

FILE: AP 12-0002
Sea Ranch Water Co
Applicant
33095 + 33012
Timber Ridge Rd
Address

AFFIDAVIT OF NOTICING

I, Tracey Fitzgerald, 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 - On tree west of 33281 Sea Forest Dr. 2 - on PGE power pole @ site,
3 - On tree on Moonraker Rd across from 424 Moonraker Rd.
on 11-8-12
(Date)

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

11-8-12 (Date) Tracey Fitzgerald (Signature)

I, _____, mailed the attached notice to:
(Name of responsible person)

_____ 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 PUBLIC HEARING

Pending Action on a Coastal Permit

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

APPLICATION FILING DATE: January 19, 2012
APPLICATION DEEMED COMPLETE: August 22, 2012

The Sonoma County Permit and Resource Management Department has received application **PLP12-0002** from The Sea Ranch Water Company requesting 1) a Lot Line Adjustment between two parcels of 221.87 acres and 1.42 acres in size resulting in two parcels of 220.37 acres and 2.92 acres in size, to allow for 2) a Coastal Permit and Use Permit to place a new pre-stressed concrete water storage tank approximately 900,000 gallons in size, 76 feet in diameter, and 35 feet in height on 2.92 acres to improve the existing water service of The Sea Ranch Community. For property located at 33095 and 33012 Timber Ridge Road and 33711 Highway 1, The Sea Ranch; APN;s 122-200-029 and -030; Zoning PF (Public Facilities), CC (Coastal Combining); RRD (Resources and Rural Development), CC (Coastal Combining), B6 -160/640 acre density; TP (Timber Production), CC (Coastal Combining), B6 - 160/640 acre density, SR (Scenic Resource); PF (Public Facilities), CC (Coastal Combining), SR (Scenic Resource) ; 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, Biological Resources, and Hydrology/Water Quality.

The **Sonoma County Board of Zoning Adjustments** will conduct a public hearing to consider adoption of a Mitigated Negative Declaration and a recommendation on the project and/or conditions of approval at 1:10 p.m. on **December 20, 2012** 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 Traci Tesconi at 707-565-1903, or via email to Traci.Tesconi@sonoma-county.org.

Publish once: Press Democrat

Date: November 19, 2012

Any appeals to the Board of Supervisors must be filed with the Permit and Resource Management Department within **ten (10) calendar days** after a decision by the Planning Commission or Board of Zoning Adjustments.

The Board of Supervisors decision is appealable to the Coastal Commission. The decision may be appealed in writing to the State Coastal Commission within **ten (10) working days**. (Local appeal to the Board of Supervisors must be accomplished first.)

Address: California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

FILE: PLP12-0002

Sea Ranch Water Co
Applicant

33012 & 33711 Timber

Ridge Rd Sea Ranch
Address

AFFIDAVIT OF NOTICING

I, _____, posted three copies of the attached poster at the following
(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, Sue Ochoa, mailed the attached notice to:
(Name of responsible person)

the County Clerk's Office on 11-13-12

the newspaper on 11-8 for pub 11-19

to each owner of record within 300 feet of the subject property and to applicant/owner and
others that have requested notification on 11-13-12

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

11-13-12
(Date)

(Signature)

Sue Dahl

From: Sue Dahl
Sent: Thursday, November 08, 2012 8:57 AM
To: 'Nassan, Roxanne'
Subject: PLP12-0002 legal notice - publish 11-19-2012

Hi Roxanne, please publish this Notice of Public Hearing once on Monday, November 19th, 2012, forwarding the affidavit of publication with printed matter attached to:

Permit and Resource Management Department
Attn: Bill Passaretti
2550 Ventura Ave., Santa Rosa, CA 95403

Please bill PRMD Account # 127067.

Please confirm receipt of this email. Thank you

NOTICE OF PUBLIC HEARING

Pending Action on a Coastal Permit

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

APPLICATION FILING DATE: January 19, 2012
APPLICATION DEEMED COMPLETE: August 22, 2012

The Sonoma County Permit and Resource Management Department has received application **PLP12-0002** from The Sea Ranch Water Company requesting 1) a Lot Line Adjustment between two parcels of 221.87 acres and 1.42 acres in size resulting in two parcels of 220.37 acres and 2.92 acres in size, to allow for 2) a Coastal Permit and Use Permit to place a new pre-stressed concrete water storage tank approximately 900,000 gallons in size, 76 feet in diameter, and 35 feet in height on 2.92 acres to improve the existing water service of The Sea Ranch Community. For property located at 33095 and 33012 Timber Ridge Road and 33711 Highway 1, The Sea Ranch; APN;s 122-200-029 and -030; Zoning PF (Public Facilities), CC (Coastal Combining); RRD (Resources and Rural Development), CC (Coastal Combining), B6 -160/640 acre density; TP (Timber Production), CC (Coastal Combining), B6 - 160/640 acre density, SR (Scenic Resource); PF (Public Facilities), CC (Coastal Combining), SR (Scenic Resource) ; 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, Biological Resources, and Hydrology/Water Quality.

