

P

Type

32

Docs

4

Plans

CPH01-0010

Building Permit Number

22052

Street Number

NINEVE DR

Street Name

Community Code

APN

COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA

(707) 565-1900 FAX (707) 565-1103

COASTAL PERMIT WITH HEARING APPLICATION RECEIPT

Date: Oct 19, 2001
Time: 09:27
File #: CP-01-0010

Site Address:

22052 NINIVE DR TIM

Owner

OCHSNER SOILI P
22052 NINIVE DR
JENNER CA

954509711

Applicant

OCHSNER SOILI P
22052 NINIVE DR
JENNER CA

954509711

Description

A 2,000 SF ADDITION TO AN EXISTING SFD
REQUEST FOR A COASTAL PERMIT FOR A 2,000 SF
ADDITION TO AN EXISTING SINGLE FAMILY DWELLING
LOCATED WEST OF HIGHWAY 1.

Parcel No: 109-440-019
Zoning: CZ

Total Acres:
Gen Plan Land Use:

APPLICATION FEE SUMMARY

| Item # | Item Account Code | Description | Fee | Previously Paid |
|-----------------------|-------------------|-------------------------------|------------|-----------------|
| 0121 | 025015-1341 | FSS PLANCHHECK & REF PRMD | \$146.00 | \$.00 |
| 0224 | 025015-1600 | VIO. PENALTY FEE (ZONE) | \$.00 | \$.00 |
| 0334 | 025015-3355 | EH REVIEW PUB SEW & WAT | \$.00 | \$.00 |
| 0337 | 025015-3355 | EH REV ± 335/36 ALL OTHER | \$378.00 | \$.00 |
| 5615 | 025015-3140 | PUBLIC ROAD REVIEW | \$.00 | \$.00 |
| 0710 | 025015-3140 | DRAINAGE REVIEW REFERRAL | \$216.00 | \$.00 |
| 1011 | 025015-3803 | APPEAL (ALL OTHERS) | \$.00 | \$.00 |
| 1021 | 025015-3806 | 6150 COASTAL PERM W/ANY OTHER | \$.00 | \$.00 |
| 1022 | 025015-3806 | 6105 COAST PERM W/HRG LEVEL I | \$1,263.00 | \$.00 |
| 1023 | 025015-3806 | 6106 COAST PRM W/HRG LEVEL II | \$.00 | \$.00 |
| 1054 | 025015-3811 | ENV REV ARCH LAB REFERRAL | \$.00 | \$.00 |
| 1055 | 025015-3811 | 6118 ENV REV NO SPEC STUDIES | \$.00 | \$.00 |
| 1056 | 025015-3812 | 6119 ENV REV SPECIAL STUDIES | \$.00 | \$.00 |
| 1057 | 025015-3813 | 6118 ENV REV COMM'S REVIEW | \$.00 | \$.00 |
| 1058 | 025015-3148 | 6120 EIR REVIEW (CONTRACT ±) | \$.00 | \$.00 |
| 1125 | 025015-4026 | TOPOGRAPHICAL MAPS | \$21.00 | \$.00 |
| 5121 | 025015-1341-W | FIRE SAFE STDS & REF PRMD | \$.00 | \$.00 |
| 5334 | 025015-3355-W | EH REVIEW PUB SEW & WAT | \$.00 | \$.00 |
| 5337 | 025015-3355-W | EH REV ± 5335/36 ALL OTH | \$.00 | \$.00 |
| 5615 | 025015-3140-W | PUBLIC ROAD REVIEW | \$.00 | \$.00 |
| 5710 | 025015-3140-W | DRAINAGE REVIEW REFERRAL | \$.00 | \$.00 |
| 6011 | 025015-3803-W | APPEAL (ALL OTHERS) | \$.00 | \$.00 |
| 6021 | 025015-3806-W | 6150 COASTAL PERM W/ANY OTHER | \$.00 | \$.00 |
| 6022 | 025015-3806-W | 6105 COAST PERM W/HRG LEVEL I | \$.00 | \$.00 |
| 6033 | 025015-3806-W | 6106 COAST PRM W/HRG LEVEL II | \$.00 | \$.00 |
| 6054 | 025015-3811-W | ENV REV ARCH LAB REFERRAL | \$.00 | \$.00 |
| 6055 | 025015-3811-W | 6118 ENV REV NO SPEC STUDIES | \$.00 | \$.00 |
| 6056 | 025015-3812-W | 6119 ENV REV SPECIAL STUDIES | \$.00 | \$.00 |
| 6057 | 025015-3813-W | 6118 ENV REV COMM'S REVIEW | \$.00 | \$.00 |
| 6058 | 025015-3148-W | 6120 EIR REVIEW (CONTRACT ±) | \$.00 | \$.00 |
| 6125 | 025015-4026-W | TOPOGRAPHICAL MAPS | \$.00 | \$.00 |
| | | | \$2,014.00 | \$.00 |
| Total Calculated Fees | | | \$2,014.00 | |
| Previously Paid | | | \$.00 | |
| Balance Due | | | \$2,014.00 | |

CASH REGISTER
VALIDATION
REQUIRED

Ordered Topo 10-29-01



COUNTY OF SONOMA PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

PLANNING APPLICATION

File #: PHD-0010 Date Filed: 10/19/01
Accepted By: [Signature]

TYPE OF APPLICATION REQUESTED:

- | | | | |
|--|--|--|--------------------------------------|
| <input type="checkbox"/> Appeal of Ord. Interp. | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Use Permit |
| <input type="checkbox"/> Cert. of Compliance | <input type="checkbox"/> Design Review Signs | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Mobile Home Permit | <input type="checkbox"/> Zone Change |
| <input checked="" type="checkbox"/> Coastal Permit | <input type="checkbox"/> General Plan Appeal | <input type="checkbox"/> Parcel Status Determination | <input type="checkbox"/> Other |
| <input type="checkbox"/> Coastal Permit/Use Permit | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Second Unit Permit | |
| <input type="checkbox"/> Design Review Comm./Ind. | <input type="checkbox"/> Major Sub. Extension | <input type="checkbox"/> Specific Plan Amendment | |

APPLICANT OR AGENT:

Name: EDWARD C. OCHSNER
Mailing Address: 22052 NINIVE DR, TIMBER COVE
City/Town: JENNER, CA, 95450-9711
State/Zip: _____
Phone: (707) 847-3700
Signature: [Signature]
Date: _____

OWNER, IF OTHER THAN APPLICANT

Name: SOILI P. OCHSNER
Mailing Address: 22052 NINIVE DR, TIMBER COVE
City/Town: JENNER
State/Zip: CA 95450-9711
Phone: (707) 847-3003
Signature: [Signature]
Date: _____

OTHER PERSONS TO BE NOTIFIED: Include Agents, Lenders, parties to Deed of Trusts, Etc.

| | | |
|--|---|---------------------------|
| Name: <u>FLEET MORTGAGE CORP</u> | Name: <u>US BANK</u> | Name: _____ |
| Address: <u>3001 DOUGLAS BLVD, #220</u> | Address: <u>PO BOX 47775</u> | Address: _____ |
| City: <u>ROSEVILLE, CA</u> Zip: <u>95611</u> | City: <u>ST. PAUL, MN</u> Zip: <u>55164</u> | City: _____ Zip: _____ |
| Title: _____ Phone: _____ | Title: _____ Phone: _____ | Title: _____ Phone: _____ |

PROJECT INFORMATION:

Address: 22052 NINIVE DR, TIMBER COVE City/Town: JENNER, CA Zip: 95450-9711
Assessor's Parcel Number(s): 109-440-019 Acreage: 2.0
Project Description: ADDITION OF GARAGE AND ~2,000 SQ FT LIVING AREA.

