



Type



Docs



Plans

CPN04-0009

Building Permit Number (List all associated with these documents)

22105

Street Number

Hwy 1

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: CPN04-0009**

Project Address: 22105 HWY 1 TIM  
 Cross Street: HWY 1

APN: 109-440-029

Status: STARTED  
 Printed: July 19, 2004  
 Initialized by: MGROSCH  
 Activity Type: B-CPN 401

Description: COSTAL PERMIT - NO HEARING - FOR NEW SFD

Owner: HALL FRANCIS W  
 452 MILLS DR  
 BENICIA CA 94510

Applicant: HALL FRANCIS W  
 452 MILLS DR  
 BENICIA CA

94510  
 707 745 4685

**Fees:**

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
740	NPDES - ENCROACHMENT	025015-3140	22.00	.00	.00
1024	COASTAL PERM LEVEL I	025015-3800	923.00	.00	.00
1052	ENV REV CEQA EXEMPT DET	025015-3811	26.00	.00	.00
			\$971.00	\$0.00	

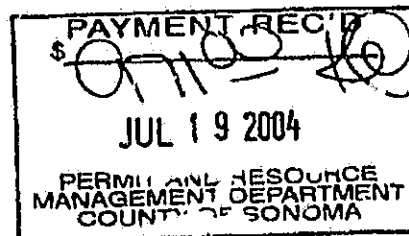
**Total Fees: \$971.00**

**Total Paid: \$0.00**

**Balance Due: \$971.00**

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

When validated below, this is your receipt.

