

P

Type

Plans

CPN13-0001

Permit Number

22177

Street Number

UMLAND CIR

Street Name

TIM

Community Code

109-420-020

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: CPN13-0001

Project Address: 22177 UMLAND CIR TIM

Cross Street:

APN: 109-420-020

Description: COASTAL PERMIT WITH NO HEARING

Printed: Wednesday, January 30, 2013
Initialized by: BHILLEGA
Activity Type: B-CPN 1201
PCAS #:

Owner: GIACINTO CLAUDIA
22110 AMANITA CIR
JENNER CA 95450

Applicant: GIACINTO CLAUDIA
22110 AMANITA CIR
JENNER CA 95450

Fees:

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
140	TECH ENHANCEMENT FEE	025015-4040	48.00	.00	.00
740	NPDES - ENCROACHMENT	025015-3164	29.00	.00	.00
1024	COASTAL PERM LEVEL I	025015-3806	2,040.00	.00	.00
1052	ENV REV CEQA EXEMPT DET	025015-3811	34.00	.00	.00
			\$2,151.00	\$0.00	

Total Fees: \$2,151.00

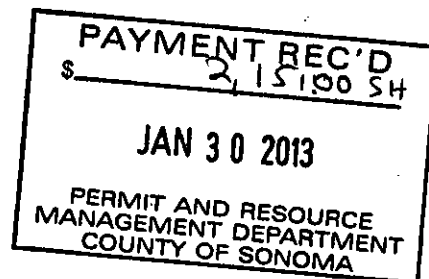
Total Paid: \$0.00

Balance Due: \$2,151.00

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

When validated below, this is your receipt.

WITHDRAWN



Planning Application

PJR-001

File#: CPN 10-0004
CPN 13-0001

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/Contract | <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 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):

THOMAS A Giacinto
Name
22110 AMANDA CIR
Mailing Address
JENNER CA 95450
City/Town State Zip
707-847-3888 707-947-3308
Phone Fax
email giacinto@mca.org
Thomas A Giacinto
Signature Date

Owner, if other than Applicant:

Same
Name
Mailing Address
City/Town State Zip
Phone Fax
email
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) 22177 Umbans Cir, Jenner City/Town JENNER
Assessor's Parcel Number(s) 109-420-20 - New septic system Acreage .75
Project Description: _____

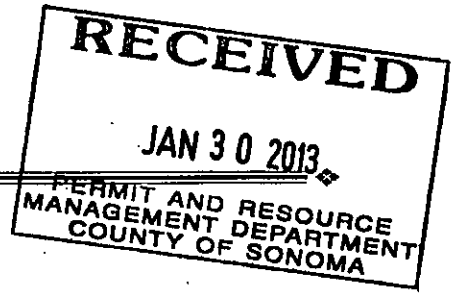
Site Served by Public Water? Yes No Site Served by Public Sewer? Yes No Number of new lots proposed _____

----- DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff -----
Planning Area: 1 Supervisorial District: 5 Current Zoning: RRCC B7 General Plan Land Use: RR20
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: _____
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 N/A

Previous Files: _____
Application accepted by Steve Padavan Blake H. Date 12/5/10
1-30-13

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.

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.

① Not Removing Anything
② THERE IS A DRIVEWAY AT ROAD
③ WANT TO INSTALL SEPTIC SYSTEM ONLY
— NO ABOVE GROUND STRUCTURES —

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

Estimate the amount of grading in cubic yards: 0

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.

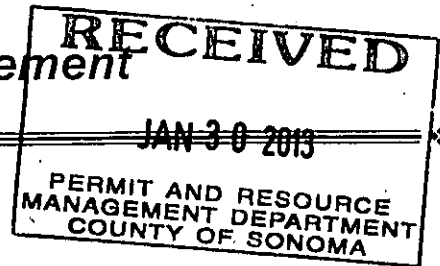
Estimate the length of the proposed road/driveway: _____ feet.

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

If yes, explain: _____

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."

Tom Gidyczto
Applicant Name

Applicant Signature

Tom Gidyczto
Owner Name

Tom Gidyczto
Owner Signature

Date

10/5/10

File No.

CPN 10-0004
13-0001

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.

