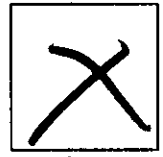


B

Type



Plans

B-113180

Permit Number

30681

Street Number

SEAVIEW RD

Street Name

TIM

Community Code

109-480-011

APN

PRMD County of Sonoma

SONOMA COUNTY BUILDING INSPECTION

Return to: 2
 575 ADMINISTRATION DRIVE
 SANTA ROSA, CA 95403-2884
 TELEPHONE (707) 527-2221

707-847-3246
 attn: Carol

Fill out

JOB ADDRESS

30630

SEA VIEW RD
 Cazadero CA

NEAREST CROSS STREET

Shavien Rd.

MAP REFERENCE

94
 E-2

PERMIT NUMBER

113180

INSPECTION AREA

2

OWNER
 NAME: FRANK LOCATELL
 MAILING ADDRESS: 30630 TIMBER COVE RD.
 CITY: CAZADERO CA. 95421
 TEL NO: (818) 354-2858

PROJECT
 ADDRESS: 30630 TIMBER COVE RD.
 CITY: CAZADERO, CA. 95421
 SUBDIVISION NAME: NONE
 UNIT NO: _____ LOT: _____ BLOCK: _____
 ASSESSOR'S PARCEL NO: AP-109-48-11
 NEAREST CROSS STREET: SEAVIEW RD (ENTRANCE TO SITE IS ON SEAVIEW)

CONTRACTOR
 NAME: FRANK LOCATELL - OWNER/BUILDER
 ADDRESS: 30630 TIMBER COVE.
 CITY: CAZADERO CA. 95421
 STATE LIC. NO.: N/A LIC CLASS: N/A

DESIGNER
 NAME: - SAME AS ABOVE -
 ADDRESS: _____
 CITY: _____
 TEL NO: (707) 847-3246
 ZIP CODE: 949-2998

LICENSED CONTRACTORS DECLARATION
 I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.
 Contractor's Signature: N/A

OWNER-BUILDER DECLARATION
 I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code. Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):
 I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).
 I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code. The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.
 I am exempt under Sec. _____ & P.C. for this reason.
 Owner's Signature: Frank C. Locatell

WORKER'S COMPENSATION DECLARATION
 I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof filed with the Building Inspection Department (Sec. 3800, Lab. C.).
 Policy No: _____ Insurance Co: _____
 Applicant's Signature: Frank C. Locatell Expiration Date: 4/24/93

CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE
 I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.
 Owner's or Contractor's Signature: _____

CONSTRUCTION LENDING AGENCY
 I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civ. C.).
 Lender's Name: UNKNOWN
 Lender's Address: _____

APPLICANT
 THIS PERMIT SHALL EXPIRE BY LIMITATION IF WORK AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, AND IS SUBJECT TO EXPIRATION IF WORK THEREUNDER IS SUSPENDED FOR 180 DAYS.
 NAME: FRANK LOCATELL - CA. 95421
 ADDRESS: 30630 TIMBER COVE RD, CAZADERO CA
 I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all County and State laws relating to building construction. I hereby authorize representatives of the County of Sonoma to enter upon the above-mentioned property for inspection purposes. If, after making the Certificate of Exemption from the Worker's Compensation provisions of the Labor Code, I should become subject to such provisions, I will comply with the law. In the event I do not comply with the Workmen's Compensation law, this permit shall be deemed revoked.
 SIGNATURE: Frank C. Locatell DATE: 2-10-92
 CONTRACTOR OWNER AGENT FOR CONTRACTOR AGENT FOR OWNER

CERTAIN AREAS WITHIN SONOMA COUNTY MAY BE GEOLOGICALLY HAZARDOUS. YOU ARE INVITED TO REVIEW ANY GEOLOGIC DATA THAT THIS DEPT HAS AVAILABLE TO AID YOU IN MAKING A DETERMINATION TO THE SUITABILITY OF A PROPOSED BUILDING SITE.
 CONDITION OF SOIL AT JOB SITE
 ORIGINAL ENGINEERED FILL LOOSE FILL

SITE REVIEW: 87% SLOPE
 USE VALVE EX. 'D'
 BY: GWS DATE: 4/1/92

REQUIRED REPORTS:
 GEOLOGY SOILS COMPACTION
 FLOOD ZONE YES NO
 NO 100 YR. FLOOD ELEV. _____

SEWER CONNECTION: _____ SANITATION ENGINEER
 APPROVED BY: N/A DATE: _____

SEPTIC TANK INSTALLATION: _____ HEALTH DEPARTMENT
 PERMIT NUMBER: 109-89 OR CLEARANCE: _____
 DATE REC'D: 1/1 DATE ISSUED: 9/28/89