The **Sonoma County Board of Zoning Adjustments** will conduct a public hearing to consider adoption of a Mitigated Negative Declaration and a recommendation on the project and/or conditions of approval at 1:10 p.m. on **December 20, 2012** 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 Traci Tesconi at 707-565-1903, or via email to Traci.Tesconi@sonoma-county.org.

Publish once: Press Democrat

Date: November 19, 2012

Any appeals to the Board of Supervisors must be filed with the Permit and Resource Management Department within **ten (10) calendar days** after a decision by the Planning Commission or Board of Zoning Adjustments.

The Board of Supervisors decision is appealable to the Coastal Commission. The decision may be appealed in writing to the State Coastal Commission within **ten (10) working days**. (Local appeal to the Board of Supervisors must be accomplished first.)

Address: California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

Sue Dahl

Planning Division Secretary
Permit and Resource Management Department
2550 Ventura Avenue,
Santa Rosa, CA 95403
Sue.Dahl@sonoma-county.org
(707) 565-1947 phone
(707) 565-1103 fax

Please Note the PRMD Lobby hours:
Monday through Thursday 8:00 a.m. to 4:00 p.m.
The lobby is closed Friday.

CALIFORNIA COASTAL COMMISSION ATTN ; LAUREL
KELLNER

45 FREONT STREET, STE 2000
SAN FRANCISCO CA 94105-2219

155-340-020

BARNARD LYNNE WHYTE TR
PO BOX 194
STEWARTS POINT CA 95480-

155-330-010

CALDERARO KATHRYN TR
335 W BELLEVUE AVE
SAN MATEO CA 94402-1103

122-500-003

CONLEY PHILIP R TR & CONLEY FRANCES K TR
PO BOX 207
STEWARTS PT CA 95480-

155-340-007

DITTMANN TERESE A & DITTMANN WALTER H
PO BOX 131
THE SEA RANCH CA 95497-

155-340-008

GONSALVES MARION J TR ET AL
PO BOX 293
THE SEA RANCH CA 95497-0293

122-210-004

GUALALA REDWOODS INC
1440 CANAL ST STE 1500
NEW ORLEANS LA 70112-2702

122-200-014

HALPRIN LAWRENCE & ANNA TR
15 RAVINE WAY
KENTFIELD CA 94904-2713

155-320-004

HUBBELL GINA
168 DUANE ST
NEW YORK NY 10013-

122-500-012

ISO BRIAN & ISO ELIZABETH
PO BOX 62497
SUNNYVALE CA 94088-

122-500-006

ALLISON CRAIG TR & SHIPLEY SUSAN TR
3 MATEO DR
TIBURON CA 94920-

155-330-013

BARNARD LYNNE WHYTE TR
PO BOX 194
STEWARTS POINT CA 95480-

122-490-001

CLAEYS DAVID R TR & CLAEYS CYNTHIA L TR
PO BOX 1177
KENWOOD CA 95452-

122-200-030

DANIEL JAMES W TR
PO BOX 141
STEWARTS POINT CA 95480-

122-500-011

GILLETTE DEAN TR
PO BOX 354
SEA RANCH CA 95497-0354

155-340-019

GREEN MARILYN V TR & MCCALLEY DREW A TR
430 CENTRAL AVE
MENLO PARK CA 94025-

122-490-003

HAKANSSON NILES H & HAKANSSON JOYCE B
252 CLYDE DR
WALNUT CREEK CA 94598-3449

155-320-003

HUBBELL GINA
168 DUANE ST
NEW YORK NY 10013-

155-330-012

HUTCHINGS COLLEEN M
27836 E 16TH ST
HAYWARD CA 94544-4229

155-250-003

KENYON RICHARD
PO BOX 113
GUALALA CA 95445-

122-490-011
KIMSEY MICHAEL L & DANA KENNEDY TR
173 CORREAS ST
HALF MOON BAY CA 94019-

155-070-009
KRYSTI F SERYOZHA
PO BOX 67
THE SEA RANCH CA 95497-0067

155-320-008
LANE ELIZABETH E
704 DEDHAM ST
NEWTON CENTER MA 02459-

155-060-006
NELSON JOANNE C
PO BOX 1377
GUALALA CA 95445-1377

