



Type



Docs



Plans

CPNO3-0019

Building Permit Number

22172

Street Number

UMLAND CIR

Street Name

Community Code

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: CPN03-0019

Project Address: 22172 UMLAND CIR TIM
 Cross Street: RUOFF DR
 APN: 109-420-033
 Description: COASTAL PERMIT

Status: STARTED
 Printed: November 03, 2003
 Initialized by: NCHASE
 Activity Type: B-C-N 301

Owner: SCHWARTZ BARRY C ET AL
 38465 2ND ST E
 PALMDALE CA 93550
 661-724-1717

Applicant: HOWLAND JOHN
 366 EL DIVISADERO AVE
 WALNUT CREEK CA
 94598
 925 957 6081

Fees:

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
1020	COASTAL PERM W/O HEARING	025015-3806	872.00	.00	.00
1052	ENV REV CEQA EXEMPT DET	025015-3811	25.00	.00	.00
			\$897.00	\$0.00	

Total Fees: \$897.00
 Total Paid: \$0.00

 Balance Due: \$897.00

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

When validated below, this is your receipt.

OK CC

Planning Application

FJR-001

File#: CPN 03-0019

Type of Application:

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

Applicant (Contact Person):

Name: John Howland
 Mailing Address: 366 El Divisadero Ave
Walnut Creek CA 94598
 City/Town: Walnut Creek State/Zip: CA 94598
 Phone: (925) 957-6081 Fax: (925) 935-5354
 Signature: [Signature] Date: 11/1/03

Owner (other than Applicant):

Name: Barry Schwartz 17351 Hillside
Walnut Creek CA 94596
 Mailing Address: 43610 Lake Hughes Dr.
Lake Hughes CA 93532
 City/Town: Lake Hughes State/Zip: CA 93532
 Phone: 661-729-1717 Fax: 707-808-0033
 Signature: [Signature] Date: 11/2/03

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

Name: <u>John Howland</u>	Name: _____	Name: _____
Mailing Address: <u>366 El Divisadero Ave</u>	Mailing Address: _____	Mailing Address: _____
City/Town: <u>Walnut Creek</u> State/Zip: <u>CA 94598</u>	City/Town: _____ State/Zip: _____	City/Town: _____ State/Zip: _____
Title: <u>Architect</u>	Title: _____	Title: _____
Phone: <u>(925) 957-6081</u> Fax: <u>(925) 935-5354</u>	Phone: _____ Fax: _____	Phone: _____ Fax: _____

Project Information:

Address(es): 22172 Unload Circle Jenner -
 Assessor's Parcel Number(s): 109-420-633 City/Town: _____
 Project Description: SR Dwelling 1700 # Acres: _____

Site Served by Public Water? yes no Site Served by Public Sewer? yes no Number of new lots proposed: _____

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

Planning Area: 1 Supervisorial District: 5 Current Zoning: RR CCB7 SR General Plan Land Use: RR 20
 Specific Plan: Local Coastal S.P. Land Use: _____ Needs CEQA Review? yes no

Commercial/Industrial Uses: (Enter numbers where applicable)

Blgd. sq. ft. Existing: _____ Proposed: 1200 Existing Employees: _____ New Employees: _____

Residential U: (Enter numbers where applicable)

New Single Family Homes: _____ New Multi-Family Units: _____ New Second Units: _____

New Manufactured Homes: _____ New Units For Sale: _____ New Units For Rent: _____ Density Bonus Units: N/A

Violation? yes no; Application resolve planning violation? yes no; Penalty applicable? yes no; Civil Penalty Factor: N/A

Previous Files: _____

Application accepted by: NICK CHASE Date: 11/3/03

Sonoma County Permit and Resource Management Department
 2650 Ventura Avenue • Santa Rosa, CA • 95403-2828 • (707) 565-1100 • Fax (707) 565-1103

Indemnification Agreement

PJR-011

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

Barry Schumann
Applicant

Property Owner (if other than applicant)

11/2/03
Date

CPN03-0019
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.

Sonoma County Permit and Resource Management Department
2650 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-110



Timber Cove Homes Association
22150 Amanita Circle
Jenner, Ca 95450
(707) 632-6368

109-420-33

TREE PLANTING/CUTTING REQUEST FORM

JULY 6 2004

Please read the enclosed TCHA Tree Cutting Policy to assist you in submitting your request.