Site Served by Public Water? (Y/N): Y ^{TIMBER COVE COUNTY WATER DISTRICT} Site Served By Public Sewer? (Y/N): N
Number of New Lots Proposed: _____

COMMERCIAL/INDUSTRIAL USES: (Enter Numbers where applicable)

Bldg. Sq. Ft. Proposed: _____ Existing Employees: _____ New Employees Proposed: _____

RESIDENTIAL USES: (Enter Numbers where applicable)

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

===== DO NOT WRITE BELOW THIS LINE =====
Staff Planner: Cynthia Demichiel Planning Area: 1 Supervisorial District: _____
Current Zoning: RR-CL-07 General Plan Land Use: RR20
Specific Plan Title: LIP S.P. Land Use: _____ Needs CEQA Review: N
1975 Rolls Checked: _____ Previous Files: SIA/CPH 90-122 ~~PHD 0010~~

* ELIGIBLE FOR A HEARING WAIVER.

PLANNING APPLICATION

EXISTING SITE CHARACTERISTICS:

Site Address: 22052 NINIVE DR., TIMBER COVE
JENNER, CA 95450-9711 Acreage: 2.0

Existing use of property: SINGLE UNIT DWELLING

Proximity to creek, waterways, and impoundment areas: NEAR PACIFIC OCEAN

Vegetation on site: TREES, BUSHES, GRASS

General topography: SLIGHT DOWNWARD SLOPE TO OCEAN BLUFF TOP

Surrounding uses to North: PRIVATE HOME South: PRIVATE HOME

East: VACANT ACREAGE (8.87A) West: OCEAN

Photographs of site attached: _____

LAND DIVISIONS

Number of proposed parcels and proposed parcel sizes: _____

Proposed rezoning, if applicable: _____

Any other required approvals (list): _____

ENVIRONMENTAL STATUS: _____

INDEMNIFICATION AGREEMENT

"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 connection 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."

Sarah P. Ochs
Applicant

Edward Ochsner
Property Owner (if other than applicant)

Date

CPH01-0010
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.

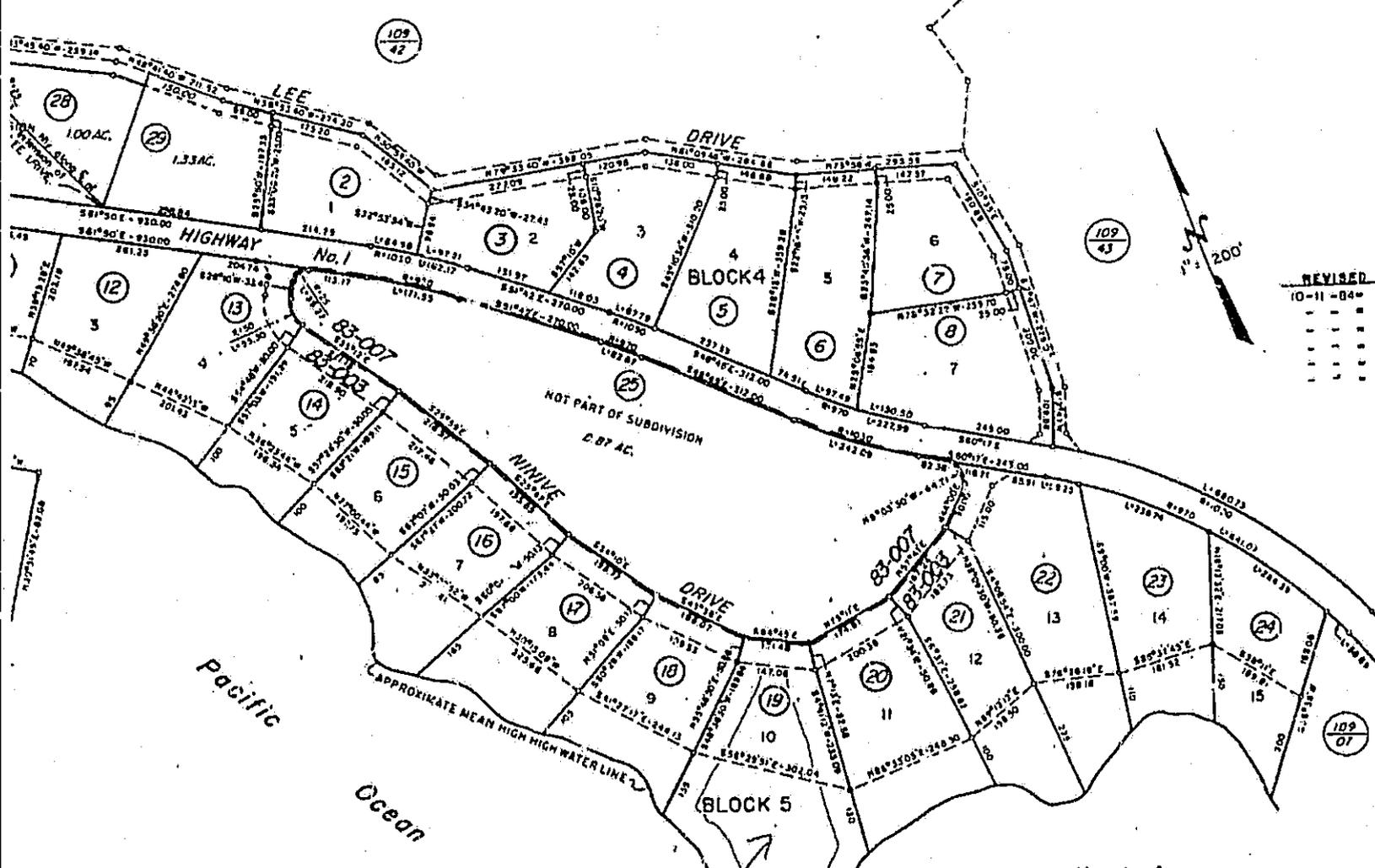
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

INDEMNIFICATION AGREEMENT

COUNTY ASSESSOR'S PARCEL MAP

TAX CODE AREA
83-003
83-007

109-44



REVISED

| | |
|----------|--|
| 10-11-84 | |
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NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

Part of
TIMBER COVE PROPERTIES, INC.
UNIT TWO

Assessor's Map Bk. 109 Pg. 44
Sonoma County, Calif

COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

Oct 29, 2001

OCHSNER SOILI P
22052 NINIVE DR
JENNER CA

954509711

Re: Coastal Perm W/Hearing / CPH01-0010 / 22052 NINIVE DR TIM

Dear Applicant,

Thank you for your application. In an effort to continue to improve service to you a new program has been implemented by the Permit and Resource Management Department. I am your project coordinator. My job is to keep track of the PRMD'S processing of your application to assure it is completed in a timely manner. I will be your primary contact person and available to answer questions and assist you. My phone number is 565-1754. When calling or leaving voice mail always refer to your project's address and file number which is CPH01-0010. Unless directed otherwise below, I will assume that you will act as the single contact for this application. To expedite the process and maximize efficient communication, I request the following from you:

1. Please review the following information pertaining to the contact for this application, make any corrections or additions necessary, and direct all communication to this office through this individual.

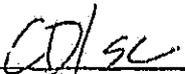
Contact Name: OCHSNER SOILI P
Phone: 847 3000
Fax:
Address: 22052 NINIVE DR
JENNER CA

954509711

2. Please notify me if the application contact changes or if there are any changes in the project, the project team, or the project documents, plans, reports, etc.
3. Please understand that additional items may be required to complete your project. A prompt turn around of these items enables our timely processing of your project.
4. Please remember, the applicant retains full responsibility for project management. I will assist the application contact in tracking the project's time schedule and monitoring the project and status of related permits and clearances. If special conditions are placed on a project, it is the applicants responsibility to meet these conditions.

