



Type



Plans

CPN10-0001

Permit Number

2255

Street Number

RUOFF DR

Street Name

TIM

Community Code

109-410-024

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: CPN10-0001

Project Address: 22155 RUOFF DR TIM

Cross Street: KOFTINOW

APN: 109-410-024

Description: COASTAL PERMIT NO HEARING

Printed: Monday, June 07, 2010
Initialized by: KATHERIAU
Activity Type: B-CPN 901
PCAS #:

Owner: OWEN ERIK S & GENA G
22155 RUOFF DR
JENNER CA 95450-9603

Applicant: OWEN ERIK S & GENA G
22155 RUOFF DR
JENNER CA
95450-9603
707-847-3724

Fees:

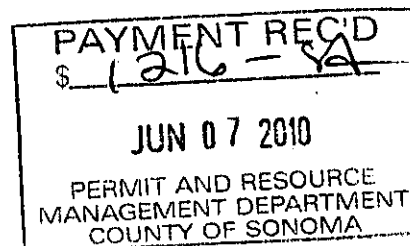
Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
740	NPDES - ENCROACHMENT	025015-3164	28.00	.00	.00
1024	COASTAL PERM LEVEL I	025015-3806	1,155.00	.00	.00
1052	ENV REV CEQA EXEMPT DET	025015-3811	33.00	.00	.00
			\$1,216.00	\$0.00	

Total Fees: \$1,216.00
Total Paid: \$0.00

Balance Due: \$1,216.00

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#: CAN 10-0001

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"/> Zoning Permit |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Second Unit Permit | <input type="checkbox"/> Other: _____ |
| <input checked="" 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 | |

Applicant (Contact Person):

Name Erik S Owen
Mailing Address 22155 Ruoff Dr
City/Town Jenner State/Zip CA 95450
Phone (707) 847-3724 Fax _____
Signature _____ Date June 12 2010

Owner, if other than Applicant:

Name _____
Mailing Address _____
City/Town _____ State/Zip _____
Phone _____ Fax _____
Signature _____ Date _____

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

Name Joseph Styles
Mailing Address P.O. Box 1176
City/Town Cloverdale CA State/Zip 95425
Title _____
Phone (707) 479-4161 Fax _____

Name _____
Mailing Address _____
City/Town _____ State/Zip _____
Title _____
Phone _____ Fax _____

Name _____
Mailing Address _____
City/Town _____ State/Zip _____
Title _____
Phone _____ Fax _____

Project Information:

22155 Ruoff Dr Jenner CA
Address(es) 109-410-24
Assessor's Parcel Number(s) _____

TIMBER COVE
City/Town 3.1 +/-
Acreage _____

Project Description: a proposed 480 sq' addition to our existing structure

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: RR-CC-B2 General Plan Land Use: RR-20
Specific Plan: Local Coastal S.P. Land Use: _____ Needs CEQA Review? yes no

Commercial/Industrial Uses: (Enter numbers where applicable)

Bldg. sq. ft. Existing: _____ Proposed: _____ Existing Employees: _____ New Employees: _____

Residential Uses: (Enter numbers where applicable)

New Single Family Homes: _____ New Multi-Family Units: _____ New Second Units: _____
New Manufactured Homes: _____ New Units For Sale: _____ New Units For Rent: _____ Density Bonus Units: _____

Violation? yes no; Application resolve planning violation? yes no; Penalty applicable? yes no; Civil Penalty Factor _____

Previous Files: Timber Cove CP 94-772
Application accepted by Laurie Theriault Date 6-7-10

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue * Santa Rosa, CA * 95403-2829 * (707) 565-1900 * Fax (707) 565-1103

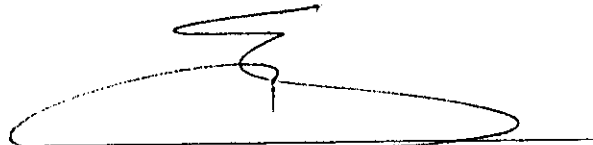
* Planner - note that plans have been stamped by the Timber Cove HAZ dates 6-2-10

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."

Erik S Owen
Applicant Name


Applicant Signature

Same
Owner Name

Owner Signature

6/1/2010
Date

CPA 10-0001
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.