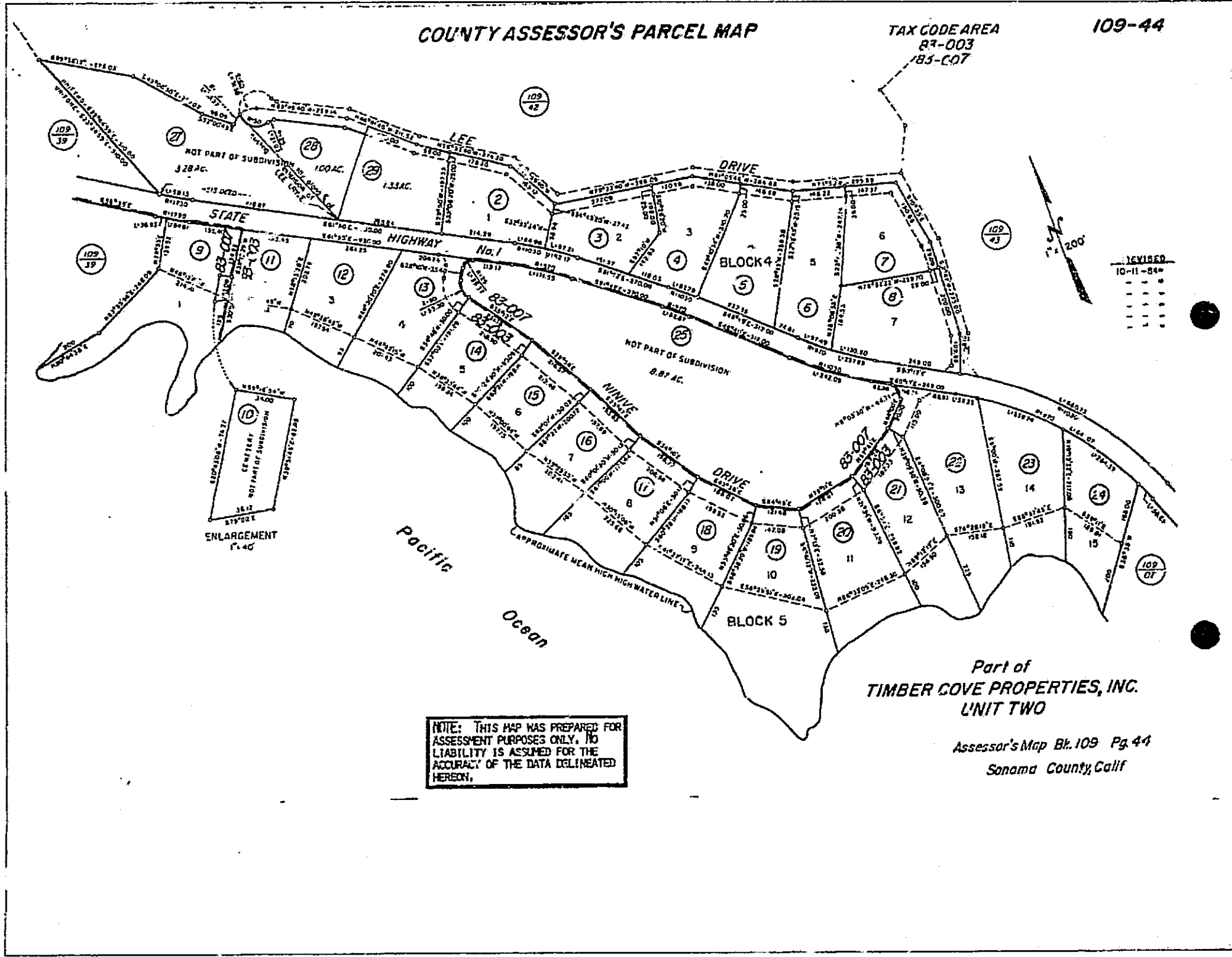




# COUNTY ASSESSOR'S PARCEL MAP

TAX CODE AREA  
83-003  
85-C07

109-44



REVISED

10-11-84	1
11-11-84	1
12-11-84	1
13-11-84	1
14-11-84	1
15-11-84	1

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 Bl. 109 Pg. 44  
Sonoma County, Calif



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

Date 10.1.04

Attention: Doug Zanini  
Sonoma County Permit & Resource Management Dept  
2550 Ventura Ave  
Santa Rosa, CA 95403

Re: Project  
Francis & Arnette Hall  
22105 Lee Dr  
Jenner, CA 95450  
APN#109-440-029

To whom it may concern,

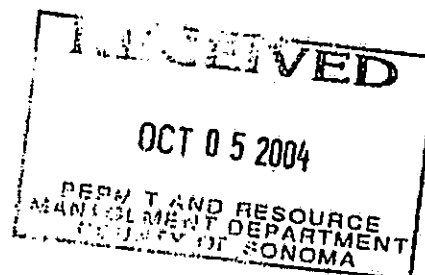
The Timber Cove Homes Association Architect has approved the preliminary review for construction based on the plans dated 3.11.04. All conditions have been met. The owner is aware that they will be required to submit a full set of plans for the construction review before being granted final approval to build their project. If you have any questions please call me.

Sincerely,

Cathy Scherz

Cathy Schezer

Administrative Assistant



# 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."

*Laura Hall*  
Applicant

\_\_\_\_\_  
Property Owner (if other than applicant)

7/19/04  
Date

CPN04-0009  
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**  
2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-110



**COUNTY OF SONOMA**  
**PERMIT AND RESOURCE MANAGEMENT DEPARTMENT**

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

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July 27, 2004

Francis Ha:  
452 Mills Drive  
Benicia, CA 94510

Re: CPN04-0009, 22105 Highway 1, Timber Cove

Pursuant to Government Code Section 65943, the Permit and Resource Management Department must notify you that your application is either complete or incomplete. Your application was received on July 19, 2004 and processing has begun. However, your file is incomplete for the following reasons and additional information is needed:

1. A reduced set of plans.
2. A letter from Timber Cove Homeowner's Association.
3. Building height is measured as an average ground level to the highest point of the roof (in your case, the top of the tower). The maximum allowed building height is 24 feet. Your design exceeds 24 feet and is not approvable. Please reduce the height to comply with the 24 foot height requirement.

If you have any further questions or want to discuss the project, please do not hesitate to call me at 565-2387.

Sincerely,

Doug Zanfri  
Project Planner

:fmw

c: John Howland  
File CPN04-0009

FILE: CPN 04-0009

Hall  
Applicant

22105 Hwy 71  
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, Florence Wheeler, mailed the attached notice to:  
(Name of responsible Secretary)

\_\_\_\_\_ the County Clerk's Office on N/A

\_\_\_\_\_ the newspaper on N/A

to each owner of record within <sup>100</sup>~~300~~ feet of the subject property and to applicant/owner and others that have requested notification on 10-21-04

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

10-21-04  
(Date)

Florence Wheeler  
(Signature)



# 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: October 21, 2004

Planner: Doug Zanini

For a development located within the Sonoma County Coastal Zone.