Name: SCHWARTZ e HALE Phone: 661 724 1717

Address: 22172 HIGHLAND CIRCLE / 43640 LAKE HUGHES DR. LAKE HUGHES CA 9353

Number of trees to be removed: APPROX. 100ZEN MISC. FIR, PINE, REDWOODS

Reason for removal: INSTALLATION OF A DRIVEWAY

Number of trees to be planted (list by species): NONE

On a separate piece of paper (or on the back of this form) please draw a sketch of your lot showing property lines and indicate the trees which you have flagged for removal, or the location for the proposed planting.

Tree cutting/planting for _____ is (approved)
(approved with exceptions).

Exceptions: NONE

Signed Nicholas Lee
Nicholas Lee
Security Officer
(707) 847-3108

Homes Association Architectural Guidelines
Timber Cove Homes Association
22150 Amanita Circle
Jenner, Ca 95450
(707) 632-6368

109-420-33



TREE PLANTING/CUTTING REQUEST FORM

Please read the enclosed TCHA Tree Cutting Policy to assist you in submitting your request.

Name: SCHWARTZ & HALE Phone: 847 3080
Address: 22172 WINDY CIRCLE / ~~#3648 LAKE HILLS RD.~~
LAKE HILLS CA 93553
Number of trees to be removed: APPROX 2.002 FIR PINE REDWOOD
Reason for removal: XTRM. SPACE NEEDED FOR SEPTIC FIELD

Number of trees to be planted (list by species): _____

On a separate piece of paper (or on the back of this form) please draw a sketch of your lot showing property lines and indicate the trees which you have flagged for removal, or the location for the proposed planting.

Tree cutting/planting for 6 is (approved)
(approved with exceptions).

Exceptions _____

Signed Nicholas Lee
Nicholas Lee
Security Officer
(707) 847-3108

From: "Dick and Sandy Sturm" <sds@ap.net>
To: <cdemidov@sonoma-county.org>
Date: 12/12/03 4:02PM
Subject: Response to request for comments

Hello. This is in regards to file number CPN03-0019
Applicant Name: John Howland Owner Name: Barry Schwartz APN
109-420-033

The Timber Cove Homes Association has No Comment. The association has
approved the plans submitted for review. If there are any questions
please call me at (707) 847-3363.

Dick Sturm

Manager and Treasurer Timber Cove Homes Association



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

December 1, 2003

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

File Number: CPN03-0019
Applicant Name: John Howland
Owner Name: Barry Schwartz
Site Address: 22172 Umland Cir, Jenner
A.P.N. 109-420-033

Request for a Coastal Permit with no hearing for a single family residence within the Timber Cove Subdivision on 1 acre.

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 December 15, 2003 and should be sent to the attention of CPN03-0019, 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"/> Fire Marshal |
| <input type="checkbox"/> Health | <input checked="" type="checkbox"/> Fire District - Timber Cove |
| <input type="checkbox"/> E/H Consumer Prot. - Jerry Meshulam | <input type="checkbox"/> School District - |
| <input type="checkbox"/> Sanitation | <input type="checkbox"/> Santa Rosa School District |
| <input type="checkbox"/> Land Develop-PRMD | <input type="checkbox"/> Water District - |
| <input type="checkbox"/> Public Works-La Plaza | <input checked="" type="checkbox"/> State Coastal Commission |
| <input type="checkbox"/> Ag Commissioner | <input type="checkbox"/> Caltrans (State) |
| <input type="checkbox"/> Flood & Drainage Review | <input type="checkbox"/> State Fish & Game |
| <input type="checkbox"/> PRAC Planner | <input type="checkbox"/> State Department of Forestry |
| <input type="checkbox"/> General Plan Staff | <input type="checkbox"/> State Department of Health |
| <input type="checkbox"/> Northwest Information Center, S.S.U. | <input type="checkbox"/> State Parks and Recreation |
| <input type="checkbox"/> Milo Baker Chapter Conservation Committee | <input type="checkbox"/> Regional Water Quality Control |
| <input type="checkbox"/> Public Works - Transit | <input type="checkbox"/> Regional Air Pollution Control |
| <input type="checkbox"/> Building Inspection | <input type="checkbox"/> Regional Parks Department |
| <input type="checkbox"/> Army Corps of Engineers | <input type="checkbox"/> City of Dept. |
| <input type="checkbox"/> P.G. & E. | <input checked="" type="checkbox"/> Treasurer/Special Assessment |
| <input type="checkbox"/> Pacific Bell | <input checked="" type="checkbox"/> Assessor |
| <input type="checkbox"/> Sheriff - Crime Prevention | <input type="checkbox"/> Landmarks Commission |
| <input type="checkbox"/> LAFCO | <input type="checkbox"/> CDC - Affordable Housing |
| <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 type="checkbox"/> Other: |
| <input type="checkbox"/> County Communications - George Waters | |