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: 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:

- 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

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:

NO STRUCTURE PLANNED AT THIS TIME, HOWEVER, NOTHING TALLER THAN 16' IF CONSTRUCTION WERE APPROVED

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 _____

Fencing material _____ Color _____

Retaining wall material _____ Color _____

Other exterior materials _____ Color _____

↓
N/A

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: SEPTIC PLAN IS APPROVED
NEED TO BRING TOP SOIL FOR "AT GRADE FULL
SYSTEM. HAS TO HAPPEN BEFORE PAVES START.
HAVE AND BUILDING PLANS WILL FOLLOW WITHIN
NEXT FEW YEARS -

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)

Other, specify _____

13. What will be the domestic water source?
 Community water system, specify supplier: TCCWD
 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

Timber Cove Homes Association

P. O. Box 115

Cazadero, CA 95421

10.4.10

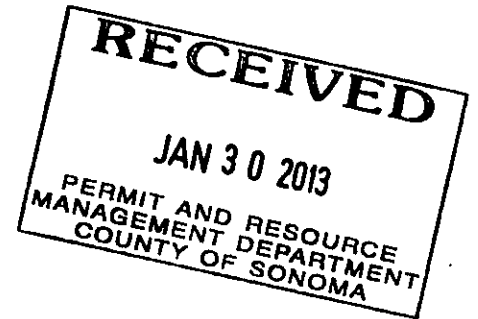
County of Sonoma

Permit & Resource Management Dept

550 Ventura Ave.

Santa Rosa, CA 95403

707-565-1900



Re: 22177 Umland Circle Timber Cove, CA

APN # 109-420-020

This lot has been approved by Timber Cove Homes Association for building septic, construction design subject to review before building permits issued. Please call me if you have any questions.

Thank You,

Cathy Schezer

Cathy Schezer

Architectural Administrative Assistant

APN 109-420-026

IN THE FUTURE, IF THE EXPANSION SYSTEM IS NEEDED, THE SHALL BE CUT, CAPPED AND MAINTAINED AND EXPANSION INTERCEPTOR DRAIN SHALL BE INSTALLED.

FUTURE INTERCEPTOR DRAIN

SEAL PIPES TO BE REPAIRED (FUTURE)