I will be available to clarify any item or information on your project. I look forward to working with you. Do not hesitate to contact me if you have any questions.

Thank You,


Cynthia Demidovich
Project Coordinator

CC: Property Owner (if other than applicant)
(introltr) C-CPH 0301



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

To: Interested Agencies

October 31, 2001

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

CPH01-0010
Soili Ochsner
22052 Ninive Dr, Jenner
A.P.N. 109-440-019

Request for a Coastal Permit for a 2,000 sq. ft. addition to an existing single family dwelling located east of Highway 1.

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 **November 14, 2001** and should be sent to the attention of **CPH01-0010, Cynthia Demidovich (cdemidov@sonoma-county.org)**.

Please send a copy of your comments to the applicant(s) or their representatives

Please check the appropriate box and return or reply by e-mail to the address above.

No comments Comments attached Comments to be forwarded
 Please send meeting/hearing notices regarding this project.

- | | |
|---|--|
| <input type="checkbox"/> County Surveyor | <input type="checkbox"/> County Communications - Joe Perez |
| <input checked="" type="checkbox"/> Health | <input checked="" type="checkbox"/> Fire Marshal |
| <input type="checkbox"/> E/H Consumer Prot. - Jerry Meshulam | <input checked="" type="checkbox"/> Fire District - Timber Cove |
| <input type="checkbox"/> Sanitation | <input type="checkbox"/> School District - |
| <input type="checkbox"/> Land Develop-Road | <input type="checkbox"/> Santa Rosa School District |
| <input type="checkbox"/> Public Works-Roads | <input checked="" type="checkbox"/> Water District - Timber Cove |
| <input type="checkbox"/> Ag Commissioner | <input checked="" type="checkbox"/> State Coastal Commission |
| <input checked="" type="checkbox"/> Floor & Drainage Review | <input type="checkbox"/> Caltrans (State) |
| <input type="checkbox"/> PRAC Planner | <input type="checkbox"/> State Fish & Game |
| <input type="checkbox"/> General Plan Staff | <input type="checkbox"/> State Department of Forestry |
| <input type="checkbox"/> Northwest Information Center, S.S.U. | <input type="checkbox"/> State Department of Health |
| <input type="checkbox"/> Milo Baker Chapter Conservation Committee | <input type="checkbox"/> State Parks and Recreation |
| <input type="checkbox"/> Public Works - Transit | <input type="checkbox"/> Regional Water Quality Control |
| <input checked="" type="checkbox"/> Building Inspection | <input type="checkbox"/> Regional Air Pollution Control |
| <input type="checkbox"/> Army Corps of Engineers | <input type="checkbox"/> Regional Parks Department |
| <input type="checkbox"/> P.G. & E. | <input type="checkbox"/> City of Dept. |
| <input type="checkbox"/> Pacific Bell | <input type="checkbox"/> Treasurer/Special Assessment |
| <input type="checkbox"/> Sheriff - Crime Prevention | <input checked="" type="checkbox"/> Assessor |
| <input type="checkbox"/> LAFCO | <input type="checkbox"/> Landmarks Commission |
| <input type="checkbox"/> ALUC/CLUP - Bob Gaiser | <input checked="" type="checkbox"/> Other: Timber Cove HOA |
| <input checked="" type="checkbox"/> Board of Supervisors - Supervisor Mike Reilly | <input checked="" type="checkbox"/> Other: COAASST |

**PERMIT AND RESOURCE MANAGEMENT
DRAINAGE REVIEW
MEMORANDUM**

TO: Cynthia Demidovich

FILE NO. CPH01-0010

DATE: 01/08/02

FROM: Lola Coretti

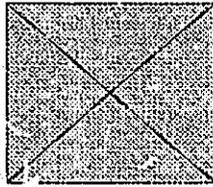
LOCATION: 22052 NINIVE DRIVES, JENNER

APPLICANT: SOILI OCHSNER

CONDITIONS:

- Based on the information submitted with your referral and a review of the maps and data available to us in our office, we:
 - Do not object to the proposal and have no comment.
 - Submit the following items for conditional approval.
 - Recommend denial
1. Recommend the following conditions as design items subjected to review by the County of Sonoma Permit and Resource Management Department .
- a. A setback line along the waterway shall be measured from the toe of the stream-bank outward a distance of 2 ½ times the height of the stream-bank plus 30 feet or 30 feet outward from the top of the stream-bank, whichever distance is greater.
 - b. Drainage improvements shall be designed by a civil engineer in accordance with the Water Agency Flood Control Design Criteria for approval by the Director of the Permit and Resource Management and shall be shown on the improvement drawings.
 - c. The developer engineer shall include a site grading plan, and an erosion control plan as part of the required improvement drawings.
 - d. All land subject to inundation by the 100-year flood shall be delineated on the final map; and designated "SUBJECT TO INUNDATION" in letters one-inch high.
 - e. The site is affected by flooding from _____ and the 100-year flood elevation is estimated to be _____ above sea level. A minimum floor level of _____ above mean sea level is required.
 - f. Prior to issuance of grading, or building permit, the applicant shall submit for review and approval the grading, and the drainage improvements plans necessary for the proposed project. The plans shall also include erosion control provisions and details to prevent damages and minimize impacts to the environment.

Clerical Note: BOLD is an addition or a change to the macro



COUNTY OF SONOMA
DEPARTMENT OF EMERGENCY SERVICES
FIRE SERVICES • EMERGENCY MANAGEMENT • HAZARDOUS MATERIALS

VERNON A. LOSH II, DIRECTOR

FOR THE
TIMBER COVE FIRE PROTECTION DISTRICT

To: Cynthia Demidovich, PRMD

FROM: Patrick Whitfield, Fire Inspector
c/o PRMD 2550 Ventura Ave. Santa Rosa 95403
(707) 565-1152 or 565-3474 or pwhitfie@sonoma-county.org

DATE: November 30, 2001

SUBJECT: CPH01-0010
Sollie Ochsner
22052 Ninive Drive, Jenner
APN: 109-440-019

THE FOLLOWING CONDITIONS SHALL APPLY TO THIS PROJECT:

All Fire Safe Standards including water supply for fire protection, driveway access requirements, vegetation management, and proper addressing for all residences on the property apply. Contact JW Seely at 565-3395 for further information.

"Standard Subdivision Conditions"

Recommended "Building" Conditions of Approval:

1. A grading permit shall be obtained from the Permit and Resource Management Department prior to the start of any earthwork, unless exempted under Appendix Chapter 33 of the 1998 California Building Code. The grading plan, prepared by a civil engineer who is registered by the state, shall be submitted for review and approval by the Permit and Resource Management Department prior to grading permit issuance. Any structures to be constructed as part of the required grading, such as retaining or sound walls, shall require separate building applications and permits.
2. Prior to submission of the final subdivision map, the subdivider shall file with the Permit and Resource Management Department a preliminary soil report, prepared by a civil engineer who is registered by the state, based upon adequate test borings or excavations at the subdivision.
3. If any changes to plans, drawings, documents or specifications required pursuant to any conditions here-in specified occur, these changes shall be brought to the appropriate department for review and approval prior to any construction or improvements. Also, these changes shall be reviewed by all departments involved in the initial approval of the subject plans, drawings, documents or specifications that are proposed for change.

"Standard Use Permit Condition"

Recommended "Building" Condition of Approval:

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

Or, if no grading permit appears to be needed:

1. The applicant shall apply for and obtain building related permits from PRMD for the proposed project. The necessary applications appear to be, but may not be limited to, site review and building permit.