Pending Action on a Coastal Permit No Public Hearing Required

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

Date: January 14, 2004

Planner: Cynthia Demidovich

For a development located within the Sonoma County Coastal Zone.

Application Filing Date: November 3, 2003
File No: CPN03-0019
Applicant: John Howland
Assessor's Parcel No: 109-420-033
Proposed Project Location: 22172 Umland Circle, Jenner
Zoning: RR (Rural Residential), CC (Coastal Combining), B7 (Frozen Lot Size), SR (Scenic Resource)
Supervisory District: 5
Project Description: Request for a Coastal Permit with no hearing for a single family residence within the Timber Cove subdivision on 1 acre

It is the determination of the Department that the project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15301.

Date Application Will Be Acted Upon: January 28, 2004
(14 days from mailing)

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

Please submit any comments by: January 26, 2004
(10 days hence)

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

Not appealable to the Coastal Commission.

707-565-1103
1-22-04

Sonoma Co. Permit and Resource Management Dept.
2550 Ventura Ave.
Santa Rosa, CA 95402

DATE: 1-20-04
FILE NO: CPN03-0019

Cynthia Demidivich,

We are concerned with the review of the complete plan set, which is not provided on our reduced set. Our understanding from looking at these plans are assumed that, the seasonal creek will be diverted around the old redwood and other trees for the driveway. Is there an environmental concern? Where is the septic?, and will it affect the creek, trees and the natural flow of rainwater. We are not the ones to decide. The County allowed our other neighbor to build and cut the side of the hill next to our septic, which continues to slide, nibbling away at the hill. Will there be future slides causing serious damage? The homeowner association allowed Swartz & Hale to cut numerous trees. This has weekend the forest causing us to cut more trees to protect our property from falling trees. What was once wooded forest is now open land, all of this not appealing. Please review these plans, and other associated plans in their entirety. Our intentions are not to complicate our neighbor from building, but to assure the review process is complete. This is all in our best interests.

Yours truly,



Mark & Cheryl Schliebus
20 Snyder Way
Fremont, CA 94536

22168 Umland Circle



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: February 24, 2004

File: CPN03-0019
Applicant: John Howland
Address: 366 El Divisadero Avenue
City, State, Zip: Walnut Creek, CA 94596
Planner: Cynthia Demidovich

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

Project Description: Request for a Coastal Permit with no hearing for a single family residence within the Timber Cove Subdivision on 1 acre

Project Location: 22172 Umland Circle, Jenner

Assessor's Parcel Number: 109-420-033

APPROVED by the Permit and Resource Management Department on February 24, 2004.

Conditions of Approval: See attached.

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

Findings:

1. The project is categorically exempt from CEQA as it is new construction of a small structure (15303, Class 3).
2. The use is consistent with the Local Coastal Plan land use designation of RR (Rural Residential).
3. The project is not visible from Highway 1 and would not degrade the visual quality of the Coastal Zone.
4. The new single family dwelling is consistent with the Local Coastal Plan Environmental Resources policies. The proposed leach field is located approximately 25 feet from a natural drainage swale, and the proposed single family dwelling is located approximately 40 feet from the natural drainage swale. No construction is proposed in or near the natural drainage swale. One tree is proposed to be removed which will not affect the existing coastal woodland.
5. The Timber Cove Home Owner's Association Design Review approval, dated October 24, 2003, found the design of the proposed addition to the existing single family dwelling compatible with the existing home and the surrounding area.