REPAIRS OF EXISTING INTERCEPTOR DRAIN

(E) TWO BEDROOM MAIN RESIDENCE

APN 109-420-022

2277 umland circle -
SITE PLAN

RECEIVED
JAN 30 2013
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA



NO. 4 AND 5
ELEV. 81.69

NO. 17
ELEV. 81.81

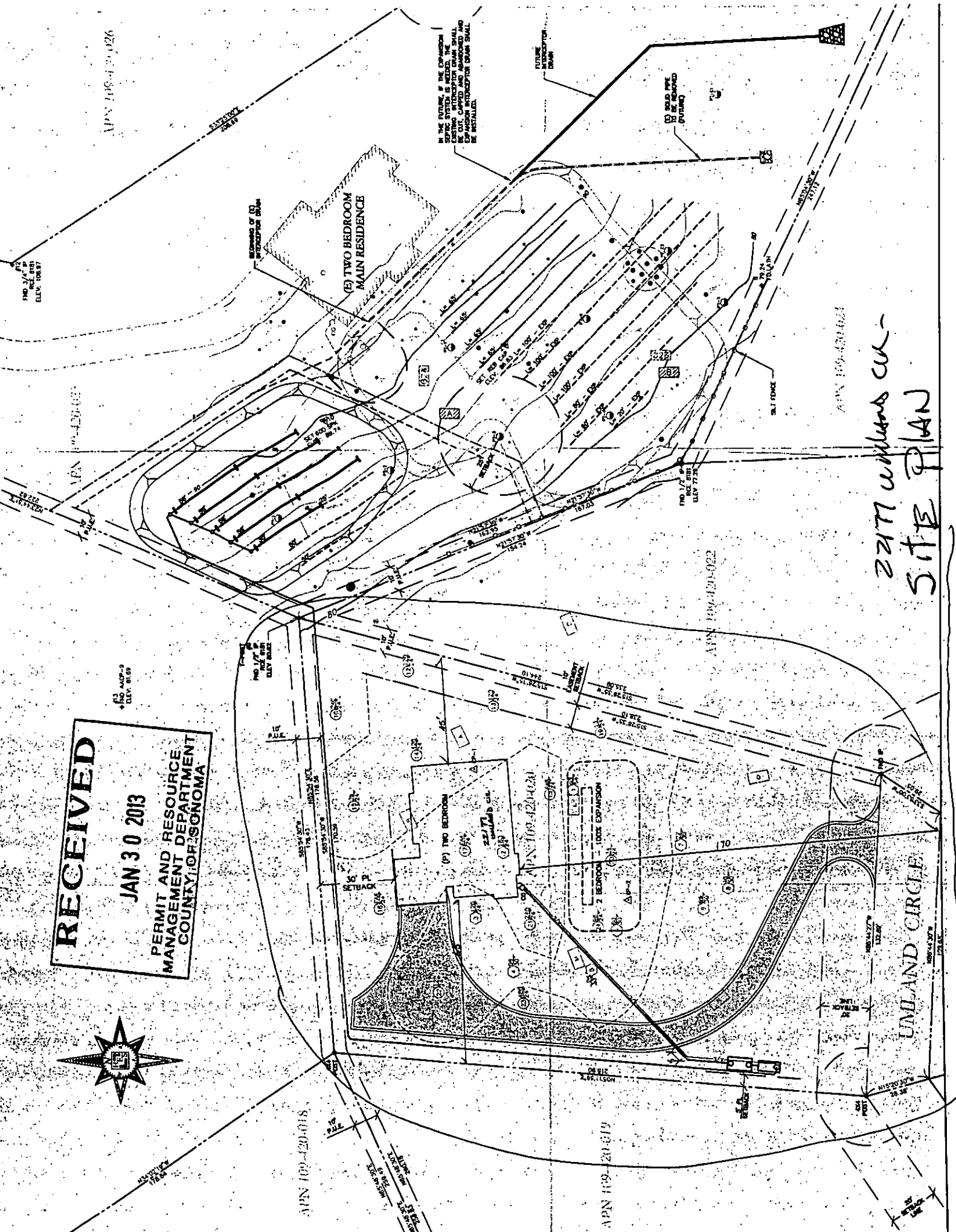
NO. 17
ELEV. 81.81

APN 109-420-022

APN 109-420-018

APN 109-420-019

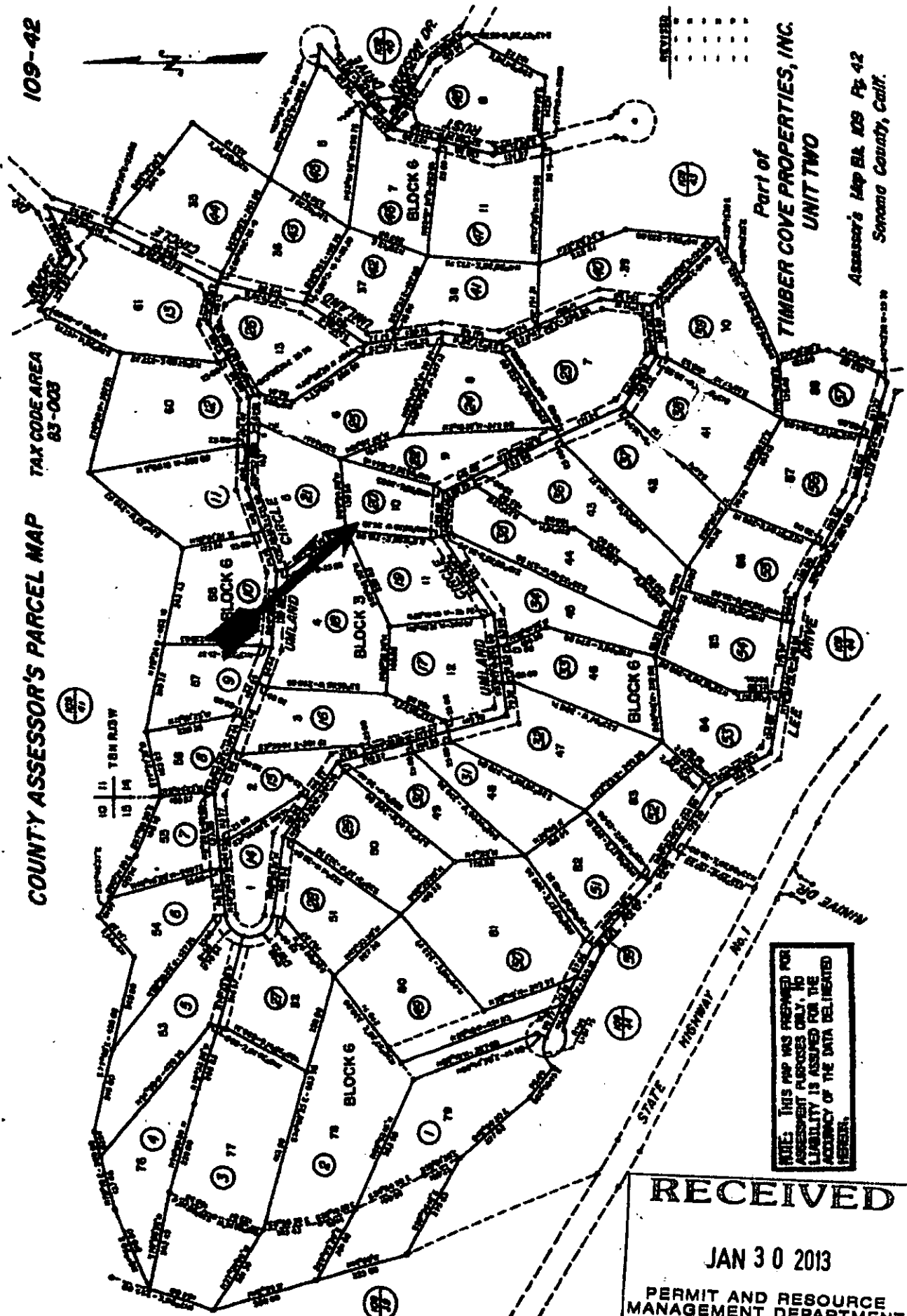
UMLAND CIRCLE



109-42

TAX CODE AREA
83-003

COUNTY ASSESSOR'S PARCEL MAP



Part of
TIMBER COVE PROPERTIES, INC.
UNIT TWO

Assessor's Map BA 109 Pg 42
Sonoma County, Calif.

Important: This map is not a survey. It is merely furnished as a convenience to locate the land in relation to adjoining streets and other lands and

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSURED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

RECEIVED
JAN 30 2013
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

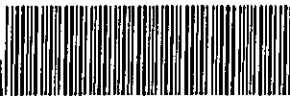
RECORDING REQUESTED BY
Huffman Engineering & Surveying

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO
John R. Gallo
22181 Umland Circle
Jenner, California 95450

RECEIVED

JAN 30 2013

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA



GENERAL PUBLIC
08/18/2011 09:51 DEED
RECORDING FEE: \$19.00
PAID

2011070134

OFFICIAL RECORDS OF
SONOMA COUNTY
JANICE ATKINSON

3 PGS



APN NO. 109-420-022

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) CONSIDERATION WAS ZERO DOLLARS
DOCUMENTARY TRANSFER TAX is \$ _____ CITY TAX \$ _____
 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