There is an existing home on site which is our primary residence; a storage shed is on site as well

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.

We will be adding approximately 480 sq' to our structure which I roughly 1200 sq'.

3. Is any grading or road/driveway construction planned? Yes No
Estimate the amount of grading in cubic yards: NA

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: ~~NA~~ _____ feet.

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

If yes, explain: _____

Sonoma County Permit and Resource Management Department

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

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 N/A

6. How many trees will be removed to implement the project: 0. 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:
Q A. State Highway 1? Q Yes No
U B. Other Scenic Corridor? (see list below) Q Yes No
Q C. Park, beach, or recreation area? Q Yes No

If you answered yes, explain

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.

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:

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

Siding material; Redwood _____ Color Natural
Trim material; Redwood _____ Color _____
Chimney material; N/A _____ Color _____
Roofing material; 40 year composite _____ Color BLK_
Window frame material; Anodized Aluminum _____ Color Bronze
Door material; Glass Slider _____ Color Bronze

Fencing material N/A _____ Color
Retaining wall material Concrete/Stone _____ Color natural stone
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.

There will be two small incandescent lights to illuminate the driveway area, they will be pointed down and away from any parcel boundaries

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

Total square footage of all structures: N/A _____

Estimated employees per shift: N/A _____

Estimated shifts per day: N/A _____

Type of loading facilities proposed:

Will the proposed project be phased? Yes No

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 _____

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

13. What will be the domestic water source?

Community water system, specify supplier: Timber Cove Municipal Water

Well On-site Off-site

Spring On-site Off-site

Other, specify _____

14. Utilities will be supplied to the site as follows:

Electricity:

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

June 1 2010

To: Sonoma County Permit and Resource Management Dept

From: Erik and Gena Owen, Owners 22155 Ruoff Dr.

Re: Proposed Addition to Existing Structure

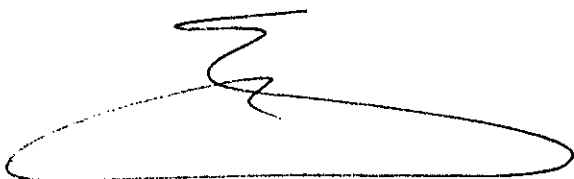
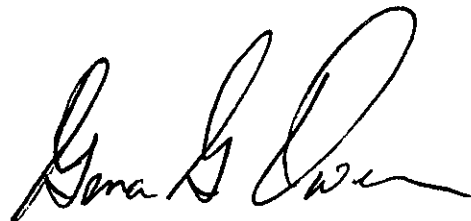
We purchased our home in 1992 to raise our two children in a rural environment. The existing dwelling is 2 bedroom, 1.5 bathroom structure which we would like to expand to make a larger den/family room. As the site plan shows, the proposed addition will be on the east side of the existing structure with no elevation changes and very limited visibility from Ruoff Dr or any adjacent lots. We have already been approved for Site Clearance and Field Clearance as well as receiving the approval of Timber Cove Homes Association, who had contacted all neighbors with adjacent lots with a site plan, floor plan and elevations with no complaint.

There will be no increase in either noise or traffic as a result of this proposed addition. We believe it to be an aesthetic improvement to the property as it matches the existing roof pitch and "shed roof" design of the existing structure. There will be no trees affected by this addition, and there will be no expansion of our driveway.

We fully intend to remain in this area for many years and see this improvement as a benefit to the existing structure by "anchoring" it more firmly to the slope setback. This will be the last and only expansion we will ever consider for this structure.

Sincerely and with Regards,

Erik and Gena Owen

A handwritten signature in black ink, appearing to be 'Erik Owen', with a large, sweeping underline.A handwritten signature in black ink, appearing to be 'Gena Owen', written in a cursive style.