Not appealable to the Coastal Commission.

Conditions of Approval

Date: February 24, 2004
Applicant: John Howland
Address: 22172 Umland Circle, Jenner

File No.: CPN03-0019
APN: 109-420-033

Project Description: Request for a Coastal Permit with no hearing for a single family residence within the Timber Cove Subdivision on 1 acre.

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

BUILDING:

- Bldg 03-4817 - EAST RETAINING WALL*
Bldg 03-4818 - WEST RETAINING WALL
Bldg 03-16275 - SFD W/DECK
10131
1. The applicant shall apply for and obtain building related permits from the Permit and Resource Management Department. The necessary applications appear to be, but may not be limited to, site review, building permit, and grading permit.

PLANNING:

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

- GRD03-0094 - GRADING FOR DRUBERY & SFD*
2. An approval from the Permit and Resource Management Department shall be required prior to the removal of any additional trees on the project site. *plan submitted 7-12-04 & is in substantial conformance with approval. CD*
 3. Any proposed modification, alteration, and/or expansion of the use as described by the application submitted on November 3, 2003, and as authorized by this Coastal Permit shall require the prior review and approval of the Permit and Resource Management Department or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Coastal Permit and full environmental review.
 4. All utilities shall be placed underground.
 5. 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.
 6. The applicant shall include these conditions of approval on a separate sheet(s) of blueprint plan sets to be submitted for building and grading permit applications.
 7. 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 Coastal Permit has not been used within two (2) years after the date of granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect provided, however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.

SENDER COMPLETE THIS SECTION

- 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.

1. Article Addressed to:

Coastal Commission
 445 Fremont St # 2000
 San Francisco CA
 415-775-2219

2. Article Number (Copy from service label)

7001 0360 002 7514 1955

PS Form 3811, July 1999

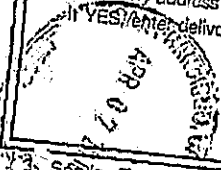
Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Received by (Please Print Clearly) _____ B. Date of Delivery _____

C. Signature *[Handwritten Signature]* Agent
 Addressee

D. Is delivery address different from Item 1? Yes
 No
 If YES, enter delivery address below: _____



Service Type:
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.

4. Restricted Delivery? (Extra Fee) Yes

102595-00-M-0952



June 13, 2005

Thom Hale
22172 Umland Circle
Timber Cove CA 95450

RE: Tree Condition Evaluation 22172 Umland Circle

Dear Mr. Hale:

On April 19 and June 2, 2005, at your request we evaluated the condition of the trees on your lot at 22172 Umland Circle in the Timber Cove subdivision. The trees were evaluated for hazards to your proposed house and garage. The trees were identified with numbered flagging corresponding to the numbers on the attached map. Those trees with orange flagging should be removed; those with white or no numbered flag should be left. The trees are Douglas-fir (*Pseudotsuga menziesii*), Bishop pine (*Pinus muricata*), Grand fir (*Abies grandis*), Redwood (*Sequoia sempervirens*), and Tan oak (*Lithocarpus densiflora*). The attached map shows the trees that presently exist. The tree's diameters were measured at 4.5 feet above the ground.

Trees 1, 2, and 3 are located between the driveway and the west property line.

Tree #1 is a Grand fir located 38 feet west of the proposed garage and adjacent to the property line. It is 10.2 inches in diameter and 90 feet tall. The trunk has a basal wound. The top is dead and the tree has sparse foliage. This fir is a moderate to high hazard and should be removed.

Tree #2 is a Tan oak located 20' west of the proposed garage and adjacent to the property line. It is 9.7 inches in diameter and about 50 feet tall. It has a poor crown with sparse foliage. The tree is dying, is a high hazard, and should be removed.

Tree #3 is a Grand fir located 36 feet west of the proposed garage and near the property line. It is also 8 feet west of the recently constructed driveway. It is 22.4 inches in diameter and 116 feet tall. There has been significant root damage and undercutting of the tree with the driveway construction. This fir is unstable, a high hazard, and must be removed.

Trees #4, 5, 6, and 8 are located west of the property line on the neighbor's property. Due to the proximity to your project, these trees have been evaluated. These trees are not a high hazard to your proposed house and garage, and are the responsibility of the neighbor.

Tree #4 is a Grand fir located 51 feet west of the proposed garage. It is 39.0 inches in diameter and 135 feet tall. The trunk has a heavy crook and lean toward the west. In the past, the tree tipped partway over and pulled roots out of the ground. The trunk has conks indicating heart rot. It has large limbs and poor structure. It is a high hazard to the neighbor's driveway and should be removed.

Tree #5 is a Grand fir located 45 feet west of the proposed garage and adjacent to the property line. It is 13.6 inches in diameter and 88 feet tall. The trunk has a sun scald extending up ten feet, resulting in a dead wound area. This fir is a moderate hazard to the proposed structure and could be removed as preventative maintenance.

Tree #6 is a Grand fir located 50 feet west of the proposed garage and across the property line. It is 15.3 inches in diameter and 84 feet tall. The trunk has moderate basal equipment damage. The top has a crook. This fir is a moderate hazard to the proposed structure and could be removed as preventative maintenance.

Tree #7 is a Douglas-fir located 28 feet west of the proposed house. It is 32.3 inches in diameter and 134 feet tall. The trunk has many conks extending up 60 feet. There has been significant root damage from grading and septic pump installation. It has large limbs. It is a moderate to high hazard to the proposed structure and should be removed.

Tree #8 is a Douglas-fir located 45 feet west of the proposed house on the neighbor's property. It is 19.4 inches in diameter and 80 feet tall. The top is broken out and the foliage is dying. This fir is a hazard to the neighbor's lot and should be removed.

Tree #9 is a Tan oak located 15 feet west of the proposed house. It is 14.5 inches in diameter and 40 feet tall. The trunk has old severe wounds. The crown is poorly shaped with a number of broken branches. The roots and root crown have been disturbed by grading and are covered with soil. This oak is a high hazard to the proposed structure and should be removed.

Tree #10 is a Douglas-fir located 30 feet south of the proposed house. It is 14.4 inches in diameter and 85 feet tall. The trunk has extensive conks and a broken out top. It has a small crown with sparse foliage. This fir is a high hazard to the proposed structure and should be removed.

Tree #11 is a Douglas-fir located 50 feet south of the proposed house. It is 29.4 inches in diameter and 123 feet tall. The trunk has severe conks indicating heart

rot. The trunk also has a sweep and a crook. The limbs are large and the foliage is fading. This fir is a high hazard to the proposed structure and should be removed.

Tree #12 is a Douglas-fir located south 48 feet from the proposed house. The tree has large limbs, and the trunk has severe conks indicating heart rot. This fir is a high hazard to the proposed structure and should be removed.

Tree #13 is a Douglas-fir located south 20° east, 15 feet from the proposed house. It is 33.2 inches in diameter and 137 feet tall. The trunk has severe conks indicating heart rot. The tree has large limbs and the foliage is fading. It is a high hazard to the proposed structure and should be removed.

Tree #14 is a Douglas-fir located 13 feet southeast from the proposed house. It is 17.7 inches in diameter and 90 feet tall. It is severely suppressed with sparse and dying foliage. This fir is a high hazard to the proposed structure and should be removed.

Tree #15 is a Douglas-fir located 7 feet east of the proposed house. It is 21.9 inches in diameter and 110 feet tall. The top has been broken out. The foliage is sparse and dying. This fir is a high hazard to the proposed structure and should be removed.

Tree #16 is a Douglas-fir located 12 feet east from the proposed house. It is 12.9 inches in diameter and 64 feet tall. The trunk has severe conks indicating heart rot. The tree is suppressed and has sparse dying foliage. This fir is a high hazard to the proposed structure and should be removed.

Tree #17 is a Douglas-fir located 16 feet east of the proposed house. It is 35.9 inches in diameter and 165 feet tall. The top is dead, and the foliage is sparse. This tree is a high hazard to the proposed structure and should be removed.

Tree #18 is a Douglas-fir located 14 feet east of the proposed house. It is 18.5 inches in diameter and 80 feet tall. It is suppressed with sparse foliage. The trunk has a severe crook and is forked. This fir is a high hazard to the proposed structure and should be removed.