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

John R. Gallo, a single man

hereby GRANT(S) to

Thomas A. Giacinto & Claudia A. Giacinto

the following described real property in the Unincorporated Area, County of Sonoma, State of California:
See "Exhibit A" attached hereto

Dated 8/9/11

By John R. Gallo
John R. Gallo

STATE OF CALIFORNIA
COUNTY OF STANISLAUS) SS

On AUGUST 09, 2011 before me, ALISA S. MCKINLEY - NOTARY PUBLIC
(here insert name and title of the officer), personally appeared JOHN GALLO

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Alisa McKinley

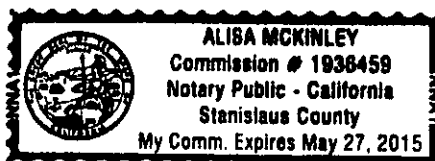


EXHIBIT A

Being a private utility easement over under and through a portion of the Lands of John R. Gallo as described in that Grant Deed recorded October 15, 1990 under document number 1990-110459, Sonoma County Records and being more particularly described as follows:

Commencing at a found 1/2-inch iron pipe at the most northerly corner of said Lands of Gallo; said point also being the True Point of Beginning.

Thence along the northeasterly line of said Lands of Gallo South 21°57'31" East, 14.47 feet;

Thence leaving said northeasterly line South 64°38'51" West, 11.61 feet to the northwesterly line of said Lands of Gallo;

Thence along said northwesterly line North 15°26'35" East, 19.09 feet to the True Point of Beginning of herein described private utility easement;

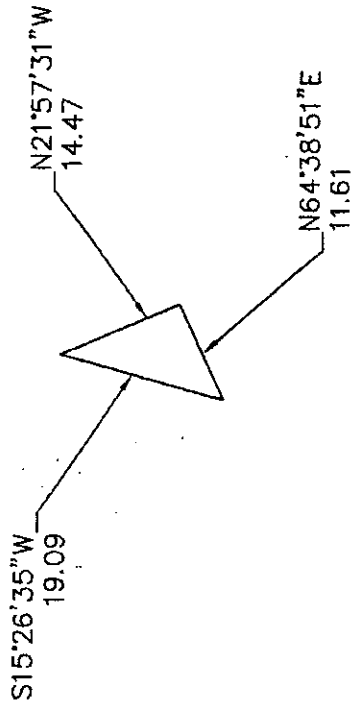
Said area to contain approximately 83 square feet more or less.