Timber Cove Homes Association
P. O. Box 115
Cazadero, CA 95421
(707) 632-6368

6.2.10
Erick & Gena Owen

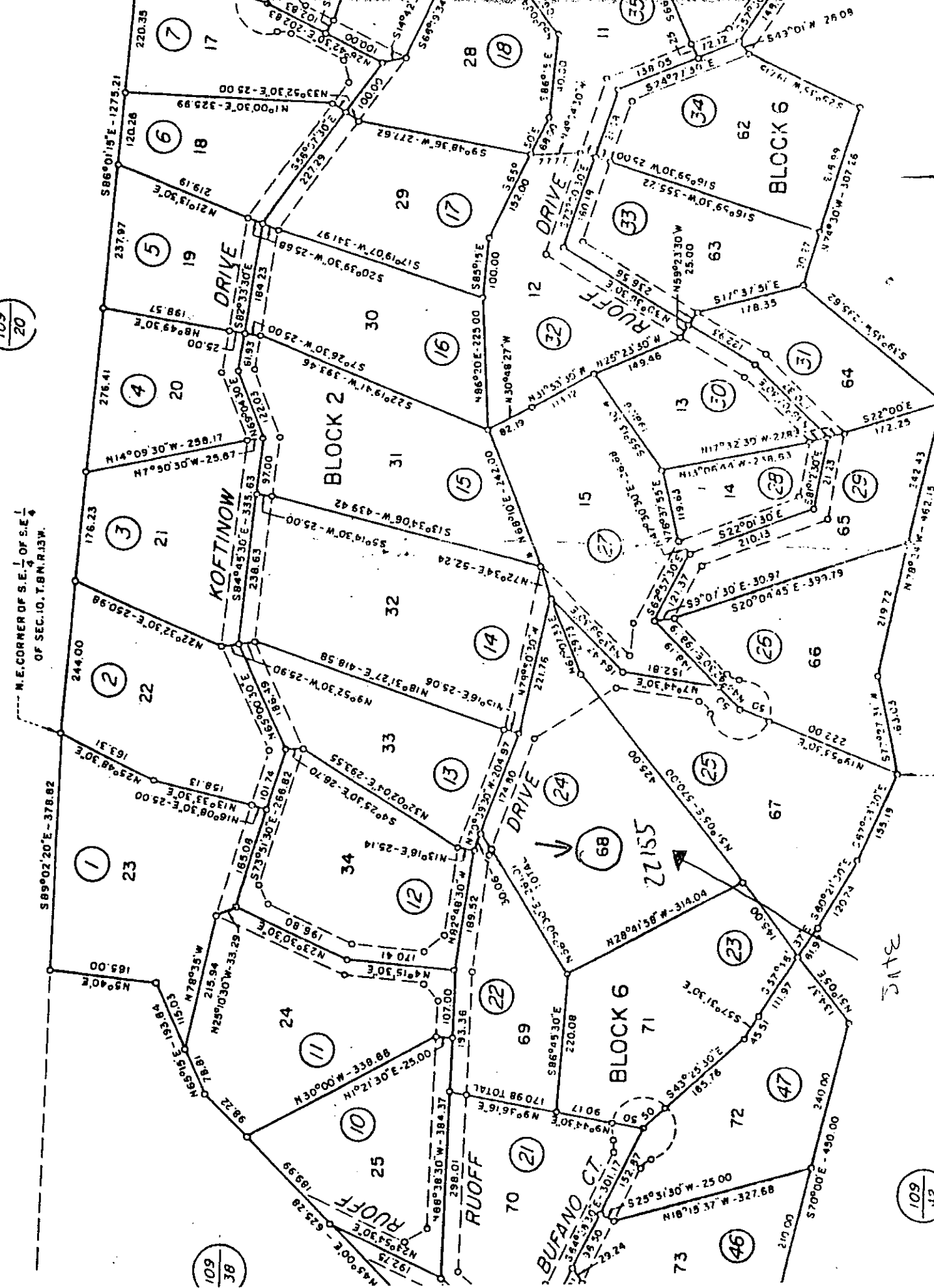
Project Address: 22155 Ruoff Dr.
Jenner, CA 95450
APN 109-410-024

To whom it may concern,
The project at 22155 Ruoff Dr. has been approved by The Timber Cove Homes Association based on the plans dated 3.5.10. If you have any questions please don't hesitate to call me at 707-632-6368.

Respectfully,

A handwritten signature in black ink that reads "Cathy Schezer". The signature is written in a cursive style and is positioned above a horizontal line.