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

11-26-01 AB

DRAFT HEALTH SUBDIVISION/LOT LINE ADJUSTMENT CONDITIONS

DATE: November 26, 2001
TO: Permit and Resource Management Department, Project Review Section, Planning
ATTN: Cynthia Demidovich
FROM: Jon Tracy, R.E.H.S., Project Review Section, Health
PROJECT TYPE: Coastal Permit Hearing
SUBJECT: Project Address: 22052 Ninive Dr, Jenner
Project#: CPH01-0010
Name: Soili Ochsner
AP# 109-440-019
Purpose: Request for a Coastal Permit for a 2,000 sq ft addition to an existing single family dwelling located east of Highway 1.

The application has been reviewed by this Division (see x1 through x4).

X1) If the application is approved, it is recommended it be subject to the following conditions:

SEPTIC:

Note: Prior to **project completion**, to insure compliance with current sewage disposal regulations, additional requirements may be imposed by the Permit and Resource Management Department to supplement sewage disposal conditions listed below.

11. The location, type and proper function of the septic system must be verified by a registered civil engineer, registered environmental health specialist or C-42 contractor prior to map recordation. Repairs meeting current standards may be required based on inspection reports. **The septic system must meet the requirements of the reutilization policy.**

WATER:

CONDITIONS APPLICABLE TO ALL WATER AVAILABILITY AREAS:

Add----A letter from the water company stating that they will serve any additional water requirement due to the expansion of the existing building is required.

Please feel free to contact Jon Tracy, Project Review Health Specialist at (707) 565-1633, between 7:30 a.m. and 9:00 a.m., Monday through Friday, should you have any questions on the above information.

Cc: District Specialist Connie Stavros
Applicant Soili Ochsner
Owner Edward Ochsner
Other

Revised 11/00

Subject: for Nov. 17 Board meeting

Date: Thu, 15 Nov 2001 22:46:40 -0800

From: Yvonne Hammerquist <joeyvonne@earthlink.net>

To: schezers@sonic.net

Copy
Coastal info for Counts

T.C
11-15-01
Feb

Dear Timber Cove Board,

This letter is to restate and expand our previous communication to you. If of value, I would attend a future Board meeting to speak to this concern.

We are coming from the position that the ^{plans} are a vital document for the administration of T.C. It is a document that each lot purchaser receives and it is an assurance of the Board's responsibility and of that of other property owners.

In our twenty years, including building in 1987, some experiences include:

Our building plans, except for the blue door, asked for no variances. We made changes as directed by the Board's architect. We removed the yard entrance lights as directed.

I (Joe), and other Board members were recalled because we were abiding by the CC&R,s. Proponents of a fast spec. house build-out took charge.

A separate Architectural Committee effectively advised the Board in matters relating to the CC&R,s.

Later, a paid professional reviewed plans and advised the Board.

Two Board member architects and the paid professional resigned in protest of Board actions. Other, long term, active, dedicated members wrote letters of protest. (letter copies have been faxed for your review.)

Our primary coastal view was blocked by a table and barbecue pit structure --a violation. The Board refused to act.

Some current concerns:

The architectural guidelines negate the CC&R,s . They put variances into the hands of neighbors. They relieve the Board of responsibility and neighbor to neighbor negative feelings can follow. A trading of approval for approval can occur.

The Board minutes as recorded become fact. An example is the President's statement that he had had a long conversation with Joe Hammerquist about our concerns on Ninive Drive construction, and that the treasurer would write us a letter. Neither occurred.

The architectural guidelines say that neighbors with 300 ft. of a proposed project shall be asked to approve or disapprove of building plans. That options has not been presented to us.

The required beginning and ending time bracket for completion; the set-back, the building envelope of the total project, the size of the shed-art studio, the roof slope, and the roof overhang all need review.

We would like to see:

Variances be granted only to help overcome difficult site and

constructions problems. A current building approval request asks for a set-back and a building variance waiver. (we have considerable knowledge from residents and of professionals of the Sea Ranch homes. (the Board could learn from them)

Our twenty years here have seen many improvements. It is only a request that the Board find the courage to resist the personal and economical pressures. The CC&R,s are still of value.

During these many year there have been untold hours of work and dedication from members and from members with professional skills. Their resignations and letters show their anger and concern. (copies are enclosed).

The letter from Dick Alcorn who gave time, love for TC, and a meeting place and skill are an example of many.

There seems to be no hardship for the Tamm's or the Ochler's within the requirements of the CC&R,s. We, therefor, disapprove of both plans as presently proposed.

Joe and Yvonne Hammerquist

November 15th, 2001

Cynthia Demidovich - CPH01-0010 (Ochsner)

From: Chris Kern <ckern@coastal.ca.gov>
To: "cdemidov@sonoma-county.org" <cdemidov@sonoma-county.org>
Date: 11/2/01 3:17 PM
Subject: CPH01-0010 (Ochsner)

Cynthia,

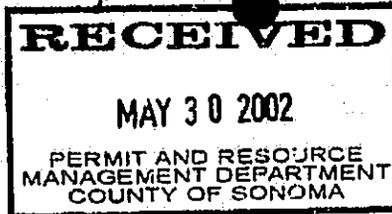
I'd like to discuss some concerns that I have regarding this permit application with you. Briefly, my concerns include:

- * The notice incorrectly states that project is located east of Highway 1. I assume this is a typo? Please indicate on future notices that project is between the first public road (Hwy 1) and the sea and is therefore within the CCC appeal jurisdiction.
- * Because the project is on a Lufftop site, the permit application should include a geotechnical report certifying that the proposed development is sited and designed to minimize risks associated with shoreline erosion and bluff stability and neither creates nor contribute to such hazards.
- * It is important to understand the permit history for the existing residence and whether any conditions of approval of the residence under an existing permit restrict the use of the site in any way (e.g., CCC or County coastal development permit condition specifying that no future seawall or bluff protection projects allowable).
- * Will increased runoff from new impervious surfaces, additional wastewater infiltration, or irrigation of landscaping contribute to instability of the bluff?
- * The application should include an analysis of the visual impacts of the development -- will the addition and/or landscaping screening block or interfere with views of the coast from Hwy 1? Photos of the site as is along with simulations of the site with the proposed development as viewed from the highway would be helpful for this analysis.
- * The plans, elevations and project description should more clearly distinguish between the existing residence and the proposed addition. Will any portion of the addition (including new landscaping or modifications to the septic system) encroach closer to the bluff edge than the existing residence?

Please call me at (415) 904-5266 to discuss this project further when you have a chance.

Thanks,

Chris Kern
North Central Coast District
California Coastal Commission



Cynthia Demidovich

5-29-02

This is a response to the notice of the Public Hearing Hearing for parcel 109-440-019 (22052 Nirvive Drive).

We all the adjacent property owners and within your jurisdiction we see no conflict with the Coastal Act.

Within our own area, we have ^{objected} to our Board and to the Observer about the variance they have requested. This is probably not your area of involvement.

The addition is 3800 sq. ft. with about 1800 sq. ft. on the second floor. You probably use footprint.

This concern is probably for the Bldg. Permit Dept. We don't think we have been notified of the project (by the County). This we think is required by County (or State?) Code.

In general we are displeased as how over the years, the Coastal Act has been affected by, from an environmental perspective, by the many variances and lack of enforcement.

Yours truly and thank you,
J. Hammerquit



March 9, 2001
Project No. 184.01.01

Mr. Edward Ochsner
22052 Ninive Drive
Jenner, California 95450

Engineering Geologic Review
Proposed Blufftop Development
Assessor's Parcel 109-440-019
22052 Ninive Drive
Timber Cove, California

Dear Mr. Ochsner:

This letter summarizes our engineering geologic review of a proposed building addition on your property at 22052 Ninive Drive in the Timber Cove Subdivision, Sonoma County, California. The property is on the Sonoma County coast, just west of Highway 1, as shown on the Vicinity Geologic Map, Plate 1.

