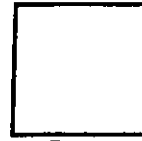
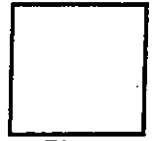




Type



Docs



Plans

CPN08-0013

Building Permit Number

21365

Street Number

HWY 1

Street Name



Community Code

109-070-005

APN

**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**  
 2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829  
 (707) 565-1900 FAX (707) 565-1103

**Application Fees / Invoice for: CPN08-0013**

**Project Address:** 21365 HWY 1 TIM  
**Cross Street:** TIMBER COVE RD

**APN:** 109-070-005

**Description:** 8-FOOT FENCE WITHIN 200 FEET OF HWY 1

**Printed:** Monday, December 01, 2008  
**Initialized by:** GHELFRIC  
**Activity Type:** B-CPN 801  
**PCAS #:**

**Owner:** TREE TOP LLC  
 406 PACHECO ST  
 SAN FRANCISCO CA 94116-1419

**Applicant:** TREE TOP LLC  
 406 PACHECO ST  
 SAN FRANCISCO CA 94116-1419

**Fees:**

| Item# | Description             | Account Code | Tot Fee           | Prev. Pmts    | Cur. Pmts |
|-------|-------------------------|--------------|-------------------|---------------|-----------|
| 740   | NPDES - ENCROACHMENT    | 025015-3164  | 27.00             | .00           | .00       |
| 1024  | COASTAL PERM LEVEL I    | 025015-3806  | 1,114.00          | .00           | .00       |
| 1052  | ENV REV CEQA EXEMPT DET | 025015-3811  | 32.00             | .00           | .00       |
|       |                         |              | <b>\$1,173.00</b> | <b>\$0.00</b> |           |

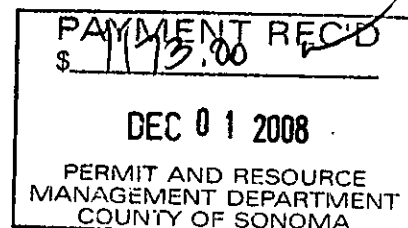
**Total Fees:** \$1,173.00

**Total Paid:** \$0.00

**Balance Due:** \$1,173.00

Refunds will not be authorized unless circumstances comply with established PRMD refund policy provisions.

When validated below, this is your receipt.



# Planning Application

PJR-001

File#: CPN08-0013

### Type of Application:

- |   |  |   |                                      |
|---|--|---|--------------------------------------|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Comm./Ind.  | <input type="checkbox"/> Minor Subdivision            | <input type="checkbox"/> Variance    |
| <input type="checkbox"/> Ag./Timber Preserve    | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Mobile Home Zoning Permit    | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Compliance    | <input type="checkbox"/> Design Review Signs       | <input type="checkbox"/> Ordinance Interpretation     | <input type="checkbox"/> Other:      |
| <input type="checkbox"/> Cert. of Modification  | <input type="checkbox"/> General Plan Amendment    | <input type="checkbox"/> Second Unit Permit           |                                      |
| <input type="checkbox"/> Coastal Permit         | <input type="checkbox"/> Lot Line Adjustment       | <input type="checkbox"/> Specific/Area Plan Amendment |                                      |
| <input type="checkbox"/> Design Review Admin.   | <input type="checkbox"/> Major Subdivision         | <input type="checkbox"/> Use Permit                   |                                      |

Cell 415-235-5812  
**Applicant (Contact Person):**

MICHAEL HARRISON - TABE TOP RANCH LLC

**Owner, if other than Applicant:**

Name \_\_\_\_\_ Name \_\_\_\_\_

Mailing Address 21365 Hwy 1 Jenner 94550 Mailing Address \_\_\_\_\_

City/Town Jenner State CA Zip 94550 City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

email MIKH AND GRETCHEAN @ SBC GLOBAL, NHT email \_\_\_\_\_

Signature Michael Harrison Date 11/21/05 Signature \_\_\_\_\_ Date \_\_\_\_\_

### Other Persons to be Notified: (Specify: Other Owner(s), Agent, Lender, Architect, Engineer, Surveyor)

Name \_\_\_\_\_ Name \_\_\_\_\_ Name \_\_\_\_\_

Mailing Address \_\_\_\_\_ Mailing Address \_\_\_\_\_ Mailing Address \_\_\_\_\_

City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ City/Town \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Title \_\_\_\_\_ Title \_\_\_\_\_ Title \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_

email \_\_\_\_\_ email \_\_\_\_\_ email \_\_\_\_\_

### Project Information:

Address(es) 21365 Hwy #1 Timber Cove City/Town Jenner

Assessor's Parcel Number(s) 109-070-005 Acreage 143.19

Project Description: 200 Acres 20N6D TPZ

Site Served by Public Water?  Yes  No Site Served by Public Sewer?  Yes  No Number of new lots proposed \_\_\_\_\_

----- DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff -----

Planning Area: 1 Supervisorial District: 5 Current Zoning: TPCC B6 160/690 General Plan Land Use: RRD 160/690

Specific Plan: COASTAL S.P. Land Use: TP 160/690 Needs CEQA Review?  yes  no

### Commercial/Industrial Uses: (Enter numbers where applicable)

Bldg. sq. ft. Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_ Existing Employees: \_\_\_\_\_ New Employees: \_\_\_\_\_

New Manufactured Homes: \_\_\_\_\_ New Units For Sale: \_\_\_\_\_ New Units For Rent: \_\_\_\_\_ Density Bonus Units: \_\_\_\_\_

Previous Files: VPL05-0425

Application accepted by GHELFRICH Date 1 DEC 2008

## Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ❖ Santa Rosa, CA ❖ 95403-2829 ❖ (707) 565-1900 ❖ Fax (707) 565-1103

# Indemnification Agreement

PJR-011

"As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

MICHAEL HARRISON  
Applicant Name

[Signature]  
Applicant Signature

4  
Owner Name

1  
Owner Signature

Dec 1, 2005  
Nov 31, 2005  
Date

CPN08-0013  
File No.

NOTE: The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

# Coastal Permit Application Supplemental Information

## PURPOSE:

This form is to be completed by applicants in order to provide additional information regarding a Coastal Permit application. The more details that are provided, the easier it will be to promptly process the Coastal Permit application. Please answer all questions. Indicate "Not Applicable" or "N/A" for those questions which do not pertain to the proposed project. It is important that applicants provide complete answers to all questions.

1. Are there existing structures or improvements on the property?  Yes  No  
If yes, describe below and identify the use and size of each structure or improvement.

BARN-OFFICE 3/4 mile away from Hwy #1 - Invisibile  
Property is 200 Acre TPZ Active Timber Production

2. Describe the project and include structure sizes(s) (in square feet), improvements such as wells, septic systems, grading, vegetation removal, roads, driveways, propane tanks, oil tanks, water storage tanks, solar panels, etc.

Log fence: made from dying/dead standing pine = fire hazard  
Made to allow best equipment for brush = fire hazard  
No other improvements 8' TALL

3. Is any grading or road/driveway construction planned?  Yes  No

Estimate the amount of grading in cubic yards: \_\_\_\_\_

If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, a grading plan and permit will be required.

Estimate the length of the proposed road/driveway: None feet.

4. Will vegetation be removed on areas other than the building sites and roads?  
 Yes  No

If yes, explain: No

5. Are there any water courses, anadromous fish streams, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, rare or endangered plants, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site? If yes explain:

No

6. How many trees will be removed to implement the project: 50. Indicate on the site plan all trees to be removed which are greater than 9 inches in diameter (measured four feet from the ground). If applicable, please indicate on the site plan the size, location and species of all on-site trees that provide screening from public view areas.

7. Will the proposed development be visible from:

- A. State Highway 1?  Yes  No
- B. Other Scenic Corridor? (see list below)  Yes  No
- C. Park, beach, or recreation area?  Yes  No

If you answered yes, explain

Along Hwy 1 (South of Cal Trans Yard)

**Scenic Corridors:** Stewarts Point-Skaggs Springs Road, Fort Ross Road, Myers Grade/Seaview Road, Highway 116, Willow Creek (paved portion), Coleman Valley Road, Bay Hill Road, Bodega Highway and Petaluma-Valley Ford Road.