DESCRIBE WORK PROPOSED:
 2 Decks
 S.F.P. / ~~Deck~~
 3 BEDROOM REBMT.
 NEW ADDITION ALTERATION REPAIR MOVING OCC. CHG

FLOOR AREA	SIZE IN SQUARE FEET	RATE PER SQUARE FOOT	VALUE
	2104	50.70	106,672
GARAGE CARPORT			
DECK AWNING	256	6.60	1689
BSMT.	185	11.80	2183
TOTAL			110,544

FEES - Per Chapter 7, et seq. Sonoma County Code

BUILDING	510.95
PLAN CHECK ADDED	25565-L 25.35
PLUMBING	
ELECTRICAL	42.08
MECHANICAL	42.08
GRADING	25.00
SITE/SURVEY	25565-L
PLANNING	13.-
FIRE	
SEISMIC	11.00
LATE FEES	15.00
TOTAL \$	684.36

PLANS APPROVED NO PLANS. SUBJECT TO FIELD INSPECTION

APPROVED BY: W.C. Ly DD DATE: _____

DATE RECEIVED: 2/19/92 REC'D BY: _____ PREVIOUS PERMIT NO: _____ DATE CLEARED FOR ISSUANCE: 5/2/92 BY: _____

TYPE OF CONSTRUCTION: OCCUPANCY: _____
 NO OF STORES: 2
 MACHINE SPACE FOR PERMIT FEE

CERTIFICATE OF OCC	PERMIT	BLDG.	PLANCK	BLDG.	BLDG.	BLDG.	PLANIG	EQ PGM	BLDG.	***TTI	CHECK
FINAL DATE: 3-25-96 INSPECTOR: B. Banner	010669 05/27/92AD01	0113180	\$510.75	\$25.35	\$42.08	\$42.08	\$25.00	\$11.10	\$15.00	\$604.36	\$684.36

PLANNING DEPARTMENT
 ZONING: RRD 160 a/c/d/m FILE NO: _____ ACRES: 4.81
 EXISTING USE: vacant
 PROPOSED USE: SFD/DK 1/1
 YARDS: FRONT 30' LEFT 10' RIGHT 10' REAR 20'
 required

PLANNING APPROVALS
 FOR PERMIT ISSUANCE: _____
 FOR OCCUPANCY: R Lettinen 2/19/92

REMARKS: 10' backyard setback ok.
 by Melanie Perry in 4-88, confirmed
 by R Lettinen 2-19-92

SOUND MITIGATION: REQUIRED EXEMPT
 DEVELOPMENT FEES: REQUIRED EXEMPT

WILL OBTAIN AND SIGN PRIOR TO PERMIT ISSUANCE

INSPECTION RECORD	DATE	NAME	REMARKS
SURVEY			
FOUNDATION FORMS - SET BACK	6-11-92	na	9/10/92 - FORMS, FOOTINGS, PILES & SLAB AROUND PERIMETER AND AT REAR LOWER FLOOR
SLAB			
UFER GROUND	6-11-92		
CONG BLOCK			
RETAINING WALLS			
MASONRY			
FIREPLACE - FOOTING <input type="checkbox"/>			
HEARTH <input checked="" type="checkbox"/> THROAT <input type="checkbox"/> CHIMNEYS <input checked="" type="checkbox"/>	4-11-94	SB	By Job-Cad 10/1
UNDERFLOOR/SLAB ELEC			
UNDERFLOOR/SLAB MECH			
UNDERFLOOR/SLAB PLUMB			
UNDERFLOOR/SLAB FRAME			
ELEC ROUGH			
MECH ROUGH	6-8-93	SB	
PLUMB ROUGH			
GAS TEST	7/20/93	OK	
FRAME ROUGH	6-8-93	SB	
SHOWER PAN			
DIAPHRAGMS			
ROOF NAILING	2-28-92	MA	
SHEAR WALLS	9/10/92	SB	partial shear under floor ok 6/25/92
HOLD DOWNS	6-11-92	na	
SIDING			
CO			
FRESH			
SCRATCH			
BROWN			
FINISH	6-8-93	SB	
INFILTRATION CONTROL			
INSULATION ROOF <input type="checkbox"/> WALLS <input type="checkbox"/> FLOORS <input type="checkbox"/>	5-17-95	na	
WALL BOARD			
FIREWALLS	7/20/93	OK	
GAS SERVICE EQUIP			
ELEC SERVICE EQUIP			
PANEL BOARDS			
SMOKE DETECTOR	5-17-95	na	
STAIRWAYS - HANDRAILS			
SUSPENDED CEILINGS			
FIRE DAMPERS			
RAMPS - RAILS			
HANDICAP REQ			
ENERGY REQ			
TEMP OCCUPANCY			
TEMP ELEC			
TEMP GAS			
FINAL			
FIRE DEPT			
HEALTH DEPT RECEIVED 9-17-90	SB		
PLANNING			
ELEC METER AUTH			
GAS METER AUTH			
PLUMBING FINAL			
ELEC FINAL			
MECH FINAL			
GRADING FINAL			
SWIMMING POOL PRE-GUNITE			
PRE-DECK			
PRE-PLASTER			