1. The easement shall bind and insure to the benefit of the respective heirs, personal representatives, successors, and assigns of the grantor and grantee and that all specification of the easement shall pertain to and run with the land;
2. The easement as described is a public health condition relative to approval of a sewage disposal permit and that alteration or elimination of the rights and duties without the express written consent of the County of Sonoma may constitute a violation of State and local laws.
3. The easement shall include the right of the grantee to do all things reasonably necessary to inspect, maintain, repair and/or replace the utility lines.



Mapcheck 1: Gallo
Closure Summary

Precision, 1 part in: 4731.019'
Error distance: 0.010'
Error direction: N14° 00' 47.25"E
Area: 83.85 Sq. Ft.
Perimeter: 45.170'
Side 1: Line Direction: S21° 57' 31.00"E Distance: 14.470'
Side 2: Line Direction: S64° 38' 51.00"W Distance: 11.610'
Side 3: Line Direction: N15° 26' 35.00"E Distance: 19.090'



Misti Harris

From: Misti Harris
Sent: September 17, 2013 11:16 AM
To: 'Giacinto'
Cc: Mario Kalsou
Subject: RE: RE CPN13-0001/ refund

Tom,

First and foremost, I will not tolerate threats. I trust this will not happen again.

The zoning permit is not a delay in obtaining your vesting septic permit, nor am I debating the validity of the septic design. The Zoning Permit is the tool used by Planning to document an action on a permit or similar item to provide a clear record for the County and your buyer. To save you a trip down here, you're welcome to mail the complete application and check directly to my attention. I'll approve it and sign off on the vesting certificate as soon as it's received.

You chose to apply for a Coastal Permit and subsequently withdrew that application when we found a better solution, the vesting septic certificate. I'll process the refund request as soon as it's received.

Please contact me if you need any assistance.

Best,

Misti Harris
Planner II
Sonoma County Permit and Resource Management Department Project Review Division
2550 Ventura Blvd.
Santa Rosa, CA 95403
Phone (707) 565-1352
Fax (707) 565-1103

PRMD Lobby Hours:
Monday through Thursday 8:00 a.m. to 4:00 p.m.
The lobby is closed on Fridays.

-----Original Message-----

From: Giacinto [<mailto:giacinto@mcn.org>]
Sent: September 16, 2013 8:33 AM
To: Misti Harris
Subject: Re: RE CPN13-0001/ refund

Thank you for the information. I didn't see any box that pertains to vesting my septic plan on the zoning application. Nor have I ever heard of signing an indemnity agreement holding you not responsible for the years of delay and the thousands of dollars I have spent unnecessarily to do what coastal has asked. I believe you should return all the money that I have paid for a coastal permit since I have never needed one. If you look at the string of emails for the last several years to Coastal you will know know that all I am saying is correct. I have no intention at this point of taking action against your office. However, the property I am asking to have vested is presently in escrow. I have given assurances to my client that my system would be vested based on assurances from Mario. I have fulfilled all

requirements. Yet you keep requiring even more. This is unacceptable. I have been a contractor for more than forty years and have worked well with PRMD and the board of Supervisors. Many of whom are personal friends. There will be consequences if you delay this any further.

Best regards,
Tom Giacinto

Sent from my iPad

On Sep 11, 2013, at 4:49 PM, Misti Harris <Misti.Harris@sonoma-county.org> wrote:

> Hi Tom,
>
> I wanted to check in with you about two items on 22177 Umland Circle, Timber Cove:
>
> 1. I haven't received the completed Refund Request Form from you yet. I sent it to you in July. Please return it at your earliest convenience so we can process your refund for the Coastal Permit (CPN13-0001).
>
> 2. I understand you've been working with Mario Kalson to obtain a Vesting Certificate for the septic system. The only Planning clearance you need for this Certificate is a Zoning Permit. The Zoning Permit documents that a Coastal Permit is not required for the Certificate and that a Coastal Permit is required for any construction. You may find the Zoning Permit application online at: <http://www.sonoma-county.org/prmd/docs/handouts/pjr-004.pdf> and the Indemnification Agreement at: <http://www.sonoma-county.org/prmd/docs/handouts/pjr-011.pdf>. The fee is \$195.00.
>
> Please contact me if you need assistance.
>
> Best,
>
> Misti Harris
> Planner II
> Sonoma County Permit and Resource Management Department Project Review
> Division
> 2550 Ventura Blvd.
> Santa Rosa, CA 95403
> Phone (707) 565-1352
> Fax (707) 565-1103
>
> PRMD Lobby Hours:
> Monday through Thursday 8:00 a.m. to 4:00 p.m.
> The lobby is closed on Fridays.
>
>
>
> -----Original Message-----
> From: Thomas Giacinto [<mailto:giacinto@mcn.org>]
> Sent: July 26, 2013 11:06 AM
> To: Misti Harris
> Subject: PRMD Webmail: RE CPN13-001/ refund
>
> A visitor to your website sent you the following message:
>
> Visitor Name: Thomas Giacinto
> Email Address: giacinto@mcn.org