Application Filing Date:	October 20, 2004
File No:	CPN04-0009
Applicant:	Francis Hall
Assessor's Parcel No:	109-440-029
Proposed Project Location:	22105 Hwy 1, Timber Cove
Zoning:	RR (Rural Residential), CC (Coastal Combining), B7 (Frozen Lot Size), SR (Scenic Resource)
Supervisory District:	5
Project Description:	Coastal permit for a new single family dwelling in Timber Cove on 1.33 acres.

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: November 4, 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: October 31, 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 State 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

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Date: November 5, 2004

File: CPN04-0009  
Applicant: Francis Hall  
Address: 452 Mills Drive  
City, State, Zip: Benicia, CA 94510  
Planner: Doug Zanini

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 new single family dwelling in Timber Cove on 1.33 acres.

Project Location: 22105 Highway 1, Timber Cove

Assessor's Parcel Number: 109-440-029

APPROVED by the Permit and Resource Management Department on November 5, 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.

Not appealable to the Coastal Commission.

## Conditions of Approval

Date: November 5, 2004 File No.: CPN04-0009  
Applicant: Francis Hall APN: 109-440-029  
Address: 22105 Highway 1, Timber Cove

**Project Description:** Coastal permit for a new single family dwelling in Timber Cove on 1.33 acres.

**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 allows the applicant to construct a new single family dwelling in Timber Cove on 1.33 acres. The use shall be operated in accordance with the proposal statement and site plan located in File# CPN04-0009 unless otherwise modified by these conditions.
3. *N/A* 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 July 19, 2004, 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.
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. 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.
8. Prior to issuance of any building or grading permit the following note shall be included on such plans: If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and the 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.
10. 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.



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

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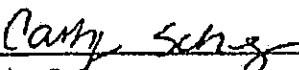
7.8.07  
Francis & Annette Hall  
452 Mills Dr.  
Benicia, Ca 94510

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Project Address: 22108 Lee Dr  
Jenner, CA 95450  
APN 109-440-029

To whom it may concern,  
The project at 22108 Lee Dr. has been approved by The Timber Cove Homes Association based on the plans dated 4.24.07 with revisions on 6.5.07 reflected ceiling plan, exterior elevations & roof plan. If you have any questions please don't hesitate to call me at 707-632-6368.

Respectfully,

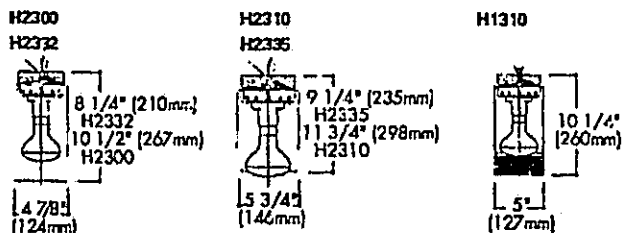
  
\_\_\_\_\_  
Cathy Schezer

# HALO®

## DESCRIPTION

Cylinder Surface Fixtures feature seamless aluminum housings, porcelain sockets with nickel plated brass screw shells, choice of White or Bronze finish and a variety of mounting styles for almost any type of installation requirement.

## DIMENSIONS



## ORDERING INFORMATION

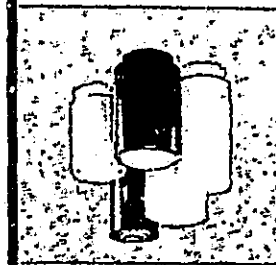
SAMPLE NUMBER: H23R08Z

Fixture	Finish
_____	_____

H1310-Ceiling Mount Downlight, Baffle, 75W R30 (damp location listed)  
 H2300-Ceiling Mount Downlight, Open, 75W R30 (damp location listed)  
 H2310-Ceiling Mount Downlight, Open, 150W R40 (damp location listed)  
 H2332-Ceiling Mount Downlight, Open, 75W R30 (damp location listed)  
 H2335-Ceiling Mount Downlight, Open, 150W R40 (damp location listed)

P= White  
 BZ= Bronze

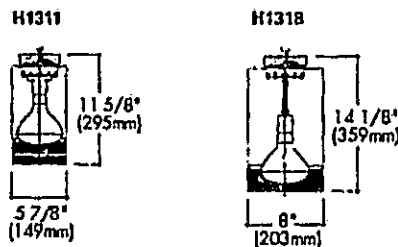
## COMMERCIAL ROUNDS



**H2300, H2332,  
 H2310, H2335,  
 H1310**

**INCANDESCENT  
 CEILING MOUNT  
 OPEN/BAFFLE**

## DIMENSIONS



## ORDERING INFORMATION

SAMPLE NUMBER: H13D08Z

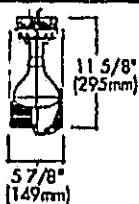
Fixture	Finish
_____	_____

H1311-Ceiling Mount Downlight, Baffle, 150W R40 (damp location listed)  
 H1318-Ceiling Mount Downlight, Baffle, 300W R40 (damp location listed)