2

PERMIT #

PLAN RETENTION REQUIRED
 YES NO

Complete
& sign
questionnaire

SONOMA COUNTY BUILDING INSPECTION DEPARTMENT

PERMIT QUESTIONNAIRE

Prior to issuance of a building permit, this department is required to verify that your project is consistent with regulations of other agencies. This questionnaire will assist us in informing you of those agencies you must contact and those approvals you must secure prior to issuance of a building permit.

PROJECT ADDRESS: 30630 Timber Cove Rd., Cazadero, CA 95421

=====
Sewage disposal for the subject building will be provided by:

Connection to public sewer: _____

Septic Disposal System: X

The proposed building contains no plumbing: _____

=====
Water for the subject building will be provided by:

A private well: X

From the following water district: _____

The building contains no plumbing or water systems: _____

=====
The subject building is located in the following School District:

=====
The subject building (___is), (Xis not), (___may be) located within the Santa Rosa sphere of influence. These are the areas of anticipated future City annexations. Projects within these areas are subject to City review and approval prior to building permit issuance.

=====
Access to the property:

Exists and will not be altered: X

Will be developed or altered: _____

Access is from a public or private street: X

=====
Fire protection at this property is provided by the following Fire District: Timber Cove Volunteer Fire Dept This property (___is), (Xis not) in a State Wildfire Responsibility Area.

=====
The following question applies to non-residential buildings:

Will the building occupants need to comply with the applicable requirements of Sections 25505, 25533 and 25534 of the Health and Safety Code and the requirements for a permit for construction or modification from the Air Quality Control District? YES ___ NO ___ N/A

=====
Written asbestos notification pursuant to Part 61 of Title 40 of the Code of Federal Regulations is required when asbestos exists in buildings, or portions thereof, undergoing demolition. I hereby declare that demolition authorized by this permit is for construction that (___does), (___does not) contain asbestos or, that no demolition is authorized by this permit. N/A

Applicant: *James C. Locall* Date: 2/9/92
Received By: _____

OWNER - BUILDER VERIFICATION

Attention Property Owner:

An "owner-builder" building permit has been applied for in your name and bearing your signature.

Please complete and return this information in the envelope provided at your earliest opportunity to avoid unnecessary delay in processing and issuing your building permit. No building permit will be issued until this verification is received.

1. I personally plan to provide the major labor and materials for construction of the proposed property improvement (yes or no) yes.

2. I (have/have not) have signed an application for a building permit for the proposed work.

3. I have contracted with the following person (firm) to provide the proposed construction:

Name: _____
Address: _____ City: _____
Phone: _____ Contractors Licence No: _____

4. I plan to provide portions of the work, but I have hired the following person to coordinate, supervise and provide major work:

Name: _____
Address: _____ City: _____
Phone: _____ Contractors Licence No: _____

5. I will provide some of the work but I have contracted (hired) the following persons to provide the work indicated:

Name	Address	Phone	Type of work
_____	_____	_____	_____
_____	_____	_____	_____

Signed: Property Owner: Deborah Locatell Date: 2.19.92
for Frank Locatell

Job Address: 30630 Timber Cove Rd. A.P.N.# 109-48-11
Qazadero, CA 95421

Description of work: _____
construction of a 2-story single family dwelling

Project: Locatell Residence	COMPLY 24 v 3.10
Designer: Frank Locatell	Building Permit No
Location: Fort Ross	Date: 1/8/1992
Documentation: Kevin Gilleran SOL*DATA Consulting	Checked By
	Date (User # 1004)

PROJECT ADDRESS
 30630 Timbercove Road
 Cazadero, CA

GENERAL INFORMATION

Compliance Method:	Point System
Climate Zone:	3
Total Conditioned Floor Area:	2172 sqft
Building Occupancy:	Single Fam Det
Front Entry Orientation:	North
Number of Dwelling Units:	1
Floor Construction Type:	Raised
Infiltration Control:	Standard