Background

The lot is currently developed with a residence, access driveway and landscaping. We understand you purchased the property in 1997 and plan to construct a new one-story wing on the north side of the existing residence. The building addition is about 85 feet from the blufftop, as shown on the attached Site Geologic Map, Plate 2. We understand that the County of Sonoma is requesting an evaluation of the potential impact of the planned new construction on stability of the coastal blufftop, following the guidelines of the California Coastal Commission, adopted in a May 5, 1977 *Statewide Interpretive Guidelines Concerning Geologic Stability of Blufftop Development*, Attachment H. In addition, the County requests an estimate of the blufftop retreat anticipated in a 75-year period.

A geologic study was performed for the initial development of the property in 1989 by Herzog Associates (by the undersigned), to address the Coastal Commission guidelines. However, we understand that copies of this report cannot be located. In addition, the scope of the 1989 study was not specific to the proposed new construction. Therefore, our scope of services consisted of reviewing available geologic/seismic reports and aerial photographs; performing a site reconnaissance to observe the exposed geologic conditions; analyzing the data collected; and preparing this letter report.

Local Geologic and Seismic Setting

Published geologic mapping indicates the bedrock units in the site vicinity consist of well-bedded sandstone, mudstone, and conglomerate of the Tertiary-age German Rancho formation (Huffman, 1972, Huffman and Armstrong, 1980). Regional uplift, combined with episodic changes of sea level, have created a series of wave-cut platforms or terraces which are nearly level to very gently sloping toward the Pacific Ocean. Locally, the terraces were cut into the German Rancho bedrock strata and were subsequently blanketed by poorly consolidated marine sands, which become progressively older inland and with increasing elevation.

The active San Andreas fault zone is about one mile northeast of the property. The largest historic earthquake in coastal California occurred in 1906, and was centered on the San Andreas fault, northwest of San Francisco. The earthquake had an estimated Richter magnitude of 8.3, and caused damage to structures throughout central and northern California. Along the sea cliffs in the Timber Cove area, the bedrock was reportedly "loosened up with many old fissures having opened and left the rock masses in more or less unstable positions" (Lawson, 1908).

The return interval for a large earthquake on the 1906 segment of the San Andreas fault is estimated at 210 years (Peterson and others, 1996). Recent investigations have estimated a 21 percent probability of a magnitude 6.7 or greater earthquake on the San Andreas fault in the next 30 years (Michael and others, 1999).

Published studies of cliff stability for the vicinity classify the site within a "moderate risk" hazard zone, but note that many of the rocky points in the area have shown insignificant change during the past century (Griggs and Savoy, 1985). The same study indicates that a home was damaged by high waves in the Timber Cove area in 1983, but does not show the specific location.

Site Reconnaissance

Our certified engineering geologist performed a reconnaissance of the property on February 28, 2001 to review the site conditions. The property is situated on a small point or peninsula that extends southward into the Pacific and is bounded on the west, south and east by sea cliffs. The existing house is about 55 feet from the edge of the blufftop, reportedly at an elevation of about 89 feet. The planned addition is at the northwest corner of the existing house, about 85 feet from the blufftop.

From onsite measurements, the cliffs are generally about 60 to 70 feet high. As shown on the Site Geologic Map, Plate 2, the sea cliff face slopes down about 35 degrees along the east side of the property, 60 to 65 degrees at the south tip of the point, and about 53 to 70 degrees along the southwest cliff face.

The reconnaissance confirms that sandstone and minor interbedded mudstone of the German Rancho formation constitute the bedrock in the seacliffs. The bedrock strata are thinly to thickly bedded, with bedding generally inclined (dipping) moderately to steeply to the southeast. In this orientation, bedding dips obliquely across the bluff face in the area of the planned additions. In the cove area along the eastern portion of the property, the bedding corresponds to the inclination of the slope face.

In this area, an area of one-foot high scarps was observed, that appears to be the early stages of development of a shallow slope failure on a bedding surface. We understand from the owner that this instability developed in the winter of 1997.

Marine terrace deposits are not exposed in the cliff face and the top of the bluff and tip of the point consist of German Rancho formation strata. About 10 to 20 horizontal feet behind the edge of the blufftop, porous silty sand terrace deposits blanket the bedrock. The terrace deposits have been planted with landscape plants. Erosion or gulying of the terrace deposits was not observed.

As shown on Plate 2, a landslide consisting of angular rock debris, is present on the southwest face of the seacliff, near the point. The landslide is about 40 to 50 feet wide and accounted for about 8 to 10 feet of retreat of the seacliff. The landslide scar extends from the base of the seacliff to the top of the bluff. No other landslides were noted in the bluff face, although blocks of rock on the order of a few feet across are present at the base of the cliffs and may represent rockfalls or undercutting of the cliff face. No sea caves were found within the property that might act as potential areas of undermining of the blufftop.

Review of Historic Blufftop Retreat

To assess possible changes in the sea cliff face over time, aerial photographs taken in 1961, 1971, 1980, and 1990 were reviewed stereoscopically. In addition, copies of the photos were enlarged to a scale of 1:12,000 and compared as overlays, to note obvious changes in shoreline morphology over the 29-year period. Site plans for the original house (prepared in 1990) and the planned additions, as well as U.S. Geological Survey topographic maps of the vicinity were also reviewed.

During the period since 1961, the property has generally been open and grass covered. In the 1961 aerial photos, the slopes north of Highway 1 had been logged and tree cover was relatively sparse. Over the period of the photo review, new tree growth was evident, with an area at the eastern margin of the property becoming moderately densely forested by 1990. A line of trees is visible along the top of the bluff in the eastern margin of the property whose position with respect to the blufftop does not appear changed from 1961 to 1990.

The sea cliff and blufftop on the property appeared little changed over the 29-year period reviewed. While small changes (on the order of a few feet) could not be discerned at the scale of the photographs, the shape and position of the blufftop with respect to trees, roads and offshore rocks was quite similar over time. A tonal contrast interpreted as the contact between lighter colored terrace deposits and darker bedrock units also appeared little changed in 29 years. The landslide noted near the tip of the point during our reconnaissance was not clearly evident in the 1961 photographs but may have been present in 1980. No other areas of landsliding were identified on the property or adjacent properties.

The photographs reviewed were taken in May and June, when the prevailing wind and wave direction is from the northwest. Waves are noted to impact offshore rocks near the southern tip of the site and refract somewhat more due east within the cove area just southeast of the property. During the winter, we assume storm winds and associated wave impact would be from the east or southeast.

Discussion and Conclusions

General

Based on our evaluation, the planned building addition does not appear to lie within the estimated zone of 75-year bluff retreat. Retreat of the blufftop in the site vicinity occurs as localized, episodic bedrock landslides in the cliff face and ongoing rockfalls, most likely triggered from undercutting of the base of the seacliff by wave action. The geologic factors affecting the susceptibility of the bedrock units to failure appear to be the orientation of the strata with respect to the cliff face, the intensity of fracturing and weathering of the rock, and the presences of faults and shear zones. Nearest the planned addition, bedrock is oriented obliquely across the bluff face and does not appear to be adversely oriented.

We did not observe indications of large-scale failures of the bedrock in the face of the sea cliff in our reconnaissance or in the aerial photographs. The boulder debris at the base of the cliffs suggests that blocks of bedrock, on the order of several feet across, could be dislodged from wave impact and gradual erosion/undercutting of the cliff face. Undercutting and oversteepening of the cliff face also appears to have caused the landslide and associated 8 to 10 feet of blufftop retreat near the point. However, from our review, the landslide is the only failure that could be documented in the southwest cliff faces in a 39-year period (1961 to the present).