Cathy Schezer



109
20

109
38

109
42

SITE



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

June 22, 2010

Joseph Styles
P.O. Box 1176
Cloverdale, Ca 95425

Re: CPN 10-0001, A.P.N. 109-410-024, 22155 Ruoff Dr., Sebastopol

Dear Mr. Styles:

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 June 7, 2010, and processing has begun. However, your file is incomplete for the following reasons and additional information is needed:

- OK CD
6-29-10*
- OK CD
6-29-10*
- OK CD
7-19-10*
- 1) Please submit a revised site plan full size (24 x 36 or 11x 17) and 8½ x11 which includes the distance to the riparian vegetation located to the south portion of the parcel.
 - 2) Please submit a floor plan in size 8½ x11 for the proposed project.
 - 3) Please submit an elevation plan (sheets A3.1 and A3.0) full size (24 x 36 or 11x 17) and 8½ x11 that includes the scale and the new deck.

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

c: CPN10-0001
Erik Owen



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

07/23/2010

To: Interested Agencies

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number: CPN10-0001
Applicant Name: Erik S. Owen
Owner Name: Erik S. Owen
Site Address: 22155 Ruoff Drive, Timber Cove
APN: 109-410-024

Project Description: Request for a Coastal Permit with no hearing for a 450 sq foot addition to an existing single family dwelling on a 3.1 acre parcel in Timber Cove.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by August 13, 2010, and should be sent to the attention of: **CPN10-0001, Cynthia Demiovich (cdemiov@sonoma-county.org)**. The Project Planner can also be reached at 707-565-1754.

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- | | |
|--|---|
| <input type="checkbox"/> PRMD County Surveyor | <input type="checkbox"/> ALUC/CLUP |
| <input type="checkbox"/> Health Specialist | |
| <input type="checkbox"/> Sanitation | |
| <input type="checkbox"/> Grading and Storm Water | <input checked="" type="checkbox"/> Board of Supervisors Aide to District 5 |
| <input type="checkbox"/> SUSMP | <input type="checkbox"/> Aide to Dist 1 Supervisor and SVCAC |
| <input type="checkbox"/> Building Inspection | <input type="checkbox"/> Valley of the Moon Alliance and Kenwood Press |
| <input type="checkbox"/> Code Enforcement | <input type="checkbox"/> NW Information Center, S.S.U. |
| <input type="checkbox"/> Road Naming | <input type="checkbox"/> Milo Baker Chapter Conservation Committee |
| <input type="checkbox"/> General Plan Section | <input type="checkbox"/> PG&E |
| <input type="checkbox"/> So County Environmental Health | <input type="checkbox"/> Fire District - |
| <input type="checkbox"/> DTPW, Land Development | <input type="checkbox"/> School District - |
| <input type="checkbox"/> DTPW, Drainage | <input type="checkbox"/> Water District - |
| <input type="checkbox"/> Ag Commissioner | <input checked="" type="checkbox"/> North Bay Corporation (Disposal) |
| <input type="checkbox"/> Regional Parks Dept | <input type="checkbox"/> U.S. Army Corps of Engineers |
| <input type="checkbox"/> Fire and Emergency Services | <input checked="" type="checkbox"/> State Coastal Commission |
| <input type="checkbox"/> Treasurer/Special Assessment | <input type="checkbox"/> State Dept of Transportation (Caltrans) |
| <input type="checkbox"/> Assessor | <input type="checkbox"/> State Dept of Fish & Game |
| <input type="checkbox"/> Landmarks Commission | <input type="checkbox"/> State Dept of Forestry |
| <input type="checkbox"/> Transit | <input type="checkbox"/> State Dept of Health |
| <input type="checkbox"/> Communications | <input type="checkbox"/> State Parks and Recreation |
| <input checked="" type="checkbox"/> SCTA/RCPA | <input type="checkbox"/> State SF Bay / North Coast Regional Water QCB |
| <input type="checkbox"/> Sheriff Community Service Officer | <input type="checkbox"/> Bay Area Air Quality Management |
| <input type="checkbox"/> LAFCO | <input checked="" type="checkbox"/> Timber Cove HOA |

Cynthia Demidovich

From: Pamela Davis [irecycle@unicycler.com]
Sent: Friday, July 23, 2010 1:22 PM
To: Chelsea Holup; 'Tina Romeo'
Cc: Cynthia Demidovich
Subject: RE: CPN10-0001 22155 runoff Drive, Timber Cove

North Bay has no comments related to solid waste and recycling service for this project.