BUILDING SHELL INSULATION

Component	Area	U-Value	Location/Comments
R-19 Frame Wall	1430	0.0627	lower floor
R-19 Frame Wall	793	0.0627	upper floor
CEC R30 CEIL 160C	500	0.0350	lower floor
CEC R30 CEIL 160C	860	0.0350	upper floor
CEC R-19 OverOpen Floor	54	0.0490	upper floor/Over Open
CEC R-19 Floor Crawl	1312	0.0370	lower floor/R-6 Crawlspace

THERMAL MASS

Mass Material	Area	Thick (in)	Type	Location/Description

NONE				

Project: Locatell Residence	COMPLY 24 v 3.10
Designer: Frank Locatell	Building Permit No
Location: Fort Ross	Date: 1/8/1992
Documentation: Kevin Gilleran SOL*DATA Consulting	Checked By
	Date (User # 1004)

GLAZING							
Location	Orient	Area	Type	U-Val	Glass SC	w/Int Shade	Description
lower floor							
	North	61.3	Special	0.53	0.88	0.75	Double/NonWhtDrp Wd Ssh
	East	30.4	Special	0.53	0.88	0.75	Double/NonWhtDrp Wd Ssh
	East	10.0	Special	0.53	0.88	0.75	Double/NonWhtDrp Wd Ssh
	South	186.0	Special	0.53	0.88	0.75	Double/NonWhtDrp Wd Ssh
	West	108.3	Special	0.53	0.88	0.75	Double/NonWhtDrp Wd Ssh
	West	11.3	Special	0.53	0.88	0.75	Double/NonWhtDrp Wd Ssh
	Skylt	6.0	Double	0.65	0.88	0.88	Double/No Int Shades
upper floor							
	North	47.8	Special	0.53	0.88	0.75	Double/NonWhtDrp Wd Ssh
	East	31.9	Special	0.53	0.88	0.75	Double/NonWhtDrp Wd Ssh
	South	26.0	Special	0.53	0.88	0.75	Double/NonWhtDrp Wd Ssh
	West	28.5	Special	0.53	0.88	0.75	Double/NonWhtDrp Wd Ssh

SHADING (for Glazing above)				
Location	Exterior Device	SC	Over hang	Framing Type
lower floor				
	None	1.00	0.0	Wood Wind w/o Mullions
	None	1.00	0.0	Wood Wind w/o Mullions
	None	1.00	0.0	Wood Door w/o Mullions
	None	1.00	0.0	Wood Wind w/o Mullions
	None	1.00	0.0	Wood Wind w/o Mullions
	None	1.00	0.0	Wood Door w/o Mullions
	None	1.00	0.0	Wood Wind w/o Mullions
upper floor				
	None	1.00	0.0	Wood Wind w/o Mullions
	None	1.00	0.0	Wood Wind w/o Mullions
	None	1.00	0.0	Wood Wind w/o Mullions
	None	1.00	0.0	Wood Wind w/o Mullions

Project: Locatell Residence	COMPLY 24 v 3.10
Designer: Frank Locatell	Building Permit No
Location: Fort Ross	Date: 1/8/1992
Documentation: Kevin Gilleran SOL*DATA Consulting	Checked By
	Date (User # 1004)

HVAC SYSTEMS	Minimum System Type Efficiency	Output (Btuh)	Duct Location	Duct Manufacturer/Model No. RVal (or approved equal)
Gas Fired	0.720 SE		crawl/attic	4.0 72% SE Minimum Eff
No Cooling	8.900 SEER	assum.	(see attached WS-3R)	

Zone Furnace Max: 1.3 x [38114 Btuh + (10 x 2172 sqft)] = 77784 Btuh
 Cooling Exception: _____ CFM Cooling (see Load Calcs) requires _____ Btuh

HOT WATER SYSTEMS	Tank System Type	Volume	Manufacturer/Model No. (or approved equal)	# of Sys	Energy Credits	R-12 Blanket
Gas Fired		50.0	Std Gas 50 gal or less	1	0	Y

SPECIAL FEATURES/REMARKS (Add extra sheets if necessary)
 For this project, minimum California efficiency furnace, air conditioner & water heater are adequate for compliance as demonstrated by these calculations. Thus any CEC certified furnace with a 72% or greater SE and an output less than 77784 Btuh is allowed. Any CEC certified air conditioner with an SEER of 8.9 or greater is allowed. Any CEC certified gas water heater of 50 gallons or less is allowed (1 only). See page 5-19 of the Energy Conservation Manual for reference.

COMPLIANCE STATEMENT

This Certificate of Compliance lists the building features and performance specifications needed to comply with Title 24, Chapter 2-53 and Title 20, Chapter 2, Subchapter 4, Article 1 of the California Administrative Code. This certificate has been signed by the individual with overall design responsibility and the building owner, who shall retain a copy of it and transmit the certificate to any subsequent purchaser of the building. When this Certificate of Compliance is submitted for a single building plan to be built in multiple orientations, all building conservation features which vary are indicated in the Special Features/Remarks section.