Estimates of Blufftop Retreat

Our review indicates that blufftop retreat in this section of the coast is not uniform, but occurs as localized failures. Therefore, our estimates of cliff/blufftop retreat assume that a localized landslide failure might occur in the portion of the bluff nearest the addition, and periodically enlarge. Based on our observations, a bedrock failure in the cliff face nearest the planned addition could lead to about 10 feet of blufftop retreat. Assuming the failure enlarged once every 30 years, about 25 feet of blufftop retreat would occur over a 75-year period. Since the proposed addition is about 85 feet from the bluff face (further than other portions of the existing residence), it would appear to lie well outside of the estimated zone of bluff retreat.

Retreat of the seacliffs along the eastern portion of the site appears to be dominated by episodic failures along bedding planes that dip adversely out of the cliff face. As previously mentioned, a failure was noted to be developing in this slope that reportedly began during the "El Nino" storms of 1997-98. It appears that eventual failure in this area might also cause about 10 feet of cliff retreat. This portion of the seacliff is about 120 to 150 feet from the existing residence and about 220 feet from the planned addition. Therefore, we do not consider retreat of this eastern portion of the bluff to pose a hazard to the planned addition.

Seismic Hazards

Active earthquake faults are not known to traverse the property and we consider the potential for surface fault rupture to occur within the property to be low. However, the property is in a seismically active region, and is situated closely to the San Andreas fault. Were the maximum moment magnitude earthquake of 7.9 (similar to 1906 event) to occur on the San Andreas fault during the life of the residence, very severe ground shaking would be felt. We anticipate that similar effects to the 1906 event would occur, including rockfalls and localized landslides.

March 9, 2001
Project No. 184.01.01

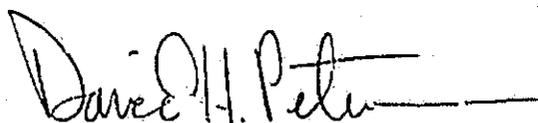
The Geoservices Group

Blufftop Erosion

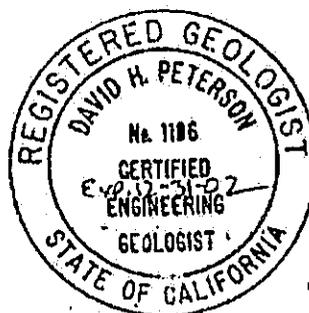
Because the addition will be further from the bluff face than the existing residence, the potential impact to the blufftop stability from the new construction would appear to be low. The marine terrace deposits underlying the addition are potentially erodible, but have been landscaped and do not appear to be dissected by surface runoff and erosion. Where surface erosion and rilling occurs, it should be mitigated before it can enlarge into gullies or landsliding that would cause retreat of the bluff top. Development will also need to include measures that prevent surface water runoff from roofs and paved areas from concentrating and discharging onto the sea cliff face.

We appreciate the opportunity to be of service and trust this letter provides the information you require. Please call if you have questions or if we can provide additional information.

Very truly yours,
The Geoservices Group



David H. Peterson
Engineering Geologist - 1186



DHP:dhp\184.EGR

Attachments: References

Vicinity Geologic Map, Plate 1
Sketch Geologic Map, Plate 2

Three originals and two copies submitted

REFERENCES

Aerial Photographs (stereo-paired), obtained from Sonoma County Assessors Office:

- May 12, 1961, Scale 1:20,700, Photos CSB-5BB-116 and -117.
- May 19, 1971, Scale 1:24,000, Photos 3088-576 and -577.
- May 1, 1980, Scale 1:24,000, Photos BW-SON-06-15 and -16.
- June 30, 1990, Scale 1:34,800, Photos 5-1, 5-3, and 5-5.

Griggs, G. and Savoy, L. editors, 1985, *Living With the California Coast*: Sponsored by the National Audubon Society, Duke University Press, Durham, North Carolina, 394p.

Herzog Associates, 1989, *Preliminary Geological Evaluation, Olson Property, A.P. No. 109-44-19, Timber Cove, California*: unpublished consultants report to Bob and Tammy Olson, dated October 4, 1989.

Huffman, M. E., 1972, *Geology for Planning on the Sonoma County Coast Between the Russian and Gualala Rivers*: California Division of Mines and Geology Preliminary Report 16, 38p., with maps.

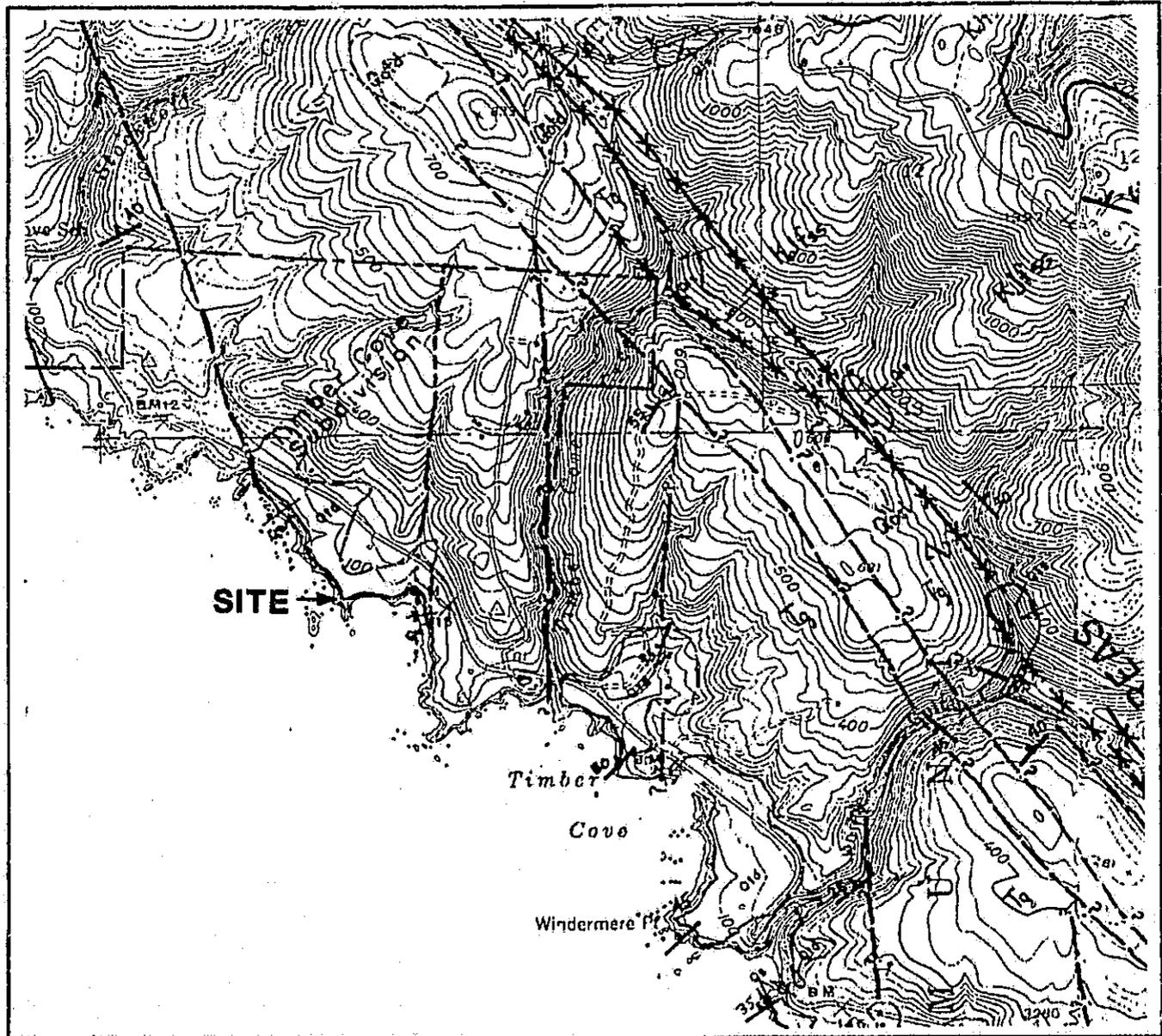
Huffman, M.E. and Armstrong, C.F., 1980, *Geology for Planning in Sonoma County*: California Division of Mines and Geology Special Report 120.

