

FILE: WPE18-0068
Two Rock Fire Dept.
Applicant
7599 Valley Ford Road
Valley Ford.
Address

AFFIDAVIT OF NOTICING

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

locations on or near the subject property: (description of location)
- at 7599 Valley Ford Rd, on a pole
- on a utility pole to the west, on a utility pole to the east
- across the street, on a utility pole on 3/4/19
(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, _____, delivered the attached notice as follows:
()

Deputy Director of Planning on _____ (email)

BOS District # _____ Director and Commissioners on _____ (email)

To County Counsel Jennifer Klein on _____ (email)

To the County Clerk's Office on _____ (courier)

To the newspaper on _____ for publication on _____ (email)

To each owner of record within 300 feet of the subject property and to applicant/owner and
To Others that have requested notification on _____ (mail and/or email)

To Lozeau Drury LLP per legal request on _____ (email)
hannah@lozeaudrury.com / komal@lozeaudrury.com

To Tim Ricard and Alisha O'Loughlin (ECD) Cannabis Permits only on _____ (email)

To Scott Orr Cannabis Permits only on _____ (email)

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: Ernie Nunes, President, Two Rock Fire Department, has applied for a Use Permit for a new fire truck and equipment garage on a 0.84-acre parcel at 7599 Valley Ford Road. APN 022-140-017. Supervisorial District 2. **PRMD File No. UPE18-0068**

WHAT: The request is a new garage for the Two Rock Fire Department to house fire trucks and emergency equipment. An existing 3,650 square foot automotive garage/shop building (formerly Two Rock Garage) located in the northwestern portion of the parcel will be demolished and a proposed 5,400 square foot garage (unconditioned metal building) will be constructed in the same location. The existing Fire Hall at 7618 Valley Ford Road (about 300 feet to the NW; APN 022-110-001) will be retained for meetings, training, fundraising events, and similar uses. The proposed garage will be used to store fire trucks and apparatus only; no water or septic service is proposed at the new garage. Currently, trucks are garaged in multiple locations in the Two Rock vicinity. The proposed project will allow all equipment to be consolidated at a single location, which is expected to improve emergency response times significantly.

Zoning on the parcel is: Land Extensive Agriculture (LEA) 100-acre density, Accessory Dwelling Unit Exclusion (Z), Scenic Resource - Scenic Corridor (SR).

WHEN: It is the intention of the Director of the Permit and Resource Management Department to issue a Use Permit, without a public hearing on **March 14, 2019**, unless a written objection is received by the department prior to the approval date. If a written objection is received, a public hearing will be scheduled, and a notice of the hearing will be issued as provided in Section 26-92-040(d) of the Sonoma County Zoning Ordinance.

WHY: The Use Permit is being granted because the department has determined that: 1) the project is consistent with the County's General Plan and Zoning requirements under Section 26, and 2) off-site impacts to adjacent properties would be insignificant because of the location of the site, large parcel sizes in the vicinity, and proposed siting of the use relative to neighboring residences and would not be detrimental to the health, safety or general welfare of persons working or residing in the area. 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 15302(b) (Replacement or Reconstruction) as a replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity. The proposed fire truck garage is larger than the existing garage, but would support a less intense use than the former commercial automotive business, and complies with height and set-back requirements, and therefore, would not result in a substantial increase in purpose or capacity. The project is also covered by the common sense exemption under Section 15061(b)(3) "Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA." No exceptions listed under Section 15300.2 apply. There is no reasonable possibility that the project would have a significant effect on the environment.

ADDITIONAL

INFORMATION: Details of the project are available at the Permit and Resource Management Department located at 2550 Ventura Avenue, Santa Rosa, CA 95403. For more information about this proposal, or to submit comments or request a public hearing, please contact the project planner, Crystal Acker, at Crystal.Acker@sonoma-county.org or 707-565-8357.

HOW TO GET

INVOLVED:

Please contact the project planner identified above prior to the approval date, March 14, 2019. Interested parties may also file an appeal of any approval along with the filing fee within 10 days after the approval date.

POSTING

DATE: March 4, 2019