P= White  
 BZ= Bronze

**H1311, H1318**

**INCANDESCENT  
 CEILING MOUNT  
 OPEN/BAFFLE**



*Light Fixture will not  
 be visible since it is  
 between trellis members.*

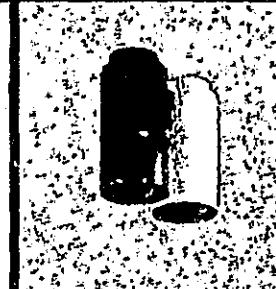
## ORDERING INFORMATION

SAMPLE NUMBER: H1317BZ

Fixture	Finish
_____	_____

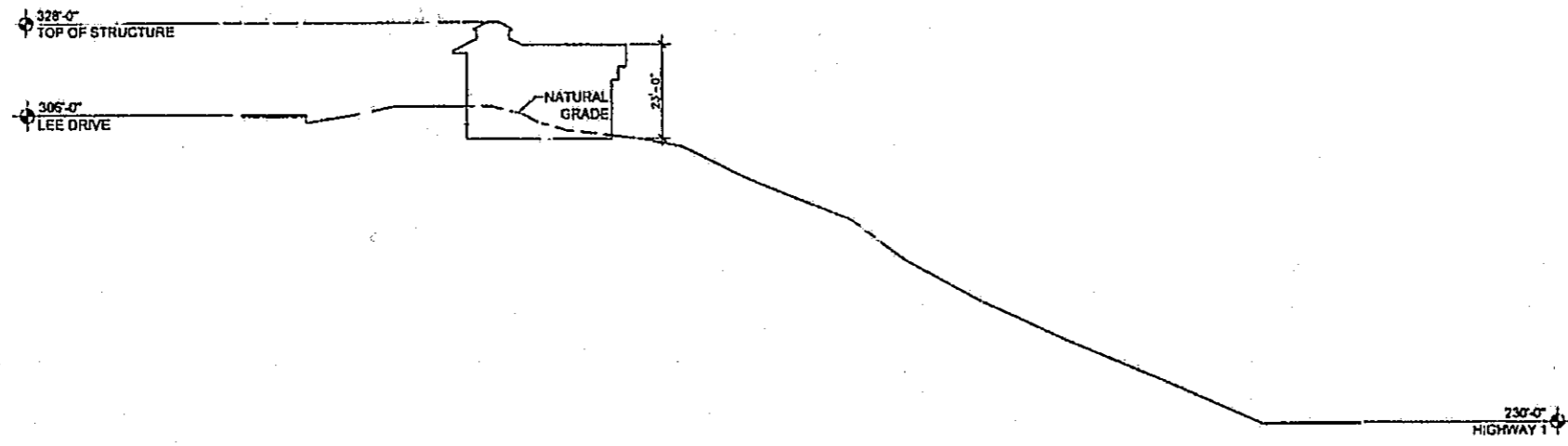
H1317-Ceiling Mount Wall Washer, Baffle with Scoop Reflector,  
 150W R40 (damp location listed)