From: Chelsea Holup [mailto:CHOLUP@sonoma-county.org]
Sent: Tuesday, July 20, 2010 3:10 PM
To: Suzanne Smith; 'North Bay Corp. (Disposal) - Pam Davis'; Susan Upchurch; 'Tina Romeo (tromeo@wildblue.net)'
Cc: Cynthia Demidovich
Subject: CPN10-0001 22155 runoff Drive, Timber Cove

Attached is the referral for CPN10-0001- 22155 Runoff Drive, Timber Cove

Please respond to project planner, Cynthia Demidovich at cdemidov@sonoma-county.org

Hard copy mailed to Coastal Commission

Chelsea Holup
707-565-6105
Senior Office Assistant

FILE: CPN10-0201

Owen
Applicant

22155 Rudolf Dr

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

the County Clerk's Office on 8/24/10

the newspaper on N/A

to each owner of record within ¹⁰⁰300 feet of the subject property and to applicant/owner and others that have requested notification on 8/24/10

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

8/24/10
(Date)

William T. Passaretti
(Signature)

AUG 26 2010

This notice was posted on _____
and will remain posted for a period of thirty days
until 9/25/2010



Pending Action on a Coastal Permit No Public Hearing Required

BY: *[Signature]*
MANICE ATKINSON, Co. Clerk
DEPUTY CLERK

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

Date: August 25, 2010

Planner: Cynthia Demidovich

For a development located within the Sonoma County Coastal Zone.

Application Filing Date:	June 7, 2010
File No:	CPN10-0001
Applicant:	Erik Owen
Assessor's Parcel No:	109-410-024
Proposed Project Location:	22155 Ruoff Drive, Timber Cove
Zoning:	RR (Rural Residential), CC (Coastal Combining), B7 (Frozen Lot Size)
Supervisory District:	5
Project Description:	Request for a Coastal Permit with no hearing for a 450 square foot addition to an existing single family dwelling on a 3.1 acre parcel Timber Cove.

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 15301.

Date Application Will Be Acted Upon: September 8, 2010
(14 days from mailing)

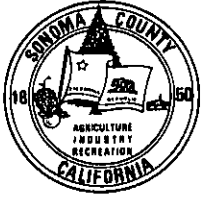
A 10 calendar day public comment period from the date of this notice allows interested persons to inform the County, in writing, of any concerns they have regarding the proposed project.

Please submit any comments by: September 7, 2010
(10 days hence)

Comments will be reviewed prior to local decision making. This project does not require a public hearing unless the administrative decision is appealed.

Appealable. 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



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

September 8, 2010

Erik S. Owen
22155 Ruoff Drive
Jenner CA 95450

Re: CPN10-0001; APN: 109-410-024, 22155 Ruoff Drive, Timber Cove

Dear Mr. Owen:

Your Coastal Permit with no hearing to construct a 450 square foot addition to an existing single family dwelling on a 3.1 acre parcel has been approved subject to the attached Conditions of Approval. A Notice of Pending Action was mailed to each property owner within 100 feet of the proposed project and any comments were required to be submitted to the County within 10 days as per Section 26C-344(b). *No comments were received within the 10 day period.* A Notice of Final Action will be sent to the California Coastal Commission on September 20, 2010, upon expiration of the local appeal period.

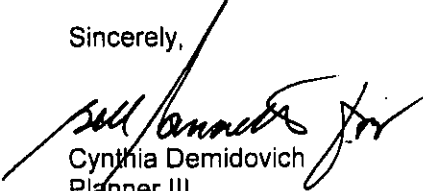
The Coastal Permit approval is based on a determination by the Permit and Resource Management Department that the project, as described in the revised application and as conditioned, conforms with the plans, policies, requirements and standards of the Sonoma County Coastal Program and the California Coastal Act. In addition, 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 150303 Class I, as it is the construction of a new small structure.

The Coastal Permit shall be issued for the use as described on the application form, the proposal statement, the site plan submitted to this department and as modified by the Conditions of Approval. Any modifications of the use, expansion or alteration shall be submitted for review and approval by the Permit and Resource Management Department, Project Review Division, in advance of the proposed change and may, at the discretion of the department, require a new Coastal Permit with or without a public hearing.