Lawson, A.C. Editor, 1908, *The California Earthquake of April 18, 1906, Report of the State Earthquake Investigation Commission*: Carnegie Institute of Washington, Pub. No. 84, 2 volumes with atlas.

Michael, A.J., Ross, S.L., Schwartz, D.P., Hondley, J.W. II, and Stauffer, P.H., 1999, *Major Quake Likely to Strike Between 2000 and 2030 - Understanding Earthquakes in the San Francisco Bay Region*: U.S. Geological Survey Fact Sheet 152-99, 4p.

Peterson, M. And Frankel, A.D., 1996, *Probabilistic Seismic Hazard Assessment for the State of California*: California Division of Mines and Geology Open File Report OFR 96-08 (table of California Fault Parameters).

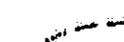
Wagner, D.L. and Bortugno, E.J., 1982, *Geologic Map of the Santa Rosa Quadrangle*: California Division of Mines and Geology, Regional Geologic Map Series, Map No. 2A, Scale 1:250,000.

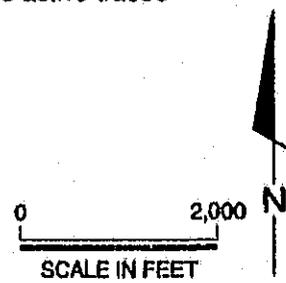


Reference: Huffman, CDMG, 1972

EXPLANATION

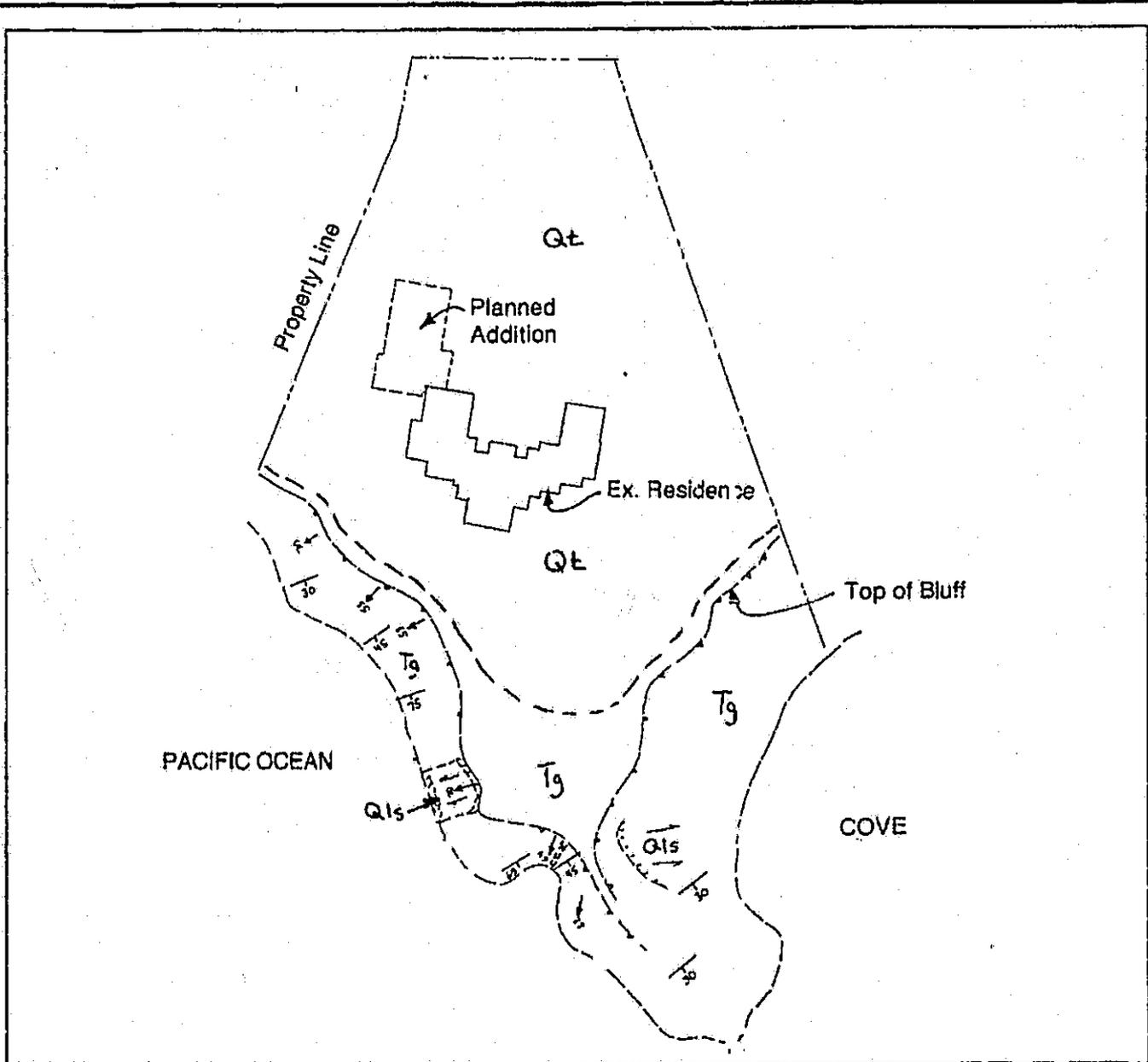
- Qls Landslide Debris Zones
- Qtd Marine Terrace Deposits
- Qold Older Terrace Deposits
- Tg German Rancho formation
- KJfs Franciscan Complex melange

-  Contact between geologic units
-  Fault traces, x denotes active traces
-  Attitude of bedding



Vicinity Geologic Map
 APN 109-440-019
 Timber Cove, California

PLATE
1



EXPLANATION

- Qls Landslide
- Qt Marine Terrace Deposits
- Tg German Rancho formation

Landslide Zone, showing direction of movement (arrows)

Contact between geologic units

Slope measurement, in degrees

Attitude of bedding

Shear zone



FILE: CPH 01-0010

OCHSNETR
Applicant

22052 NINIVE DR
Address

AFFIDAVIT OF NOTICING

I, _____, posted three copies of the attached poster at the following
(Name of responsible planner)

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, Flora Wheeler, mailed the attached notice to:
(Name of responsible Secretary)

the County Clerk's Office on 5/23/02

the newspaper on _____

to each owner of record within 300 feet of the subject property and to applicant/owner and others that have requested notification on 5/23/02

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

5/23/02
(Date)

Flora Wheeler
(Signature)

FILE: CPH 1-0010

OCHEMETS
Applicant

22052 NINIVE DR
Address

AFFIDAVIT OF NOTICING

I, C. SEMBOUCH, posted three copies of the attached poster at the following
(Name of responsible planner)

locations on or near the subject property: (description of location)
22052 NINIVE DR ON SIGN POST

NINIVE DR & HWY 1 ON STREET SIGN POST TO THE NORTH

NINIVE DR & HWY 1 on street sign on 5-23-02
Post to the SOUTH (Date)

