN RAFAEL CA 94903

122-200-031
ROSENBERG BARR TR & ROSENBERG JUNE TR
21 ORINDA WAY STE C PMB 302
ORINDA CA 94563--253

122-200-026
SEA RANCH ASSN
PO BOX 16
THE SEA RANCH CA 95497-0016

122-200-027
SEA RANCH ASSN
PO BOX 16
THE SEA RANCH CA 95497-0016

122-320-001
SEA RANCH ASSN
PO BOX 16
THE SEA RANCH CA 95497-0016

122-320-016
SEA RANCH ASSN
PO BOX 16
THE SEA RANCH CA 95497-0016

122-340-001
SEA RANCH ASSN
PO BOX 16
THE SEA RANCH CA 95497-0016

122-340-007
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122-340-009
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122-340-010
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122-340-011
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122-340-012
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THE SEA RANCH CA 95497-0016

122-340-014
SEA RANCH ASSN
PO BOX 16
THE SEA RANCH CA 95497-0016

122-410-001
SEA RANCH ASSN
PO BOX 16
THE SEA RANCH CA 95497-0016

122-410-002
SEA RANCH ASSN
PO BOX 16
THE SEA RANCH CA 95497-0016

122-410-004
SEA RANCH ASSN
PO BOX 16
THE SEA RANCH CA 95497-0016

155-350-005
SEA RANCH ASSN
PO BOX 16
THE SEA RANCH CA 95497-0016

122-200-009
SEA RANCH HOLDINGS LLC
PO BOX 44
THE SEA RANCH CA 95497-0044

122-420-010
TRINCHERO GINA M
1371 MANLEY LN
NAPA CA 94558

122-420-008
TRULOVE JAMES G ET AL
1250 28TH ST NW
WASHINGTON DC 20007

122-420-009
WEINGARTEN DAVID M ET AL
31851 N MITCHELL CREEK DR
FORT BRAGG CA 95437-8348

SEA RANCH INN LLC
1090 FERGUSON ROAD
SEBASTOPOL CA 95472-9630

STEVE BUTLER
3333 MENDOCINO AVE
SANTA ROSA CA 95403

BSA ARCHITECTS
501 FOLSOM STREET 4 TH FLOOR
SAN FRANCISCO CA 94105

122-410-003
SEA RANCH ASSN
PO BOX 16
THE SEA RANCH CA 95497-0016

155-330-014
SEA RANCH ASSN
PO BOX 16
THE SEA RANCH CA 95497-0016

122-200-033
SEA RANCH ASSOCIATION
PO BOX 16
THE SEA RANCH CA 95497-0016

122-320-008
THOMPSON TIMOTHY C & THOMPSON SANDRA
PO BOX 263
THE SEA RANCH CA 95497

122-320-015
TRIONE VICTOR S & KAREN K
PO BOX NN
SANTA ROSA CA 95402

122-420-001
WALTON LEE A & E SUSAN TR
475 WILLOW SPRINGS RD
MORGAN HILL CA 95037-9234

OLMSTED AND ASSOCIATES
428 FIRST STREET 4TH FLOOR
SANTA ROSA CA 95401-6390

SPONAMORE AND ASSOCIATES
2128 CONTRA COSTA AVE
SANTA ROSA CA 95405

MOORE, RUBLE, YUDELL ARCHITECTS
933 PICO BLVD
SANTA MONICA CA 90405

PATRICIA ROMEIRO
PO BOX 51
THE SEA RANCH, CA 95497

CAL TRANS DIST 4-PLANNING B
ATTN INA GERHART
PO BOX 23660
OAKLAND CA 94623

COASTAL CONSERVANCY
ATTN MATT GERHART
1330 BROADWAY FLOOR 11
OAKLAND CA 94612

NO. REG. WATER QUALITY CONTROL BOARD
ATTN CHARLES REED
5550 SKYLANE BLVD STE A
SANTA ROSA CA 95403

CALIFORNIA COASTAL COMMISSION
ATTN: RUBY PAP
45 FREMONT STREET SUITE 2000
SAN FRANCISCO CA 94105-2219

COURTESY NOTICE OF PUBLIC MEETING FOR DESIGN REVIEW OF A HOTEL PROJECT

The Sonoma County Permit and Resource Management Department has received application **PLP08-0011** from Olmsted and Associates, for Passport Resorts (dba Sea Ranch Holdings LLC), requesting a Use Permit, Design Review, Coastal Permit, and a Variance to allow for a new 60-room hotel/resort in place of the existing 20-room Sea Ranch Lodge. The site is located within the Highway 1 Scenic Corridor at 60 Sea Walk Drive, The Sea Ranch; APN 122-200-009; Zoning CT (Commercial Tourist), CC (Coastal Combining); Supervisorial District No. 5.