DESIGNER
 Frank Locatell
 30630 Timbercove Road
 Cazadero, CA 95421

BUILDING OWNER
 Frank Locatell
 30630 Timbercove Road
 Cazadero, CA 95421

Signed: *Frank Locatell* 2/8/92
 (Date)

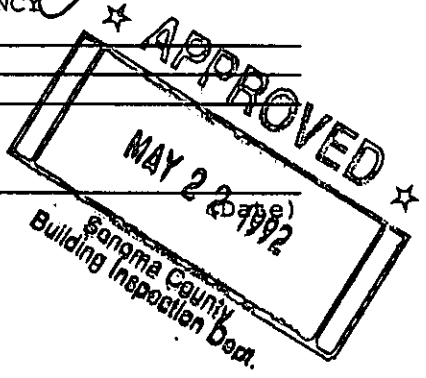
Signed: *Frank Locatell* 2/8/92
 (Date)

DOCUMENTATION AUTHOR
 Kevin Gilleran SOL*DATA Consulting
 908A College Avenue
 Santa Rosa, CA
 707-545-4440

ENFORCEMENT AGENCY
 Name: _____
 Agency: _____
 Telephone: _____

Signed: _____
 (Date)

Signed: _____
 (Date)



Project: Locatell Residence	COMPLY 24 v 3.10
Designer: Frank Locatell	Building Permit No
Location: Fort Ross	Date: 1/8/1992
Documentation: Kevin Gilleran SOL*DATA Consulting	Checked By
	Date (User # 1004)

NOTE: Lowrise residential buildings subject to the Standards must contain these measures regardless of the compliance approach used. Items marked with an asterisk (*) may be superseded by more stringent compliance requirements listed on the Certificate of Compliance. When this checklist is incorporated into the permit documents, the features noted shall be considered by all parties as binding minimum component performance specifications for the mandatory measures whether they are shown elsewhere in the documents or on this checklist only.

BUILDING ENVELOPE MEASURES

Enforcement

- o Sec. 2-5352(a): Minimum ceiling insulation R-19 weighted average. *
- o Sec. 2-5352(b): Loose fill insulation manufacturers labeled R-Value.
- o Sec. 2-5352(c): Minimum wall insulation in framed walls R-11 weighted average (does not apply to exterior mass walls). *
- o Sec. 2-5352(k): Slab edge insulation - water absorption rate no greater than 0.3%, water vapor transmission rate no greater than 2.0 perm/inch.
- o Sec. 2-5311: Insulation specified or installed meets California Energy Commission (CEC) quality standards. Indicate type and form.
- o Sec. 2-5352(f): Vapor barriers mandatory in Climate Zones 14 and 16 only.
- o Sec. 2-5317: Infiltration/Exfiltration Controls
 - a. Doors and windows between conditioned and unconditioned spaces designed to limit air leakage.
 - b. Doors and windows certified.
 - c. Doors and windows weatherstripped; all joints and penetrations caulked and sealed.
- o Sec. 2-5352(e): Special infiltration barrier installed to comply with Sec. 2-5351 meets CEC quality standards.
- o Sec. 2-5352(d): Installation of Fireplaces
 - 1. Masonry and factory-built fireplaces have:
 - a. Tight fitting, closeable metal or glass door
 - b. Outside air intake with damper and control
 - c. Flue damper and control
 - 2. No continuous burning gas pilots allowed.

Project: Locatell Residence	COMPLY 24 v 3.10
Designer: Frank Locatell	Building Permit No
Location: Fort Ross	Date: 1/8/1992
Documentation: Kevin Gilleran SOL*DATA Consulting	Checked By
	Date (User # 1004)

HVAC AND PLUMBING SYSTEM MEASURES

Enforcement

- o Sec. 2-5352(g) and 2-5303: Space conditioning equipment sizing: attach calculations. _____
- o Sec. 2-5352(h) and 2-5315: Setback thermostat on all applicable heating systems. _____
- o Sec. 2-5316(a): Ducts constructed, installed and insulated per Chapter 10, 1976 UMC. * _____
- o Sec. 2-5316(b): Exhaust systems have damper controls. _____
- o Sec. 2-5314(c): Gas-fired space heating equipment has intermittent ignition devices. _____
- o Sec. 2-5314: HVAC equipment, water heaters, showerheads and faucets certified by the CEC. _____
- o Sec. 2-5352(i): Water heater insulation blanket (R-12 or greater) for storage & backup tanks for solar water heating systems; first 5 feet of pipes closest to tank insulated (R-3 or greater). _____
- o Sec. 2-5312(Exception I): Pipe insulation on steam and steam condensate return & recirculating piping. _____
- o Sec. 2-5318(d): Swimming Pool Heating
 1. System has:
 - a. On/off switch on heater.
 - b. Weatherproof instruction plate on heater.
 - c. Plumbed to allow for solar.
 2. 75 percent thermal efficiency.
 3. Pool cover.
 4. Time clock.
 5. Directional water inlet.