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

5-23-02
(Date)

Cynthia Damalau
(Signature)

I, _____, mailed the attached notice to:
(Name of responsible Secretary)

_____ the County Clerk's Office on _____

_____ the newspaper on _____

_____ to each owner of record within 300 feet of the subject property and to applicant/owner and others that have requested notification on _____

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

(Date)

(Signature)

Pending Action on a Coastal Permit Notice of Waiver of Public Hearing

This notice was posted on MAY 23 2002
and will remain posted for a period of thirty days
until 06/22/02

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

EEVE T. LEWIS, Co. Clerk
BY [Signature]
DEPUTY CLERK

For a development located within the Sonoma County Coastal Zone.

| | |
|----------------------------|--|
| Application Filing Date: | October 19, 2001 |
| File No: | CPH 01-0010 |
| Applicant: | Soili Ochsner |
| Assessor's Parcel No: | 109-440-019 |
| Proposed Project Location: | 22052 Ninive Drive, Jenner |
| Zoning: | RR (Rural Residential), CC (Coastal Combining), B7 (Frozen Lot Size) |
| Supervisory District: | 5 |
| Project Description: | Coastal permit for a 2,000 square foot addition to an existing single family dwelling located west of Highway 1. |

It is the intention of the Director of the Permit and Resource Management Department to waive the public hearing and issue a Coastal Permit as provided in Section 30624.9 of the Public Resource Code. The hearing is being waived because the Department has determined that the proposal is a minor development. 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 15301.

The Director intends to find that the proposal will not be detrimental to the health, safety or welfare of adjacent land uses or properties.

The Coastal Permit will be issued without a public hearing, unless, within fifteen (15) days from the date of this notice, a written objection is received by the Director. If a written objection is received, a public hearing will be scheduled.

Failure by a person to request a public hearing may result in the loss of that person's ability to appeal to the Coastal Commission any action taken by a local government on a coastal development permit application.

Persons wishing to obtain more information about this proposal, or to appeal in writing, must contact the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, California, 95403. Contact Cynthia Demidovich at (707) 565-1754.

Posting Date: May 23, 2002
Staff: Cynthia Demidovich



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: July 22, 2002

File: CPH 01-0010
Applicant: Soili Ochsner
Address: 22052 Ninive Dr.
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: Coastal permit for a 2,000 square foot addition to an existing single family dwelling located west of Highway 1.

Project Location: 22052 Ninive Drive, Jenner

Assessor's Parcel Number: 109-440-019

X APPROVED by the Permit and Resource Management Department on July 22, 2002.

Conditions of Approval: See attached.

Findings:

1. No public hearing was requested in response to the notice posted for a coastal permit waiver on May 23, 2002.
2. The project is categorically exempt from CEQA as it is an addition to a (15303, Class 3).
3. The addition to the existing single family dwelling is consistent with the Local Coastal Plan visual resource policies. In this specific case, the location of the addition to the single family dwelling would not degrade a coastal view as the intensity of the addition is much less intrusive than the existing single family dwelling and will not obstruct a public view from Highway 1. The existing trees provide screening to Highway 1. The colors and materials submitted blend in with the existing landscaping and are not bright and glaring. The project is not located within the Coastal Commission's permit jurisdiction.
4. The location of the proposed addition to the existing single family dwelling is located 100 feet from the blufftop and is not located within a 75 year bluff retreat zone according to the engineering geologic review prepared by The Geoservice Group dated March 9, 2001.
5. The project, as described in the application and as conditioned, conforms with the plans, policies, requirements and standards of the Sonoma County Coastal Program and the zoning designation of RR (Rural Residential).
6. The proposed house addition design would comply with the Coastal Zoning design review requirements as conditioned and has been approved by the Timber Cove Homeowners Association.

X 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 2300
San Francisco, CA 94105-2219

Conditions of Approval

Date: July 22, 2002
Applicant: Solli Ochsner
Address: 22052 Ninive Drive, Jenner

File No.: CPH 01-0010
APN: 109-440-019

Project Description: Coastal permit for a 2,000 square foot addition to an existing single family dwelling located west of Highway 1.

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

BUILDING:

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 and building permit.

EMERGENCY SERVICES:

2. All Fire Safe Standards including water supply for fire protection, driveway access requirements, vegetation management, and proper addressing for all residences on the property apply. Contact JW Seely at 565-3395 for further information.

FLOOD AND DRAINAGE:

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

3. Prior to issuance of grading or building permit, the applicant shall submit for review and approval the grading and the drainage improvements plans necessary for the proposed project. The plans shall also include erosion control provisions and details to prevent damages and minimize impacts to the environment.

HEALTH:

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

Note: Prior to project completion to insure compliance with current sewage disposal regulations, additional requirements may be imposed by the Permit and Resource Management Department to supplement sewage disposal conditions listed below.

4. The location, type and proper function of the septic system must be verified by a registered civil engineer, registered environmental health specialist or C-42 contractor prior to building permit. Repairs meeting current standards may be required based on inspection reports. The septic system must meet the requirements of the remodel recultivation policy.
5. A letter from the water company stating that they will serve any additional water requirement due to the expansion of the existing building is required.

PLANNING:

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

6. Any proposed modification, alteration, and/or expansion of the use as described by the application submitted on 10/19/2001 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 use permit and full environmental review.

7. All utilities shall be placed underground.
8. All exterior light fixtures shall be shielded to prevent off-site light and glare. Exterior light fixtures shall not directly shine off the subject property.
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 26-92-120 and 26-92-140 of the Sonoma County Code.

In any case where a zoning permit, coastal permit, use permit, or variance 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 26-92-130 of the Sonoma County Code.

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE
45 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 804-5260

**NOTIFICATION OF APPEAL PERIOD**

DATE: August 8, 2002
TO: Cynthia Demidovich, Planner
County of Sonoma, Permit and Resource Management
Department -- Planning Division
2550 Ventura Avenue
Santa Rosa, CA 95403
FROM: Chris L. Kern, North Central Coast District Supervisor
RE: Application No. 2-SON-01-254

Please be advised that on August 7, 2002 our office received notice of local action on the coastal development permit described below:

Local Permit #: CPH01-0010

Applicant(s): Edward C. & Soili P. Ochsner;

Description: For a 2,000 sq.ft. addition to an existing single family dwellin located west of Highway 1.

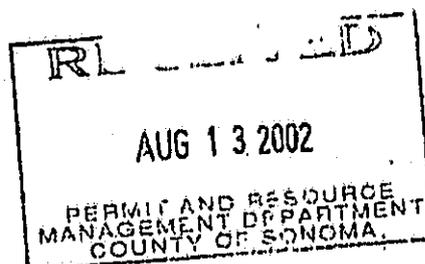
Location: 22052 Ninive Drive, Jenner (Sonoma County) (APN(s) 109-440-19)

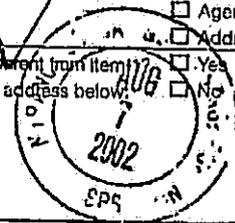
Unless an appeal is filed with the Coastal Commission, the action will become final at the end of the Commission appeal period. The appeal period will end at 5:00 PM on August 21, 2002.

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: Edward C. & Soili P. Ochsner



| 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. Received by (Please Print Clearly) <i>W. H. D.</i> B. Date of Delivery <i>87</i></p> |
| <p>1. Article Addressed to: CALIFORNIA COASTAL COMMISSION CHRIS KERNS 45 FREMONT ST #2000 SAN FRANCISCO CA 94105-2219</p> | <p>C. Signature <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, enter delivery address below.</p>  |
| <p>2. Article Number (Copy from service label) 70 00 1670 0000 1717 336 9</p> | <p>3. Service Type <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.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p> |