Tree #19 is a Tan oak located 15 feet north of the proposed house. It is 16.1 inches in diameter and about 60 feet tall. It has a heavy lean toward the proposed house. Half of the root area has been covered with fill soil. It is a high hazard to the proposed structure and should be removed.

Tree #20 is a Tan oak located under the proposed parking area. It is 9.6 inches in diameter and 25 feet tall. The roots have been covered with fill soil. It must be removed.

Tree #21 is a Tan oak located under the proposed parking area. It is 10.0 inches in diameter and 40 feet tall. The root area has been covered with fill soil. This tree must be removed.

Tree #22 is a Douglas-fir located 33 feet northeast of the proposed house and 35 feet east of the fill soil and 12 feet west of the gulch bottom. It is 33.5 inches in diameter and 115 feet tall. The trunk has a sweep and some conks. It is a moderate hazard to the proposed structure and should be removed.

Tree #23 is a Grand-fir located 12 feet east of the proposed parking area. It is 29.5 inches in diameter and 95 feet tall. It is sound with a straight trunk. It has a large healthy crown with dark green healthy foliage. It is a low to moderate hazard to the proposed structure and should be left.

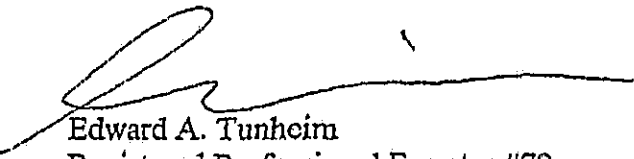
Tree #24 is a Douglas-fir located 15 feet east of the fill and 20 feet east of the proposed garage. It is 28.6 inches in diameter and 145 feet tall. The trunk has severe conks indicating heart rot. The limbs are large with a number of dead ones, and the foliage is sparse. This fir is a high hazard to the proposed structure and should be removed.

Tree #25 is a Douglas-fir located 18 feet east of the proposed garage. It is 16.8 inches in diameter and 85 feet tall. The trunk has severe damage and heavy lean. This fir is a high hazard to the proposed structure and should be removed.

Tree #26 is a Grand fir located 13 feet north of the proposed garage and adjacent to the new drainage way. It is 39.1 inches in diameter and 147 feet tall. It has a lean away from the house toward the leech field. The root system was severely damaged on the south side from the excavation of the drainage ditch. It has a full crown with dark green healthy foliage the tree is a moderate hazard and can be left.

The balance of the trees should be left. The trees remaining should be monitored for changes in health (changes in foliage density and color), vigor (rate of growth), structure (cracks or broken limbs), lean, soil conditions, (changes in moisture or cracking), and infestation of insects or disease. When changes occur, they should be evaluated and treated in a proper arboricultural manner.

Sincerely,



Edward A. Tunheim
Registered Professional Forester #79
Certified Arborist #219

enc.



Timber Cove Homes Association
22150 Amanita Circle
Jenner, Ca 95450

RECEIVED
JUL 22 2005
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

CPN03-0019

109-420-33

TREE CUTTING REQUEST FORM

Revised 11.10.04

Please read the enclosed TCHA Tree Cutting Policy to assist you in submitting your request.

Name: SCHWARTZ / HALE Phone: 847 3080

Address: 22172 UMLAND CIRCLE

Number of trees to be removed: APPROX. 20 MIXED

Reason for removal: RECOMMENDED TO BE REMOVED BY

T.C.H.A. CONSULTING FORESTER ED TUNHEIM (see attached)

On a separate piece of paper (or on the back of this form) please draw a sketch of your lot showing property lines and indicate the trees which you have flagged for removal.

Tree cutting for 22172 UMLAND CIRCLE is (Approved)
(Approved with exceptions).