LIGHTING AND APPLIANCE MEASURES

- o Sec. 2-5352(j): Lighting - 25 lumens/watt or greater for general lighting in kitchens and bathrooms. _____
- o Sec. 2-5314(c): Gas fired appliances equipped with intermittent ignition devices. _____
- o Sec. 2-5314(a): Refrigerators, refrigerator-freezers, freezers and fluorescent lamp ballasts certified by the CEC. Indicate make and model number. _____

SONOMA COUNTY



DEPARTMENT OF PLANNING

575 Administration Dr., Room 105A ■ Santa Rosa, California 95401 ■ (707) 527-2412

Kenneth L. Milam, AICP
Planning Director

James P. Olmsted, Jr.
Assistant Planning Director

Frank Locatelli
564 Wapello Road
Altadena, CA 91001

April 11, 1988

Re: APN 109-48-11

Dear Mr. Locatelli:

I was able to find a provision of the Coastal Zoning Ordinance (attached), which allows the Planning Director to reduce required setbacks when appropriate in the Primary Agriculture zoning district.

In order to avoid the fee and time involved in the variance procedure, I suggest you write a letter to me requesting the 10 foot setback stating the reasons and attach a letter from the affected adjacent property owner. We may be able to issue a reduced setback based on this information.

Your house will not need a coastal permit because it will not be visible from a scenic corridor (neither Timber Cove nor Seaview Roads are so designated). It is eligible for a Categorical Exclusion and can be signed at the counter.

Sincerely,

A handwritten signature in cursive script that reads "Melanie Perry".

Melanie Perry
Planner III

:mr
Enc.

564 Wapello Street
Altadena, CA 91001
October 7, 1988

Sonoma County Department of Planning
575 Administrative Drive, Room 105A
Santa Rosa, CA 95401

Attention: Ms. Melanie Perry

Dear Ms. Perry:

Reference: (1) Letter from Melanie Perry to Frank Locatell,
dated April 11, 1988

(2) APN 109-48-11

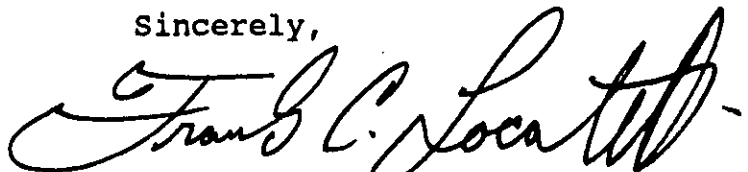
The purpose of this letter is to request a ten foot setback from the common north-south property line which separates the Locatell property (APN 109-48-11) and the Forrey property (APN 109-48-15).

The reasons for the requested setback are: (a) the most suitable building site places the corner of the house at ten feet from the property line; (b) a setback larger than ten feet would require the removal of several large redwoods; and (c) the requested setback abuts a septic easement located on the Forrey property which serves the Locatell property. The easement terms prohibit any structures from being erected on the easement and therefore the requested setback does not interfere with other structures.

Per your suggestion, I have obtained the written consent of the adjoining property owner and it is included as an attachment to this letter.

Please provide me with the requested authorization at your earliest convenience. I appreciate the help that your office has provided to me in this matter.

Sincerely,



Frank C. Locatell
Telephone: 818-794-0845

Attachment

31090 Seaview Road
Cazadero, CA 95421
October 7, 1988

Sonoma County Department of Planning
575 Administration Drive, Room 105A
Santa Rosa, CA 95401


Attention: Ms. Melanie Perry

Dear Ms. Perry:

Reference: APN 109-48-11

As property owner of APN 109-48-15, I have no objection to your office authorizing a ten foot setback between the Locatell house and our common north-south property line.

Sincerely,



Ross Forrey



DEPARTMENT OF PLANNING

575 Administration Dr., Room 105A ■ Santa Rosa, California 95401 ■ (707) 527-2412

Kenneth L. Milam, AICP
Planning Director

James P. Olmsted, Jr.
Assistant Planning Director

┌

Frank Locatelli
564 Wapello Street
Altedena, CA 91001

October 20, 1988

L

Re: 109-48-11

Dear Mr. Locatelli:

Based on the information provided by you in your letter of October 7, 1988 including a letter from the adjacent property owner, we will grant a 10 foot side yard setback based on Section 26C-450(g) of the Coastal Zoning Ordinance.