8. Height of structure(s) in feet (measured from average grade to the highest point of the structure). Identify height of building(s) on architectural elevations:

horizontal logs 4-5 feet high  
vertical log section (~60 ft) 4-5 feet high

9. Describe all exterior materials and colors of all proposed structures

Siding material \_\_\_\_\_ Color \_\_\_\_\_

Trim material \_\_\_\_\_ Color \_\_\_\_\_

Chimney material \_\_\_\_\_ Color \_\_\_\_\_

Roofing material \_\_\_\_\_ Color \_\_\_\_\_

Window frame material \_\_\_\_\_ Color \_\_\_\_\_

Door material \_\_\_\_\_ Color \_\_\_\_\_

Fence material - Pine logs (natural or treated)

Fencing material five logs Color Natural  
Retaining wall material \_\_\_\_\_ Color \_\_\_\_\_  
Other exterior materials \_\_\_\_\_ Color \_\_\_\_\_

10. Will there be any new exterior lighting?  Yes  No  
If yes, provide lighting details and specifications for all exterior lighting fixtures. All lighting fixtures must be downcast and shielded to prevent light and glare beyond the parcel boundaries. Identify the location of all exterior lighting on the site plan or building plan.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

11. If the project is commercial, industrial, or institutional, complete the following:

Total square footage of all structures: \_\_\_\_\_

Estimated employees per shift: \_\_\_\_\_

Estimated shifts per day: \_\_\_\_\_

Type of loading facilities proposed: \_\_\_\_\_

Will the proposed project be phased?  Yes  No

If Yes, explain your plans for phasing: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Parking will be provided as follows:

Number of Spaces:

Existing: \_\_\_\_\_ Proposed: \_\_\_\_\_ Total: \_\_\_\_\_

Number of standard spaces: \_\_\_\_\_ Size: \_\_\_\_\_

Number of handicapped spaces: \_\_\_\_\_ Size: \_\_\_\_\_

12. What will be the method of sewage disposal?

Community sewage system, specify No Structure

Septic Tank (indicate primary and replacement leachfields on plot plan)