>
> Feedback Subject: RE CPN13-001/ refund
>
> Feedback Description:
> Thomas Giacinto
> 7/26/2013
> 22110 Amanita Circle
> Timber Cove, CA 95450
>
>
> Misty Harris
> Coastal Planner
> PRMD Sonoma County
> Santa Rosa, CA 95403-2829
>
> RE: CPN13-0001
>
> To whom it may concern:
>
> I wish to cancel my application for a Coastal Permit # CPN13-0001. I would like a refund
and a statement stating what work was done on the application specifying amounts taken from
my fees.
>
> Thank-you for your help.
>
> Sincerely,
>
>
> Thomas A. Giacinto
>
>
>
>

Misti Harris

From: Dean Parsons
Sent: November 06, 2013 5:51 PM
To: Misti Harris
Subject: RE: Refund Request for CPN13-0001

Thanks Misti this info helps a lot. Please keep it if we need in the future.

Dean

From: Misti Harris
Sent: 06 November 2013 10:09 AM
To: Dean Parsons
Subject: RE: Refund Request for CPN13-0001

Of course The refund amount makes sense to me. We weren't able to do referrals because the application was too incomplete. Most of my time was probably spent on the completeness review (see attached letter for a sense of the application) and talking to the Tom Giacinto and Mario.

Tom applied for a CPN for a SFD in 2013, although he has several years of history on this parcel. He knew a coastal permit was required to construct a septic system since at least 2010 (see attached email from Dave Hardy). After multiple conversations, I understood his goal was to prove that septic could work on the site so he could sell the property, then found a better solution for him: the vesting septic certificate. I'm happy to join you in a conversation if he calls given my history and his likely perspective.

M

From: Dean Parsons
Sent: November 06, 2013 8:21 AM
To: Misti Harris
Subject: RE: Refund Request for CPN13-0001

Hi Misti, it looks like we spent a lot of time on the application –did referrals go out on this too?

I expect the applicant to complain that the application wasn't needed and why wasn't a full refund provided. Did he originally submit a Vesting Septic Permit application or a Septic Permit?

Thanks – I just need to be able to understand the full story so I can explain it all to him.

Dean

From: Michelle Villeda
Sent: 06 November 2013 8:00 AM
To: Dean Parsons
Subject: RE: Refund Request for CPN13-0001

Hi Dean,

The refund amt will be \$1,049.00.

Thanks,

Michelle

From: Dean Parsons
Sent: Tuesday, November 05, 2013 4:30 PM
To: Michelle Villeda
Subject: Refund Request for CPN13-0001

Michelle,

I talked to Misti again about this application. The applicant was applying for a Vesting septic permit. The vesting only guarantees the septic design is approved by Well & Septic. It does not constitute issuance of an actual permit for installation of the septic system. That is a separate permit. For that reason, we did not require the Coastal Permit for approval of the Vesting Permit and the applicant withdrew the Coastal Permit application. We did spend staff time on this At Cost application so those fees should be deducted. I'd like to know how much that is when you calculate it.

I'm returning the original green form to your desk.

Thanks
Dean

Misti Harris

From: Misti Harris
Sent: June 18, 2013 9:42 AM
To: Mario Kalson
Subject: CPN13-0001 22177 Umland Circle septic
Attachments: AR-M700N_20130618_095116.pdf

Hi Mario,

Today I advised Tom Giacinto that he could apply for a Septic Plan Check Only at 109-420-020, 22177 Umland Circle. He wanted to speak with someone in W&S about the requirements and process, so I gave him your contact information. He then asked about installing the leach lines for 22177 on an adjacent property for which he allegedly has an easement. I told him no and advised him to submit all information, including this easement, with his septic plan check only application.