Exceptions _____

Signed Nicholas Lee

Nicholas Lee
Security Officer
(707) 847-3108

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: CPN03-0019

Project Address: 22172 UMLAND CIR TIM
Cross Street: RUOFF DR

APN: 109-420-033

Status: EXT-APPL
Printed: Thursday, February 23, 2006
Initialized by: NCHASE
Activity Type: B-CPN 301

Description: COASTAL PERMIT FOR SINGLE FAMILY DWELLING

Owner: SCHWARTZ BARRY
 43640 LAKE HUGHES RD
 LAKE HUGHES CA
 93532
 661 724 1717

Applicant: HOWLAND JOHN
 366 EL DIVISADERO AVE
 WALNUT CREEK CA
 94598
 925 957 6081

Fees:

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
1020	COASTAL PERM W/O HEARING	025015-3806	872.00	872.00	.00
1052	ENV REV CEQA EXEMPT DET	025015-3811	25.00	25.00	.00
1062	ADMIN. EXT OF TIME	025015-3816	252.00	.00	.00
			\$1,149.00	\$897.00	

Total Fees: \$1,149.00
Total Paid: \$897.00

Balance Due: \$252.00

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

When validated below, this is your receipt.

PAYMENT REC
 \$ 252.00 MAC
 FEB 23 2006
 PERMIT AND RESOURCE
 MANAGEMENT DEPARTMENT
 COUNTY OF SONOMA

February 22, 2006

Cynthia Demidovich, Planner II
Sonoma County PRMD
2550 Venture Avenue
Santa Rosa, California

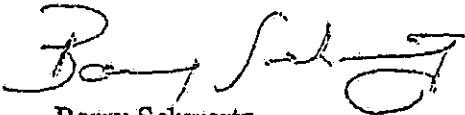
Reference: Property Address: 22172 Umland Cr. Jenner, CA 95450
APN # 109-420-033

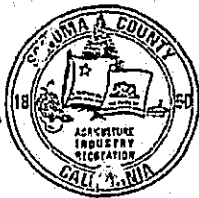
Cynthia:

I am requesting an extension of my existing Coastal Permit. I have enclosed a check in the amount of \$252.00 to cover the fees. Please process this extension and let me know if you need any additional information. Please mail permit to my new residential address: 17551 Hwy. 116, Guerneville, CA 95446. I no longer use Umland Circle for receipt of mail. Phone Numbers are: Home: 707-869-9689. Cell: 707-888-0633.

As always, I very much appreciate your efforts.

Best Regards,


Barry Schwartz



Pending Action on a Coastal Permit No Public Hearing Required

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

Date: March 1, 2006

Planner: Cynthia Demidovich

For a development located within the Sonoma County Coastal Zone.

Application Filing Date: February 23, 2006
File No: CPN03-0019
Applicant: John Howland
Assessor's Parcel No: 109-420-033
Proposed Project Location: 22172 Umland Circle, Jenner
Zoning: RR (Rural Residential)CC (Coastal Combining) B7 (Frozen Lot Size),
SR (Scenic Resource)
Supervisory District: 5
Project Description: Request for a one-year extension of time to meet conditions of a
previously approved Coastal Permit for a new single family dwelling.

It is the determination of the Department that the project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15301.

Date Application Will Be Acted Upon: March 15, 2006
(14 days from mailing)

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

Please submit any comments by: March 11, 2006
(10 days hence)

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

Not appealable to the Coastal Commission.



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: March 24, 2006

File: CPN03-0019
Applicant: John Howland
Address: 366 El Divisadero Ave
City, State, Zip: Walnut Creek CA 94598
Planner: Cynthia Demidovich

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

Project Description: Request for a one-year extension of time to meet conditions of a previously approved Coastal Permit for a new single family dwelling.

Project Location: 22172 Umland Circle, Jenner

Assessor's Parcel Number: 109-420-033

APPROVED by the Permit and Resource Management Department on March 24, 2006.

Conditions of Approval: See attached.

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

1. The project is categorically exempt from CEQA as it is new construction of a small structure (15303, Class 3).
2. The use is consistent with the Local Coastal Plan land use designation of RR (Rural Residential).
3. The project is not visible from Highway 1 and would not degrade the visual quality of the Coastal Zone.
4. The new single family dwelling is consistent with the Local Coastal Plan Environmental Resources policies. The proposed leach field is located approximately 25 feet from a natural drainage swale, and the proposed single family dwelling is located approximately 40 feet from the natural drainage swale. No construction is proposed in or near the natural drainage swale. One tree is proposed to be removed which will not affect the existing coastal woodland.
5. The Timber Cove Home Owner's Association Design Review approval, dated October 24, 2003, found the design of the proposed addition to the existing single family dwelling compatible with the existing home and the surrounding area.