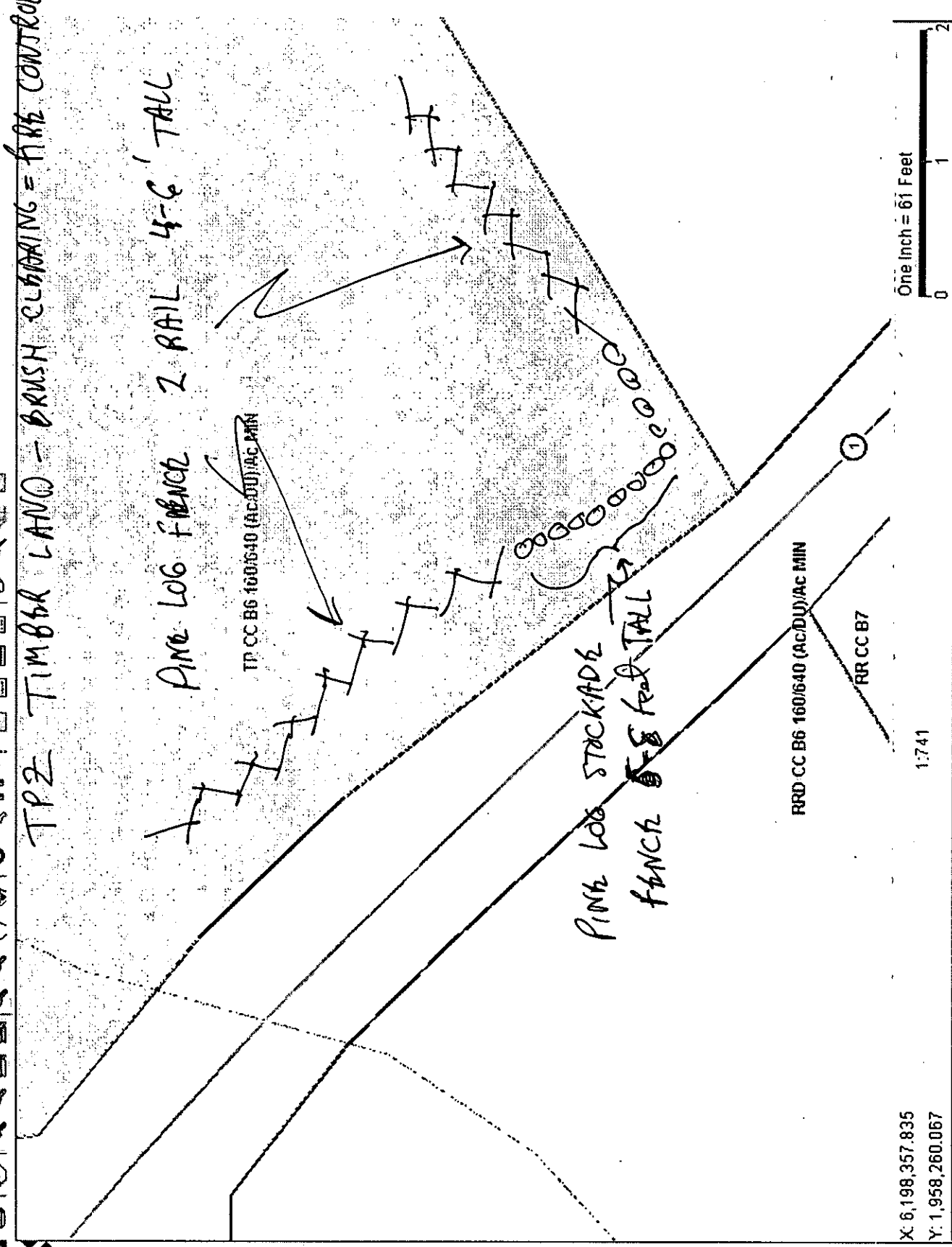
Other, specify \_\_\_\_\_

13. What will be the domestic water source?  
 Community water system, specify supplier: None  
 Well       On-site       Off-site  
 Spring       On-site       Off-site  
 Other, specify \_\_\_\_\_

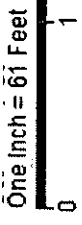
14. Utilities will be supplied to the site as follows:
- Electricity: *None*  