122-500-010
ODGERS RICHARD W & GAIL B
28 EUGENE ST
MILL VALLEY CA 94941-1718

122-500-005
PATTON CYNTHIA J ET AL
1919 LOMITAS AVE
LIVERMORE CA 94550-

155-060-008
ROMEIRO PATRICIA ANNE TR DVA 938181
PO BOX 51
THE SEA RANCH CA 95497-

122-250-001
SCHMIERER RCARON ET AL
PO BOX 100
STEWARTS POINT CA 95480-

155-320-010
SEA RANCH ASSN
PO BOX 16
THE SEA RANCH CA 95497-0016

155-320-009
SEA RANCH ASSN
PO BOX 16
THE SEA RANCH CA 95497-0016

122-490-012
KIMSEY MICHAEL L & DANA KENNEDY TR
173 CORREAS ST
HALF MOON BAY CA 94019-

155-050-008
LANDECKER THOMAS F & ALBERT SHARON
PO BOX 363
THE SEA RANCH CA 95497-0363

155-250-004
MACDUFF JANET TR
40 DE SILVA ISLAND DR
MILL VALLEY CA 94941-

122-500-004
NELSON ZACHARY A & NELSON ELIZABETH
850 HAYNE RD
BURLINGAME CA 94010-7036

122-490-002
ODONNELL RICHARD J TR & GORCZYCA ANN MARI
1118 RUDGEAR RD
WALNUT CREEK CA 94596-

155-060-007
RAINIER CONCEPTS LTD
PO BOX 131
ALLYN WA 98524-0131

122-240-001
SCHMIERER CARON ET AL
PO BOX 100
STEWARTS POINT CA 95480-

155-340-021
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

155-320-002
SEA RANCH ASSN
PO BOX 16
THE SEA RANCH CA 95497-0016

155-320-011
SEA RANCH ASSN
PO BOX 16
THE SEA RANCH CA 95497-0016

155-070-005
SEA RANCH ASSN
PO BOX 16
THE SEA RANCH CA 95497-0016

155-070-001
SEA RANCH ASSN
PO BOX 16
THE SEA RANCH CA 95497-0016

122-490-008
SEA RANCH ASSN
PO BOX 16
THE SEA RANCH CA 95497-0016

122-490-009
SEA RANCH ASSN
PO BOX 16
THE SEA RANCH CA 95497-0016

122-200-029
SEA RANCH ASSOCIATION
PO BOX 16
THE SEA RANCH CA 95497-0016

155-070-008
STEWART WILLIAM E & TANA E
969G EDGEWATER BLVD # 706
FOSTER CITY CA 94404-3760

155-330-011
WARMER RICHARD C TR & RUBIN VIRGINIA A TR
2224 GREEN ST
SAN FRANCISCO CA 94123-

155-340-009
YOKOTA KEN K TR & FRANCES S TR
656 BRICKYARD DR
SACRAMENTO CA 95831-1105

155-320-001
SEA RANCH ASSN
PO BOX 16
THE SEA RANCH CA 95497-0016

155-050-006
SEA RANCH ASSN
PO BOX 16
THE SEA RANCH CA 95497-0016

155-050-007
SEA RANCH ASSN
PO BOX 16
THE SEA RANCH CA 95497-0016

122-500-001
SEA RANCH ASSN
PO BOX 16
THE SEA RANCH CA 95497-0016

122-500-002
SEA RANCH ASSN
PO BOX 16
THE SEA RANCH CA 95497-0016

155-050-005
SEA RANCH GAS & WATER CO
PO BOX 16
THE SEA RANCH CA 95497-0016

122-490-004
STONE CARL J JR
2 EMBARCADERO CTR STE 2000
SAN FRANCISCO CA 94111-3922

155-320-007
YERXA CHARLES T JR TR ET AL
840 CLAY ST
COLUSA CA 95932-

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA

County of Sonoma

I am a citizen of the United States and a resident of the county aforesaid: I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of The Press Democrat, a newspaper of general circulation, printed and published DAILY IN THE City of Santa Rosa, County of Sonoma; and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Sonoma, State of California, under the date of November 29, 1951, Case number 34831, that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates to wit:

The Press Democrat - Legal Notices
11/19 1x - 11/19/2012

I certify (or declare) under penalty of perjury, under the laws of the State of California, that the foregoing is true and correct.