Not appealable to the Coastal Commission.

Final Conditions of Approval

Date: March 17, 2006
Applicant: John Howland
Address: 22172 Umland Circle, Jenner

File No.: CPN03-0019
APN: 109-420-033

Project Description: Request for a one-year extension of time to meet conditions of a previously approved Coastal Permit for a new single family dwelling.

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, building permit, and grading permit.

PLANNING:

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

2. This Coastal Permit is a request for a one-year extension of time to meet conditions of a previously approved Coastal Permit for a new single family dwelling. The use shall be operated in accordance with the proposal statement and site plan located in File# CPN03-0019 unless otherwise modified by these conditions.
3. Prior to building permit issuance or prior to exercising this approval, whichever comes first, the property owner(s) shall execute and record a Right-to-Farm declaration on a form provided by PRMD.
4. Any proposed modification, alteration, and/or expansion of the use as described by the application submitted on November 3, 2003, and as authorized by this Coastal Permit shall require the prior review and approval of the Permit and Resource Management Department or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Coastal Permit and additional environmental review.
5. All utilities shall be placed underground.
6. 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.
7. This "At Cost" entitlement is not vested until all permit processing costs are paid in full. Additionally, no grading or building permits shall be issued until all permit processing costs are paid in full.
8. The applicant shall include these conditions of approval on a separate sheet(s) of blueprint plan sets to be submitted for building and grading permit applications.
9. All building and/or grading permits shall have the following note printed on plan sheets:

NOTE ON MAP: "In the event that archaeological features such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work should be halted in the vicinity of the find and County PRMD staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic features include hearths, firepits, or house floor depressions whereas typical mortuary features are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than 50 years of age including trash pits older than fifty years of age. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the

resources and to develop proper mitigation measures required for the discovery. No work shall commence until a mitigation plan is approved and completed subject to the review and approval of the archaeologist and Project Review staff.

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

Mitigation Monitoring: Building/grading permits shall not be approved for issuance by Project Review staff until the above notes are printed on the building, grading and improvement plans.

10. The applicant shall pay within five days after approval of this project to the Permit and Resource Management Department a mandatory Notice of Determination filing fee of \$35 for County Clerk processing (check shall be made payable to Sonoma County Clerk and submitted to the Permit and Resource Management Department), and

1. _____ No additional fee because the project is exempt from Fish and Game fee.
2. _____ \$850 because an EIR was prepared, for a total of \$885.
3. _____ \$1,250 because a Negative Declaration was prepared, for a total of \$1285.

This fee must be paid or the approval of this project is not valid.

11. At the time of submitting a building permit application, the applicant shall submit to the Permit and Resource Management Department a condition compliance review fee deposit (amount to be determined consistent with the ordinance in effect at the time). In addition, the applicant shall be responsible for payment of any additional compliance review fees that exceed the initial deposit (based upon hours of staff time worked) prior to final occupancy being granted.
12. 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 one-year extension for a Coastal Permit has not been used within one (1) 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 one-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.



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

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

January 10, 2007

Barry Schwartz
17351 Highway 116
Guerneville, CA 95446

Re: CPN03-0019, Coastal Permit Vesting for a Single Family Dwelling Unit, 22172 Umland Circle,
Jenner, A.P.N. 1109-420-033

Dear Barry:

The Coastal Permit for the above listed project has been evaluated and the following structures have been issued building permits and construction has been implemented:

- 1) Septic system (SEP02-1062);
- 2) Driveway (GRD03-0094);
- 3) Retaining walls (BLD03-4817 & BLD03-4818);
- 4) Single Family Dwelling (BLD04-6434) (issued only no construction implemented at this time);

This Coastal Permit (CPN03-0019) is considered vested by the Project Review Staff and it is not necessary to file for a new Coastal Permit.

Please feel free to contact me if you have any question at 707-565-1754.

Sincerely,

Cynthia Demidovich
Planner III

c: CPN03-0019
John Howland