 Utility Company (service exists to the parcel)  
 Utility Company requires extension of services to site: \_\_\_\_\_ feet \_\_\_\_\_ miles  
 On Site generation, Specify: \_\_\_\_\_  
 None
- Gas:  
 Utility Company/Tank  
 None



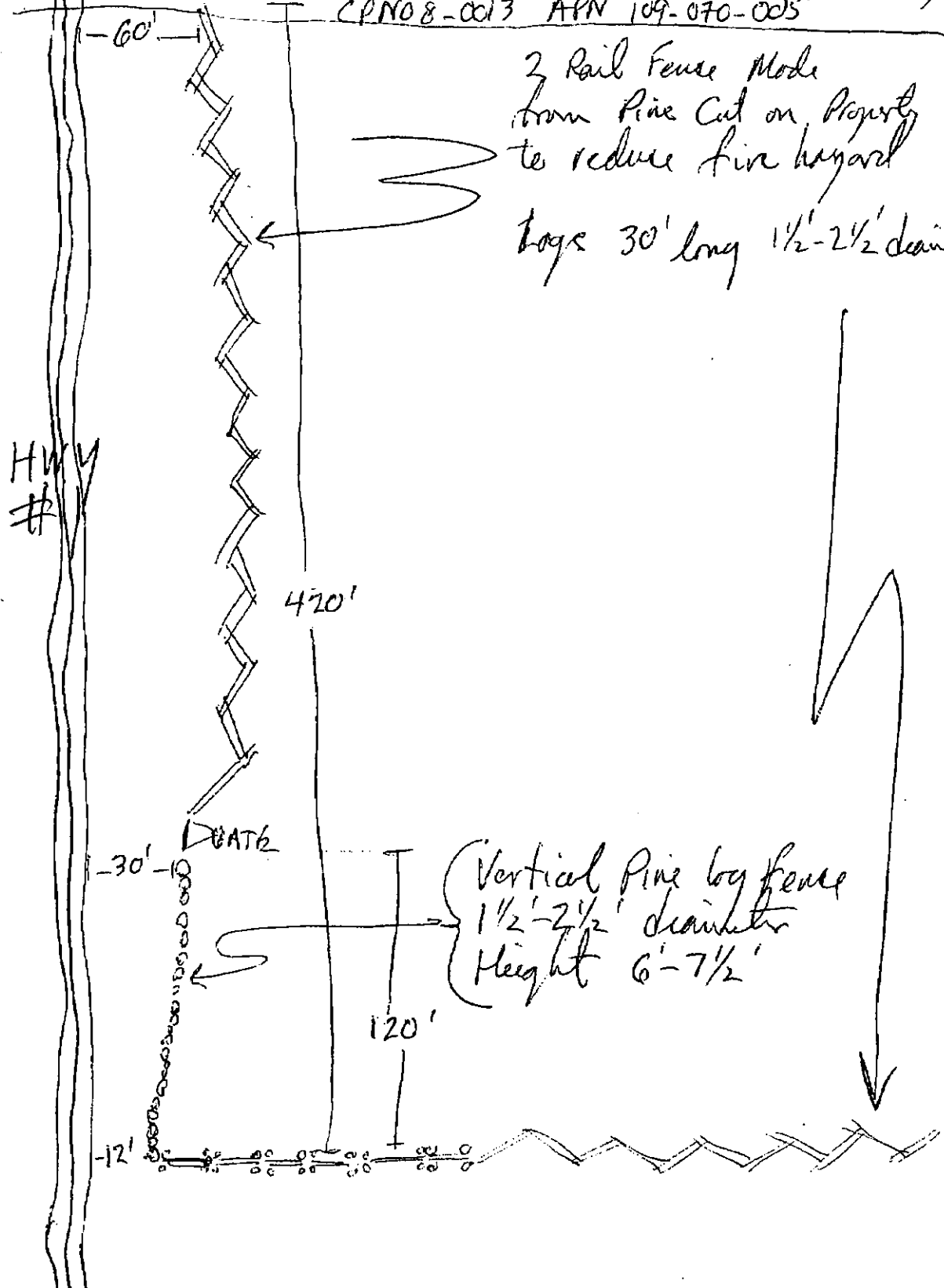
- LanduseByArea1
- Basezoning by AP
- Basezoning by AF
- USGS Streams
- Affordable Housin
- LU Policy Area
- Highways
- Streets