Attached is an email from 2010 with clear direction to the applicant about needing a coastal permit and summarizing septic issues that you'll probably want to read before you speak with him. I was absolutely clear that no permits will be issued unless and until a Coastal Permit is issued. Let me know if you want to discuss at any time.

Thanks for your help.

Misti Harris
Planner II

Sonoma County Permit and Resource Management Department
Project Review Division
2550 Ventura Blvd.
Santa Rosa, CA 95403
Phone (707) 565-1352
Fax (707) 565-1103

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



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

February 28, 2013

Thomas Giacinto
22110 Amanito Circle
Jenner, CA 95450

Re: **Incomplete Letter**
Coastal Permit/File No. CPN13-0001
22177 Umland Circle, Jenner
APN 109-420-020

Dear Mr. Giacinto:

We have completed our initial review of the above referenced application for a Coastal Permit for a proposed septic system on a 0.75-acre parcel, received on January 30, 2013. Based upon the information submitted, we have determined this application is incomplete and cannot be processed until additional information is provided.


As advised on September 30, 2010, in response to a request for a septic permit (SEP10-0539), a Coastal Permit is required for the proposed single-family dwelling before the septic permit can be issued. The Coastal Permit must consider the project in its entirety (i.e., the septic system, single-family dwelling, and all other related improvements). The following information is required prior to initiating further processing of the permit:

1. **Proposal Statement.** This should be a one or two page letter fully describing the current use of the property and how you propose to change it. Include information regarding the kind of use, the structures proposed, magnitude or size of the use, the intensity of the use, and the frequency of the use. Discuss changes in noise, traffic and site appearance that will result from the proposal, quantified where possible. Indicate any planned future use beyond the present proposal.
2. **Revised Supplemental Information form.**
3. **Complete Site Plan.** All plans must be legible and drawn to scale. Preparation of the required site plan by a draftsman, architect, landscape architect, or engineer is strongly recommended. Identify all existing and proposed conditions and include the following:
 - Name, address, and telephone number of applicant and draftsman.
 - Scale, north arrow, and dimensions of all property lines. (An engineer's scale of 1 in. = 10 ft. or 20 ft. is recommended to clearly show the development area).
 - Location and identification of all existing and proposed buildings, structures, etc., including their dimensions and distances to property lines. Identify land uses on adjacent properties and depict buildings, structures, etc. within 50 feet of the subject property.
 - Location, width, name, and status (public or private) of all existing and proposed roads and easements lying within, adjacent to, or serving the site, showing route of access from the road.
 - Location of streams, ditches, drainage facilities and other water courses, ponding areas, or areas subject to periodic inundation.

- Lines indicating the direction of slope and approximate percent of grade. Topographic lines are recommended.
 - Location of any existing or proposed wells and septic systems including distances to waterways, drainage courses, cut/fill areas, structures and roadways.
 - Location and dimensions of all parking areas and driveways from adjacent roadways.
 - Location and identify of all existing trees in the development area. The following trees greater than nine inches diameter at breast height are protected by the Sonoma County Tree Protection Ordinance: big leaf maple, black oak, blue oak, coast live oak, interior live oak, madrone, oracle oak, Oregon oak, redwood, valley oak and California bay.
4. Complete, Legible Preliminary Architectural and Floor Plans. Identify the type and color of the roof and other exterior materials. Identify the location of all mechanical equipment, exterior lights, trash enclosures, and other exterior structures. Revise the required cross-sections to accurately identify building height (measured from the average of the highest and lowest points of the lot covered by the structure to the topmost point of the roof).
 5. Location/Vicinity Map. Provide one 8½" x 11" map showing where the project is located in relation to nearby lots, streets, highways, and major natural features.
 6. USGS Quad Map with the Site Outlined. Provide one 8½" x 11" excerpt of a USGS quad map with the project site identified.
 7. Revised Architectural Committee Approval Letter. Provide written evidence that the Timber Cove Homes Association has granted architectural review approval for the project.
 8. Preliminary Grading and Drainage Plans. The grading plan, prepared by a registered civil engineer, needs to show existing and proposed contours, slopes in excess of 30%, the amount of proposed excavation and fill (in cubic yards), and any necessary deposition sites, on or offsite. Identify drainage patterns for all runoff from the site, location of drainage swales, ditches, and culverts, and the size of all drainage structures. Describe how grading will be conducted so as to minimize erosion during and after construction.
 9. Storm Water Management Submittals. Provide a written description of storm water management including runoff, treatment, drainage, and flood control. If applicable, provide location of existing wetlands and measures to avoid. If wetlands cannot be avoided, submit an alternative analysis demonstrating why this is the case.
 10. Water service letter from Timber Cover Community Water District.
 11. Completed At-cost Project Reimbursement Form.