The **Sonoma County Design Review Committee** will conduct a public meeting to consider preliminary review of the project at **9:30 a.m. on April 22, 2009**, in the hearing room at the Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa.

Prior to the hearing, the project details and environmental documents may be reviewed at, or written comments submitted to the Permit and Resource Management Department, at 2550 Ventura Avenue, Santa Rosa, CA 95403. Contact David Hardy at 707-565-1924, or via email to dhardy@sonoma-county.org.

Date: April 10, 2009

This notice was posted on JUN 23 2009
and will remain posted for a period of thirty days
07/23/2009

NOTICE OF PUBLIC HEARING AND INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

JANICE ATKINSON, Co. Clerk

BY: 
DEPUTY CLERK

The Sonoma County Permit and Resource Management Department has received application **PLP08-0011** from Olmsted and Associates, for Sea Ranch Holdings LLC, requesting a Use Permit, Coastal Permit with hearing, and a Variance to exceed height limits for several buildings for the proposed expansion at the Sea Ranch Lodge to include 60 lodging units, reuse of original Post Office building (8,504 square feet) with retail and commercial uses, a new 23,882 square foot administration building, restaurant and lounge, and a 6,034 square foot building for meeting rooms on a 52 acre parcel located at 60 Sea Walk Drive, Sea Ranch; APN 122-200-009; Zoning CT (Commercial Tourist), CC (Coastal Combining); Supervisorial District No. 5.

A Mitigated Negative Declaration, including Mitigation Measures agreed to by the applicant, has been prepared for the project to avoid or reduce to a less-than-significant level potentially significant adverse impacts on the environment. Potential environmental impacts have been identified in the following topic areas: Aesthetics, Air Quality, Biological Resources, Geology/Soils, Hydrology/Water Quality, Noise, and Transportation/Traffic.

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DATE: June 22, 2009

This notice was posted on 8/13/09
and will remain posted for a period of thirty days
until 9/12/09

TO: Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812
or: County Clerk, County of Sonoma

FROM: Sonoma County Permit and Resource
Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403
BY: JANICE ATKINSON, Co. Clerk
Julie Garfia
DEPUTY CLERK

DA-0813-1

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Olmsted and Associates	PLP08-0011
Project Title	File #
2009062082	Dave Hardy
State Clearinghouse #	Contact Person
60 Sea Walk Drive, Sea Ranch	122-220-009
Project Location	APN

Request for a Use Permit, Coastal Permit, and a Variance to exceed height limits for several buildings for the proposed expansion at the Sea Ranch Lodge to include 60 lodging units, reuse of original Post Office building (8,504 square feet) with retail and commercial uses and new 23,882 square foot administration building, restaurant and lounge, on a 52 acre parcel.

This is to advise that on July 23, 2009 the Sonoma County Board of Zoning Adjustments approved the above described project and has made the following determinations regarding the above described project:

1. The project will not have a significant effect on the environment.
2. A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
The Mitigated Negative Declaration and record of project approval may be examined at the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue Santa Rosa, California.
3. Mitigation Measures were incorporated into the project.
4. A statement of Overriding Considerations was not adopted for this project.

Date received for filing and
posting at County Clerk/OPR

David B. Hays
Sonoma County Permit and Resource
Management Department

Applicant:
Olmsted and Associates
Sea Ranch Inn, LLC
921 Front Street Suite 200
San Francisco CA 94111

<input type="checkbox"/>	\$2,768.25 EIR fee	<input type="checkbox"/>	paid
<input checked="" type="checkbox"/>	\$1,993.00 ND fee	<input checked="" type="checkbox"/>	paid
<input checked="" type="checkbox"/>	\$50 County Clerk filing fee	<input checked="" type="checkbox"/>	paid

377605

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DATE: June 22, 2009

FILE: PLP08-0011

Olmstead Assoc for Passport
Applicant Results

60 Sea Walk Dr.

The Sea Ranch
Site Address

AFFIDAVIT OF NOTICING

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

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

1) STEWARTS POINT POST OFFICE, 2) SEA RANCH lodge's
POST OFFICE, 3) Eureka Post Office. on 4-10-09
(Date)

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

4-10-09
(Date)

[Signature]
(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 _____.

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(Date)

(Signature)

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