This decision may be appealed to in writing, along with an appeal fee, within 10 (ten) calendar days of the date of this letter to the Sonoma County Board of Zoning Adjustments per Section 26C-347 of the Sonoma County Zoning Ordinance.

If you have any questions, feel free to contact me at (707)565-1754 or at cdemidov@sonoma-county.org. Please refer to your file number (CPN10-0001) and site address when making inquiries.

Sincerely,


Cynthia Demidovich
Planner III

:bp
Enclosure

c: CPN10-0001
Joseph Styles

pits older than fifty years of age. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. PRMD may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by PRMD - Project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense.

"If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed."

Mitigation Monitoring: No permits for any construction activities shall be issued until the above note appears on the construction plans.

9. This permit shall be subject to revocation or modification by the Permit and Resource Management Department if: (a) the department finds that there has been non-compliance with any of the conditions or (b) the department finds that the use for which this permit is here by granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-335 and 26C-335.2 of the Coastal Zoning Ordinance.

In any case where a Coastal Permit has not been used within two (2) years after the date of granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect provided, however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26C-348 of the Coastal Zoning Ordinance.



Notice of Final 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

Date: October 4, 2010

File: CPN10-0001
Applicant: Erik Owen
Address: 22155 Ruoff Drive
City, State, Zip: Jenner CA 95450
Planner: Cynthia Demidovich

This notice is being distributed to the Coastal Commission and those who requested notice. The following project is located within the Coastal Zone. A project decision has been completed.

Project Description: Request for a Coastal Permit with no hearing for a 450 square foot addition to an existing single family dwelling on a 3.1 acre parcel.

Project Location: 22155 Ruoff Drive, Jenner

Assessor's Parcel Number: 109-140-024

X APPROVED by the Project Review and Advisory Committee on September 8, 2010.

Conditions of Approval: See enclosed.

Findings: The project, as described in the application and as conditioned, conforms with the plans, policies, requirements and standards of the Sonoma County Coastal Program. Specifically:

1. The project is categorically exempt from CEQA as it is an addition to an existing small structure (15301, Class 1).
2. The use is consistent with the Local Coastal Plan land use designation of RR (Rural Residential).
3. The project is not visible from Highway 1 and would not degrade the visual quality of the Coastal Zone.
4. The addition to the existing single family dwelling is consistent with the Local Coastal Plan Environmental Resources policies in that, the proposed construction is located over 100 feet from the edge of the riparian vegetation located at the south property boundary line.
5. The Timber Cove Home Owner's Association Design Review approval, dated June 2, 2010, found the design of the proposed addition to the existing single family dwelling compatible with the existing home and the surrounding area.

X Appealable. The decision may be appealed in writing to the Sonoma County Board of Supervisors within ten (10) calendar days. The decision of the Board of Supervisors is appealable to the State Coastal Commission within ten (10) working days.

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

Conditions of Approval

Date: September 8, 2010 **File No.:** CPN10-0001
Applicant: Erik Owen **APN:** 109-410-024
Address: 22155 Ruoff Drive, Timber Cove

Project Description: Request for a Coastal Permit with no hearing for a 450 square foot addition to an existing single family dwelling on a 3.1 acre parcel.

Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.

BUILDING:

Bldg 10-2465

1. The applicant shall apply for and obtain building related permits from the Permit and Resource Management Department. The necessary applications appear to be, but may not be limited to, site review, building permit, and grading permit.

PLANNING:

"The conditions below have been satisfied" BY _____ DATE _____

2. This Coastal Permit allows the applicant to construct a new 450 square foot addition to an existing single family dwelling on a 3.1 acre parcel. The use shall be operated in accordance with the proposal statement and site plan located in File# CPN10-0001 unless otherwise modified by these conditions.
3. The applicant shall submit the building design to the Timber Cove Home Owners Association for review prior to issuance of a building permit. Any changes to the design or development on the site is subject to final review and approval by the PRMD Project Review Division.
4. Any proposed modification, alteration, and/or expansion of the use as described by the application submitted on June 7, 2010, and as authorized by this Coastal Permit shall require the prior review and approval of the Permit and Resource Management Department or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Coastal Permit and additional environmental review.
5. All utilities shall be placed underground.
6. Prior to issuance of building permits, an exterior lighting plan shall be submitted for design review (by PRMD or Design Review Committee). Exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. All parking lot and street lights shall be full cut-off fixtures. Lighting shall shut off automatically after closing and security lighting shall be motion-sensor activated.
7. All exterior fixtures shall be limited to lamps (light bulbs) not exceeding 100 watts.
8. All building and/or grading permits shall have the following note printed on plan sheets:

"In the event that archaeological resources such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work shall be halted in the vicinity of the find and County PRMD Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. PRMD staff may consult and/or notify the appropriate tribal representative from tribes known to PRMD to have interests in the area. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic resources include hearths, firepits, or house floor depressions whereas typical mortuary resources are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than 50 years of age including trash

OK CD
1-4-13

OK CD
1-4-13

Cynthia Demidovich

From: Erik Owen [abdiver12@earthlink.net]
Sent: Friday, January 04, 2013 11:05 AM
To: Cynthia Demidovich
Subject: Emailing: 001 (2), 002 (2), 003, 004
Attachments: 001 (2).jpg; 002 (2).jpg; 003.jpg; 004.jpg

Hello Cynthia,

Those lights are easily adjusted, let me know if this works.

Cheers, Erik

Your message is ready to be sent with the following file or link attachments:

001 (2)

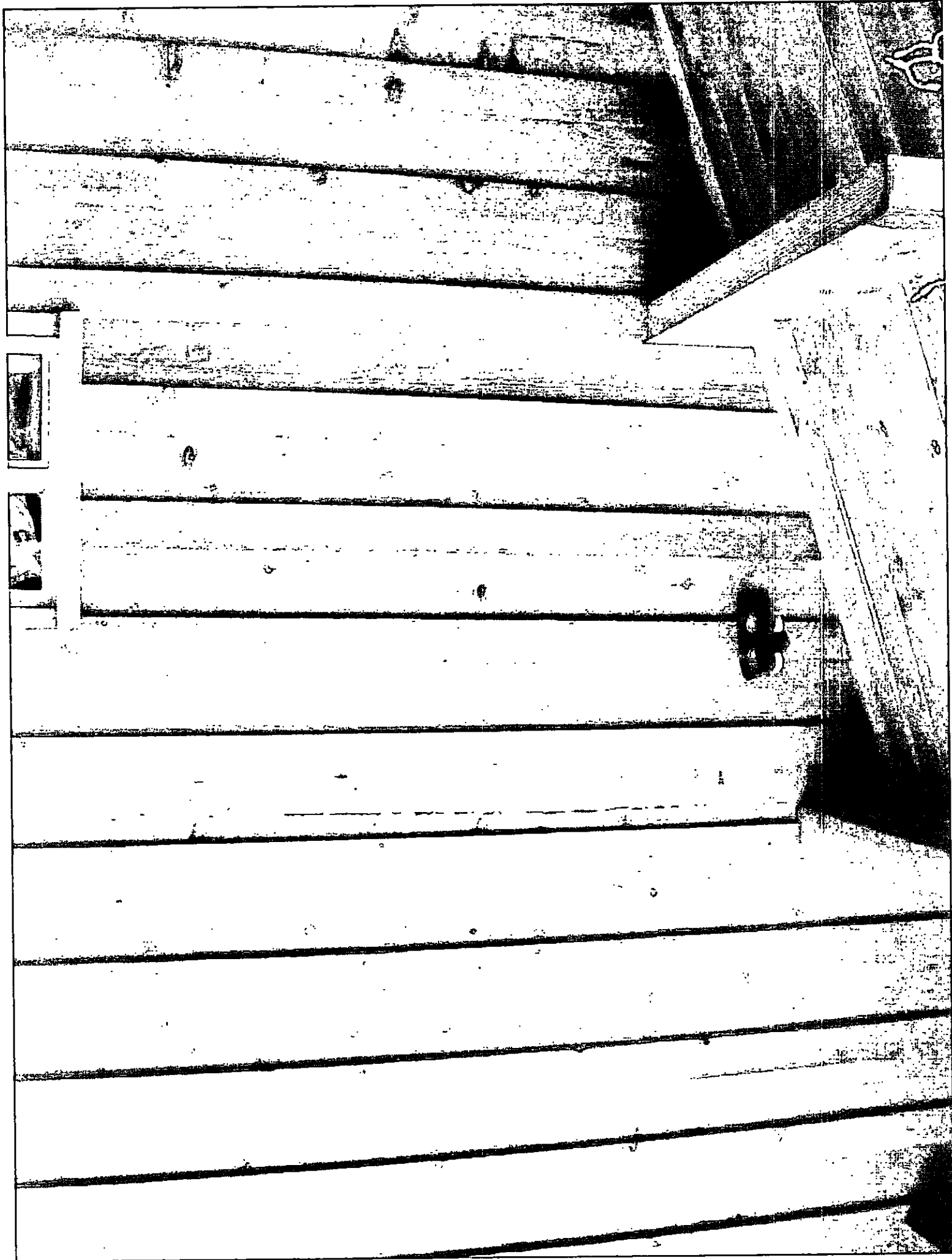
002 (2)