Please bring this documentation to the Planning Department when you bring in your building permit for sign-off. As I indicated previously, your residence is categorically excluded from coastal permit requirements since it is not visible from a scenic corridor.

Sincerely,

A handwritten signature in cursive script that reads "Melanie Perry".

Melanie Perry
Planner III

:mr

RICH LINCOLN & SONS

SOIL PERCOLATION TESTING
STANDARD AND ALTERNATIVE
SEWAGE DISPOSAL SYSTEM
DESIGN AND CONSULTATION
CAL. R.E.H.S. #3135

P.O. BOX 443
OCCIDENTAL, CA 95465
(707) 874-2286

September 10, 1990

Sonoma County Health Department
Division of Environmental Health
1030 Center Drive Suite A
Santa Rosa, CA 95403

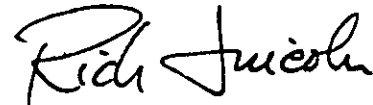
Attn: Tracey Fitzgerald

Re: Pressure Distribution System
30630 Timber Cove Road
Owner: Frank Locatell

Dear Tracey:

The subject sewage disposal system has been installed in substantial conformance to the plans dated 11/23/88.

Very truly yours,



Richard J. Lincoln

cc. Locatell
Bohan & Canelis

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO

NAME Frank C. Locatell
STREET ADDRESS 564 Wapello Street
CITY STATE ZIP Altadena, CA 91001

RECORDED AT REQUEST OF

Feb 4 11 07 AM '85

86007969

OFFICIAL RECORDS
SONOMA COUNTY CLERK
BERNICE A. PETERSON

27-

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AP 109-48-11 ALL PTH

Title Order No. _____
Escrow or Loan No. _____

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 3.30

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale,

Unincorporated area: City of _____, and

Timber Cove

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

ROSS FERRY and CAROL FERRY

hereby GRANT(S) to

FRANK C. LOCATELL

the following described real property in the

County of Sonoma

State of California:

AFNF

SONOMA COUNTY
DOCUMENTARY TRANSFER TAX
PAID \$ 3.30

A permanent easement for the construction and maintenance of a septic tank/leach-line system and related incidental purposes for the use and benefit of Grantee's existing property, lying adjacent to and abutting said easement area on the East, over the following described land:

SEE EXHIBIT A ATTACHED.

Dated November 26, 1985

STATE OF CALIFORNIA
COUNTY OF Sonoma } ss

On November 26, 1985 before me the undersigned a Notary Public in and for said State personally appeared Ross Ferry and Carol Ferry

_____ personally know to me (or proved to me on the basis of satisfactory evidence) to be the person S.A.F.F. whose name S.A.F.F. subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal

Signature Eileen J. Bentley

Ross Ferry
Ross Ferry

Carol Ferry
Carol Ferry

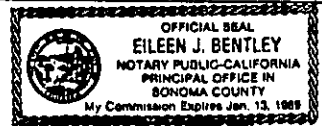


EXHIBIT "A"

A permanent easement for the construction and maintenance of a septic tank/leach-line system and related incidental purposes for the use and benefit of Grantee's existing property, lying adjacent to and abutting said easement area on the East, over the following described land:

That portion of the Northeast quarter of Section 11, Township 8 North, Range 13 West, Mount Diablo Base and Meridian, according to the plat on file with the Bureau of Land Management, described as follows:

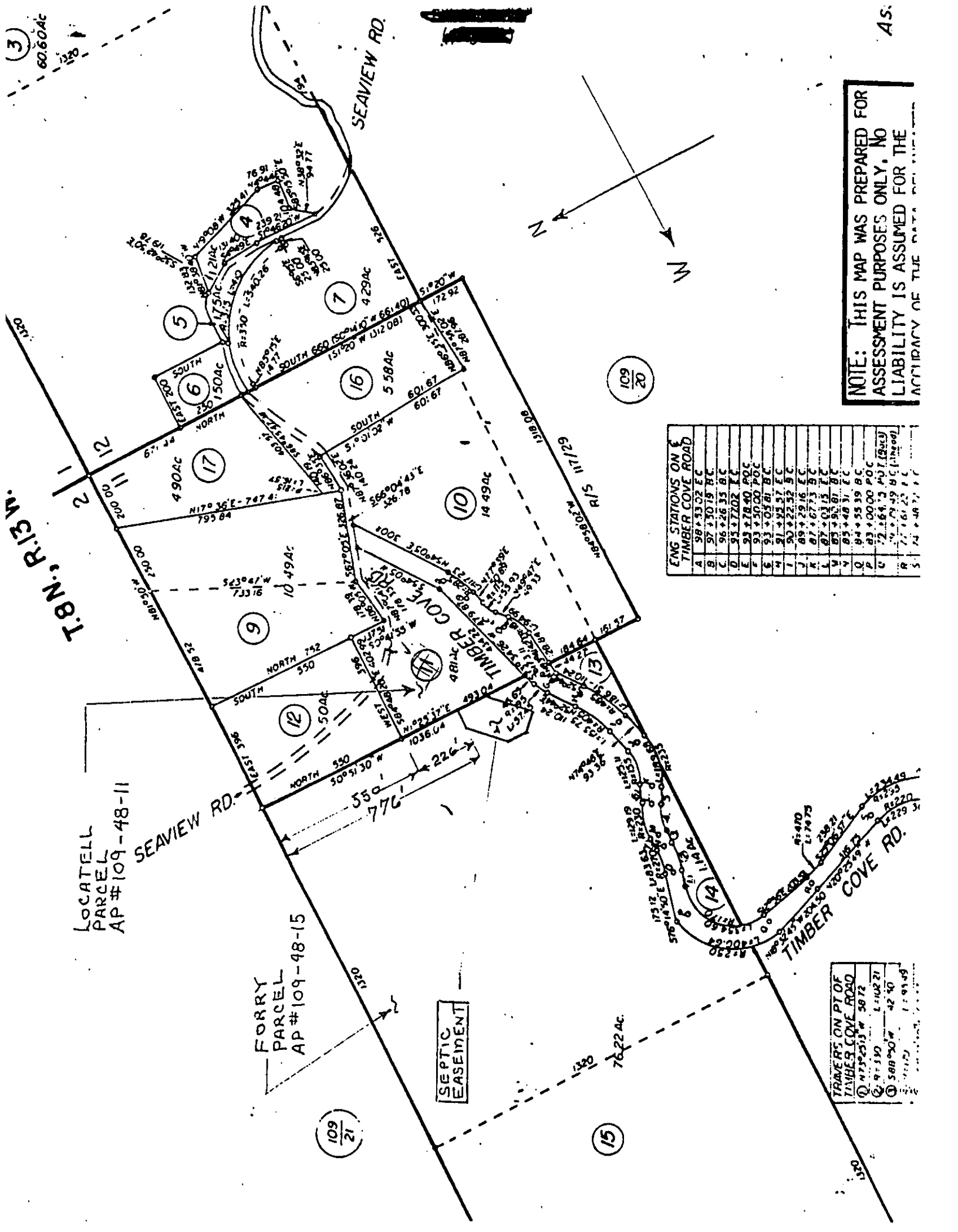
? Beginning at a point in the East line of Grantor's property, said point being South 0 degrees, 51' 30" West 776 feet, more or less, from the Northeast corner of the Northwest quarter of the Northeast quarter of said Section 11; thence West 40.0 feet; thence South 45 degrees, 00' 00" West 170.00 feet; thence South 70.00 feet; thence South 45 degrees 00' 00" East 68 feet; thence North 45 degrees 00' 00" East 160 feet to the said East line; thence North 1 degree, 25' 37" East 135 feet, more or less, to the point of beginning. ?

The Grantors covenant for themselves, their heirs and assigns that no building or other physical improvements shall ever be constructed upon the easement area.

Grantors further convey a right of way for access to said easement area for the purposes of construction, maintenance, and inspection of the system.

Grantee shall be solely responsible for all costs and liabilities arising out of the construction and maintenance of said system, including (but not limited to) compliance with all health code requirements.

It is understood by the Grantor that certain trees may have to be removed (as necessary) for the installation and maintenance of said septic-tank/leach-line system.



ENG STATIONS ON E
TIMBER COVE ROAD

A	98+33.02 EC
B	97+30.15 BC
C	96+26.35 BC
D	95+22.02 EC
E	94+18.40 POC
F	93+15.00 POC
G	93+05.81 BC
H	91+25.57 EC
I	90+22.52 EC
J	89+29.16 EC
K	87+67.73 BC
L	87+03.15 EC
M	85+29.81 BC
N	83+48.31 EC
O	84+55.39 BC
P	83+00.00 POC
Q	72+64.73 POC (2x3)
R	71+23.19 BC (1:ing)
S	71+48.72 EC

TRAVEL ON PT OF
TIMBER COVE ROAD

1	77°05'13" W	58.72
2	97°13'0" W	1+102.21
3	580°00'0" W	42.50

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY, NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA.

3
60.60 AC

109
20

109
21

15

1350