Please submit the requested information in one package by April 28, 2013. Unless noted above, submit one copy of each document, three full size 24" x 36" plan sets, and one reduced 8½" x 11" plan set. Feel free to contact me at Misti.Harris@sonoma-county.org or (707) 565-1352 if you need any assistance.

Sincerely,



Misti Harris
Project Planner

c: File No. CPN13-0001

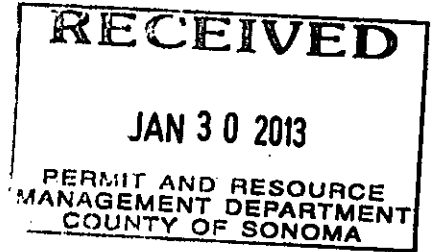


COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

Date: 9/30/10

To: THOMAS GIACINTO
22110 AMANITA CIR
JENNER, CA 95450



Re: Septic Permit No.: SEP10-0539, Site Address: 22177 UMLAND CIRCLE, TIM BGR COVE

You or your representative have applied for a septic system permit to serve your proposal to:

construct a new single family dwelling. We are unable to provide zoning clearance for your septic permit for the following reason:

The septic system would serve a single family dwelling, which requires a coastal permit with no hearing. Records show the coastal permit has not yet been approved and zoning clearance cannot be provided until such approval has been obtained.

The zoning on the property is _____. This zoning does not allow the proposed use.

Other: _____

In the future, more detailed information on your Septic Site Plans as to what is existing and proposed on the site and any issues (i.e., Building Envelopes, Design Review, 2nd Dwelling Units) would help to expedite your Septic Permit. Also, including a Floor Plan is very helpful.

For further information about how you might address the zoning issue, you can come to the Zoning Cubicle at the Permit and Resource Management Department, Monday, Tuesday, Thursday, and Friday, between 8:00 a.m. and 4:00 p.m. and talk to the planner on duty; On Wednesdays, our hours are 10:00 a.m. to 4:00 p.m

PRMD Zoning Cubicle

By: Scott J. Hunsperger
Project Review Planner

c: Well & Septic Section
Huffman Engineering Septic Engineer

Tracey Fitzgerald

from SEP108-09816

From: David Hardy
Sent: October 14, 2010 10:50 AM
To: 'Tom Giacinto'
Cc: Tracey Fitzgerald; Gary Helfrich; Gary O'Connor
Subject: 22177 and 22205 Umland Circle

Tom,

I have reviewed CPN07-0021 and the plans for SEP10-0539. I concur that a new Coastal Permit is necessary for the home at 22205 Umland, and to modify CPN07-0021.

The septic system on the plans dated Sept. 20, 2010 is outside the septic system shown on the site plan for CPN07-0021 and thus represents substantial new development not considered with that permit. The plans for SEP10-0539 show a septic system reserve area location and a pipeline down the side of the property at 22177. This constitutes sufficient development to trigger the new Coastal Permit.

I see from our permits database that you have "Started" a new Coastal Permit application for the 22177 Umland address. That permit can serve to modify CPN-0021. To process the Coastal Permit, we will require the signatures of Kris Kilgore, the new owner of 22205 Umland, on whose land you are proposing to site the new system, and the owners of APN 109-420-022 (the Gallos) whose property you propose to cross with the waste water pipeline.

I note that 22205 Umland and 22177 Umland touch only at a single point. There is no contiguous shared boundary other than the single point. The wastewater line is a private line and therefore not a "public utility" and not for public use, therefore I don't think you can rely on the public utility easement as the basis for connecting the properties at something larger than a point. You will need a private easement from one of the owners on either side of the point. This was required in another situation where a line crossed at a point. I confirmed this with Tracey Fitzgerald and Gary O'Connor.

Dave

David Hardy
Supervising Planner
707-565-1924 (direct)

Sonoma County PRMD
2550 Ventura Ave., Santa Rosa CA 95403

Need Coastal Permit easement agreement

Thomas A Giacinto
22110 Amanita Circle
Timber Cove, CA 95450

7/26/2013

Misty Harris
Coastal Planner
PRMD Sonoma County
Santa Rosa, CA 95403-2829

RE: CPN13-0001

To whom it may concern:

I wish to cancel my application for a Coastal Permit # CPN13-0001. I would like a refund and a statement stating what work was done on the application specifying amounts taken from my fees.

Thank-you for your help.

Sincerely,


Thomas A. Giacinto