003

004

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.







pits older than fifty years of age. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. PRMD may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by PRMD - Project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense.

"If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed."

Mitigation Monitoring: No permits for any construction activities shall be issued until the above note appears on the construction plans.

9. This permit shall be subject to revocation or modification by the Permit and Resource Management Department if: (a) the department finds that there has been non-compliance with any of the conditions or (b) the department finds that the use for which this permit is here by granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-335 and 26C-335.2 of the Coastal Zoning Ordinance.

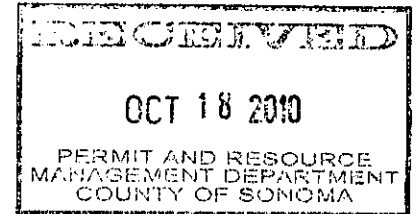
In any case where a Coastal Permit has not been used within two (2) years after the date of granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect provided, however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26C-348 of the Coastal Zoning Ordinance.

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5260 FAX (415) 904-5400
www.coastal.ca.gov

**NOTIFICATION OF APPEAL PERIOD**

DATE: October 7, 2010
TO: Cynthia Demidovich, Planner
County of Sonoma, Permit and Resource Management
Department -- Planning Division
2550 Ventura Avenue
Santa Rosa, CA 95403
FROM: Ruby Pap, District Supervisor *RP*
RE: **Application No. 2-SON-10-112**



Please be advised that on October 6, 2010 our office received notice of local action on the coastal development permit described below:

Local Permit #: CPN-10-0001
Applicant(s): Erik Owen
Description: For a 450 square foot addition to an existing single family dwelling on a 3.1 acre parcel
Location: 22155 Ruoff Drive, Jenner (Sonoma County) (APN(s) 109-410-24)

Unless an appeal is filed with the Coastal Commission, the action will become final at the end of the Commission appeal period. The appeal period will end at 5:00 PM on October 20, 2010.

Our office will notify you if an appeal is filed.

If you have any questions, please contact me at the address and telephone number shown above.

cc: Erik Owen

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
1. Article Addressed to:		B. Received by (Printed Name) SOI Tharon	C. Date of Delivery 10/6/06
CALIFORNIA COASTAL COMMISSION ATTN: RUBY PAP Grace Ma 45 FREMONT STREET SUITE 2000 SAN FRANCISCO CA 94105-2219		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes if YES, enter delivery address below: <input type="checkbox"/> No</p>	
2. Article Number (Transfer from service label)		3. Service Type	
7008 1140 0002 4094 5852		<input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
PS Form 3811, February 2004		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
Domestic Return Receipt		102595-02-M-1540	

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>	
1. Article Addressed to:		B. Received by (Printed Name)	C. Date of Delivery 10/26/06
CALIFORNIA COASTAL COMMISSION ATTN: RUBY PAP Grace Ma 45 FREMONT STREET SUITE 2000 SAN FRANCISCO CA 94105-2219		<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes if YES, enter delivery address below: <input type="checkbox"/> No</p>	
2. Article Number (Transfer from service label)		3. Service Type	
7008 1140 0002 4094 5821		<input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.	
PS Form 3811, February 2004		4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes	
Domestic Return Receipt		102595-02-M-1540	