Dated at Santa Rosa, California, on

11/19/2012



SIGNATURE

This space for County Clerk's Filing Stamp

Proof of Publication of

NOTICE OF PUBLIC HEARING
Pending Action on a
Coastal Permit
Sonoma County Permit
and Resource Management
Department
2550 Ventura Avenue, Santa Rosa,
CA 95403
(707) 565-1900 FAX
(707) 565-1103
APPLICATION FILING DATE:
January 19, 2012
**APPLICATION DEEMED
COMPLETE: August 22, 2012**

The Sonoma County Permit and Resource Management Department has received application PLP12-0002 from The Sea Ranch Water Company requesting 1) a Lot Line Adjustment between two parcels of 221.87 acres and 1.42 acres in size resulting in two parcels of 220.37 acres and 2.92 acres in size, to allow for 2) a Coastal Permit and Use Permit to place a new pre-stressed concrete water storage tank approximately 900,000 gallons in size, 76 feet in diameter, and 35 feet in height on 2.92 acres to improve the existing water service of The Sea Ranch Community. For property located at 33095 and 33012 Timber Ridge Road and 33711 Highway 1, The Sea Ranch; APN:s 122-200-029 and -030; Zoning PF (Public Facilities), CC (Coastal Combining); RRD (Resources and Rural Development), CC (Coastal Combining), B6 -160/640 acre density; TP (Timber Production), CC (Coastal Combining), B6 - 160/640 acre density, SR (Scenic Resource); PF (Public Facilities), CC (Coastal Combining), SR (Scenic Resource) ; 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, Biological Resources, and Hydrology/Water Quality.

The Sonoma County Board of Zoning Adjustments will conduct a public hearing to consider adoption of a Mitigated Negative Declaration and a recommendation on the project and/or conditions of approval at 1:10 p.m. on December 20, 2012 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 Traci Tesconi at 707-565-1903, or via email to Traci.Tesconi@sonoma-county.org.

Any appeals to the Board of Supervisors must be filed with the Permit and Resource Management Department within ten (10) calendar days after a decision by the Planning Commission or Board of Zoning Adjustments.

The Board of Supervisors decision is appealable to the Coastal Commission. The decision may be appealed in writing to the State Coastal Commission within ten (10) working days. (Local appeal to the Board of Supervisors must be accomplished first.)

Address: California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219

RECEIVED

NOV 20 2012

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA



SONOMA COUNTY PERMIT AND RESOURCE MANAGEMENT

2550 Ventura Avenue, Santa Rosa, CA 95403-2829

RETURN SERVICE REQUESTED

025015

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE
FITNEY BOWES
02 1M \$ 00.35⁰
0004290244 NOV 14 2012
MAILED FROM ZIP CODE 95401

RECEIVED
NOV 30 2012
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

REASON CHECKED
 Unclaimed
 Attempted
 Insufficient - Not Known
 No Such Address
 No Such Street
 No Such Office In State
 Do Not Remail This Envelope
 Refused
 No Such Number

Susan Ruschmeyer
P.O. Box 754
Gualala CA 95445

NIXIE 957 DE 1 02 11/26/12
RETURN TO SENDER
UNDELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 95403282999 *2472 00666 26 27

J I W P 5 B 95445
95403 2829

NOTICE OF PUBLIC HEARING

Pending Action on a Coastal Permit

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

APPLICATION FILING DATE: January 19, 2012

APPLICATION DEEMED COMPLETE: August 22, 2012

The Sonoma County Permit and Resource Management Department has received application PLP12-0002 from The Sea Ranch Water Company requesting 1) a Lot Line Adjustment between two parcels of 221.87 acres and 1.42 acres in size resulting in two parcels of 220.37 acres and 2.92 acres in size, to allow for 2) a Coastal Permit and Use Permit to place a new pre-stressed concrete water storage tank approximately 900,000 gallons in size, 76 feet in diameter, and 35 feet in height on 2.92 acres to improve the existing water service of The Sea Ranch Community. For property located at 33095 and 33012 Timber Ridge Road and 33711 Highway 1, The Sea Ranch; APN;s 122-200-029 and -030; Zoning PF (Public Facilities), CC (Coastal Combining), RRD (Resources and Rural Development), CC (Coastal Combining), B6 -160/640 acre density; TP (Timber Production), CC (Coastal Combining), B6 - 160/640 acre density, SR (Scenic Resource); PF (Public Facilities), CC (Coastal Combining), SR (Scenic Resource) ; 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, Biological Resources, and Hydrology/Water Quality.

The **Sonoma County Board of Zoning Adjustments** will conduct a public hearing to consider adoption of a Mitigated Negative Declaration and a recommendation on the project and/or conditions of approval at 1:10 p.m. on **December 20, 2012** 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 Traci Tesconi at 707-565-1903, or via email to Traci.Tesconi@sonoma-county.org.

Publish once: Press Democrat

Date: November 19, 2012

Any appeals to the Board of Supervisors must be filed with the Permit and Resource Management Department within **ten (10) calendar days** after a decision by the Planning Commission or Board of Zoning Adjustments.

The Board of Supervisors decision is appealable to the Coastal Commission. The decision may be appealed in writing to the State Coastal Commission within **ten (10) working days**. (Local appeal to the Board of Supervisors must be accomplished first.)

Address: California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105-2219