X: 6,198,357.835  
 Y: 1,958,260.067



LOG FENCE ALONG HWY #1 TIMBER COVER (21365 DENVER)  
CPN08-0013 APN 109-070-005



2 Rail Fence Made  
from Pine Cut on Property  
to reduce fire hazard  
logs 30' long 1 1/2' - 2 1/2' diameter

Vertical Pine by fence  
1 1/2' - 2 1/2' diameter  
Height 6' - 7 1/2'

HWY #

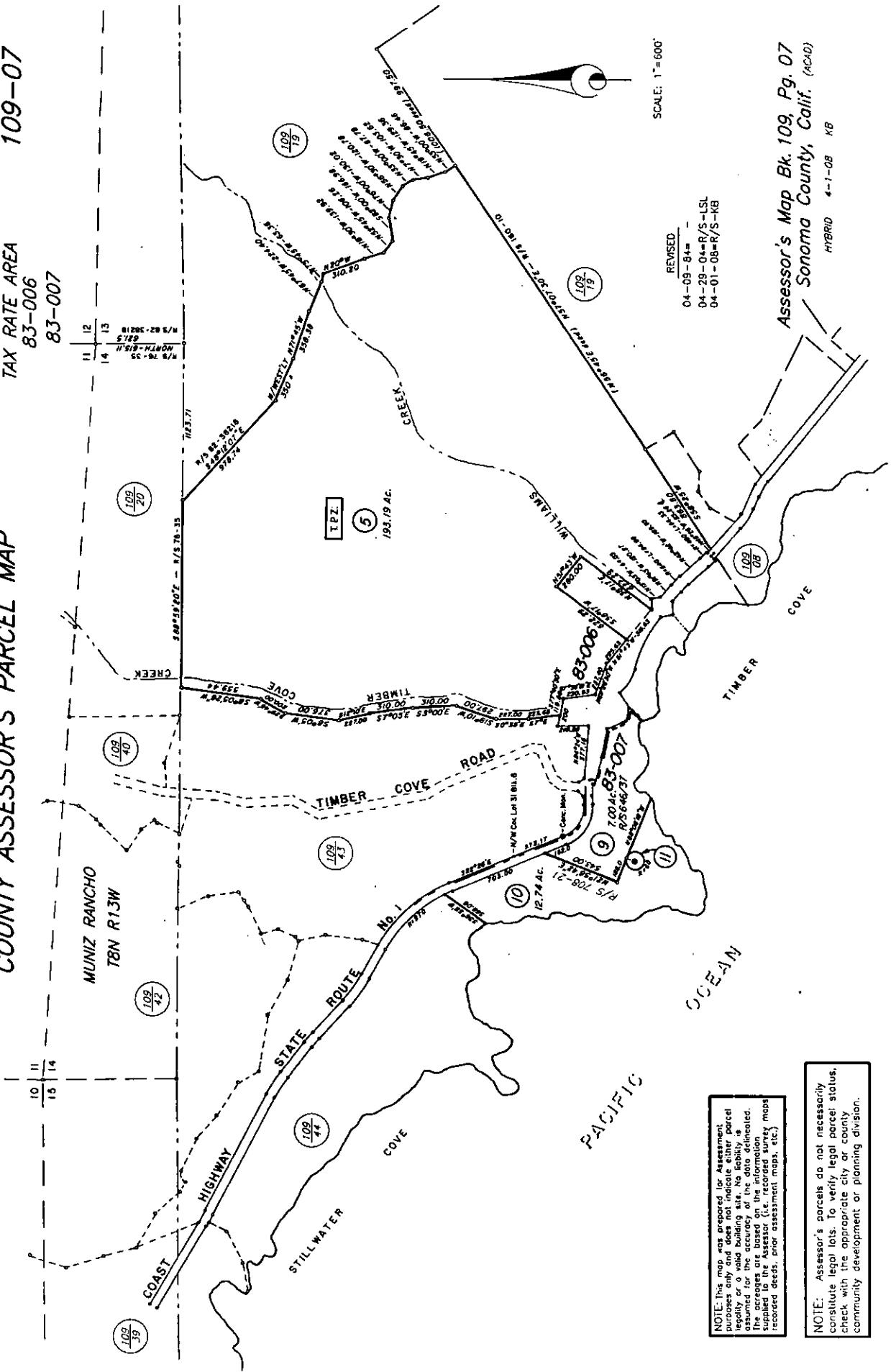
not in non-excludable area

Appeal Juris

# COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA  
83-006  
83-007

109-07



SCALE: 1"=600'

REVISED  
 04-09-84= -  
 04-29-04=R/S-LSL  
 04-01-08=R/S-KB

Assessor's Map Bk. 109, Pg. 07  
 Sonoma County, Calif. (ACAD)

HYBRID 4-1-08 KB

NOTE: This map was prepared for Assessment purposes only. It is not a legal document and does not constitute a warranty of title. The Assessor's Office is not responsible for the accuracy of the information supplied to the Assessor (i.e. recorded survey maps, recorded deeds, map-assessment maps, etc.)

NOTE: Assessor's parcels do not necessarily constitute legal lots. To verify legal parcel status, check with the appropriate city or county community development or planning division.



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

---

December 31, 2008

Tree Top Ranch  
Michael Harrison  
21365 Highway 1  
Jenner CA 95450

Re: CPN08-0013, A.P.N. 109-070-005, 21365 Highway 1, Jenner

Dear Michael Harrison:

Pursuant to Government Code Section 65943, the Permit and Resource Management Department must notify you that your application is either complete or incomplete. Your application was received on December 1, 2008, and processing has begun. However, your file is incomplete for the following reasons and additional information is needed:

- 1) Please submit a full size and reduce 8 ½ x 11 site plan.
- 3) Indicate the location of the trees to be removed as a result of this proposed project
- 2) Please submit preliminary architectural plans of the proposed project.

Your project out cannot be considered complete for processing until the above information is received.

If you have any further questions or want to discuss the project, please do not hesitate to call me at 707-565-1754. I appreciate your cooperation in this matter.

Sincerely,

Cynthia Demidovich  
Planner III

Enclosure

cc: CPHN08-0013



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

---

February 3, 2009

Tree Top Ranch  
Michael Harrison  
21365 Highway 1  
Jenner CA 95450

Re: CPN08-0013, A.P.N. 109-070-005, 21365 Highway 1, Jenner

Dear Michael Harrison:

Staff has reviewed your request for a Coastal Permit for a fence located at the above listed address. The purpose of the fence is to keep grazing goats from wandering off of the above listed parcel. The grazing of goats is considered an agricultural use. A Coastal Permit is not required for a fence if it is appurtenant to an agricultural use per Category "S" of the Local Coastal Plan Administrative Manual as long as a public view is not obstructed by the fence. The purpose of the fence is for an agricultural use and the fence does not obstruct a public view. Based on the application materials submitted staff has determined that the proposed fence is Categorically Excluded from a Coastal Permit.

I have attached a fee refund request, which should be returned to my attention signed by the party who paid fees at the time of the application submittal. A refund, minus any staff time expended to date, may be applicable.

If you have any further questions please do not hesitate to call me at 707-565-1754.

Sincerely,

Cynthia Demidovich  
Planner III

Enclosures

cc: CPHN08-0013  
Code Enforcement- Michael Lueders