P= White  
 BZ= Bronze



**H1317**

**INCANDESCENT  
 CEILING MOUNT  
 WALL WASHERS**



**EAST-WEST SECTION CUT**  
SCALE: 1" = 20'-0"

**ARC Inc.**  
ARCHITECTS

**Benicia Office:**  
940 Tyler Street, Suite 23  
Benicia, CA 94510  
Tel: (707) 745-0502

**Vallejo Office:**  
816 Marin Street  
Vallejo, CA 94590  
Tel: (707) 556-1111  
arc@arcincarchitects.com

ANNETTE & FRANK HALL  
RESIDENCE  
22105 LEE DRIVE  
TIMBERCOVE, CA

DATE:	3-11-04
REV. NO.	REV. DATE
▲	
▲	
▲	
▲	

SITE SECTION

**DR-4**

JOB NO: HA002

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SHEET NOTES

**ARC Inc.**  
ARCHITECTS

**Bealca Office:**  
940 Tyler Street, Suite 23  
Bealca, CA 94514  
Tel: (707) 745-0502

**Vallejo Office:**  
818 Marin Street  
Vallejo, CA 94590  
Tel: (707) 558-1111  
arc@arcincarchitects.com

ANNETTE & FRANK HALL  
RESIDENCE  
22105 LEE DRIVE  
TIMBERCOVE, CA

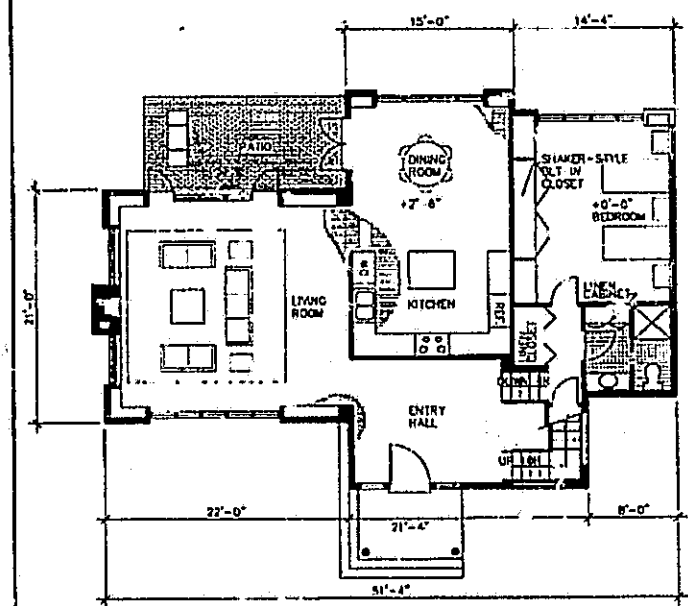
DATE: 3-11-04

REV. NO.	REV. DATE
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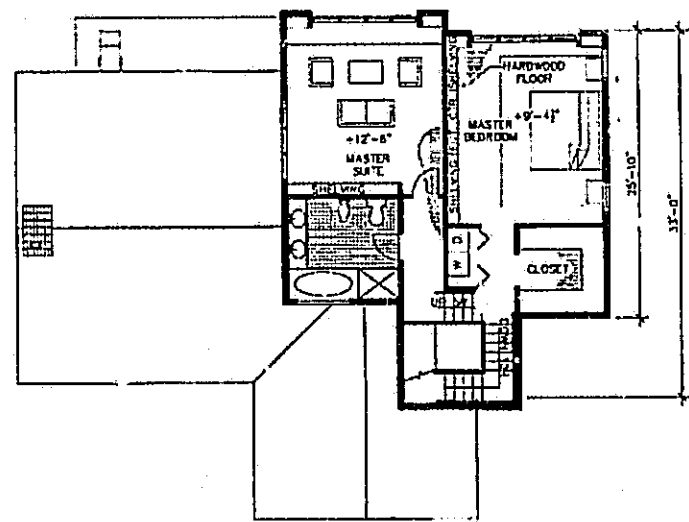
FLOOR PLAN

**DR-6**

JOB NO.: HA002

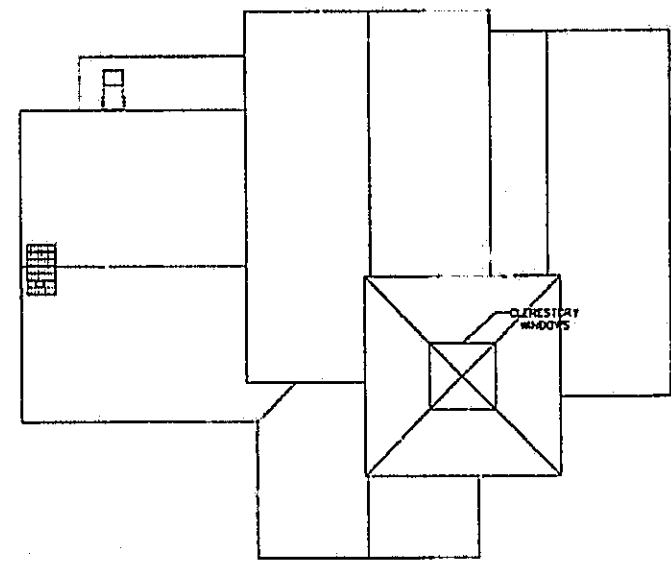


**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



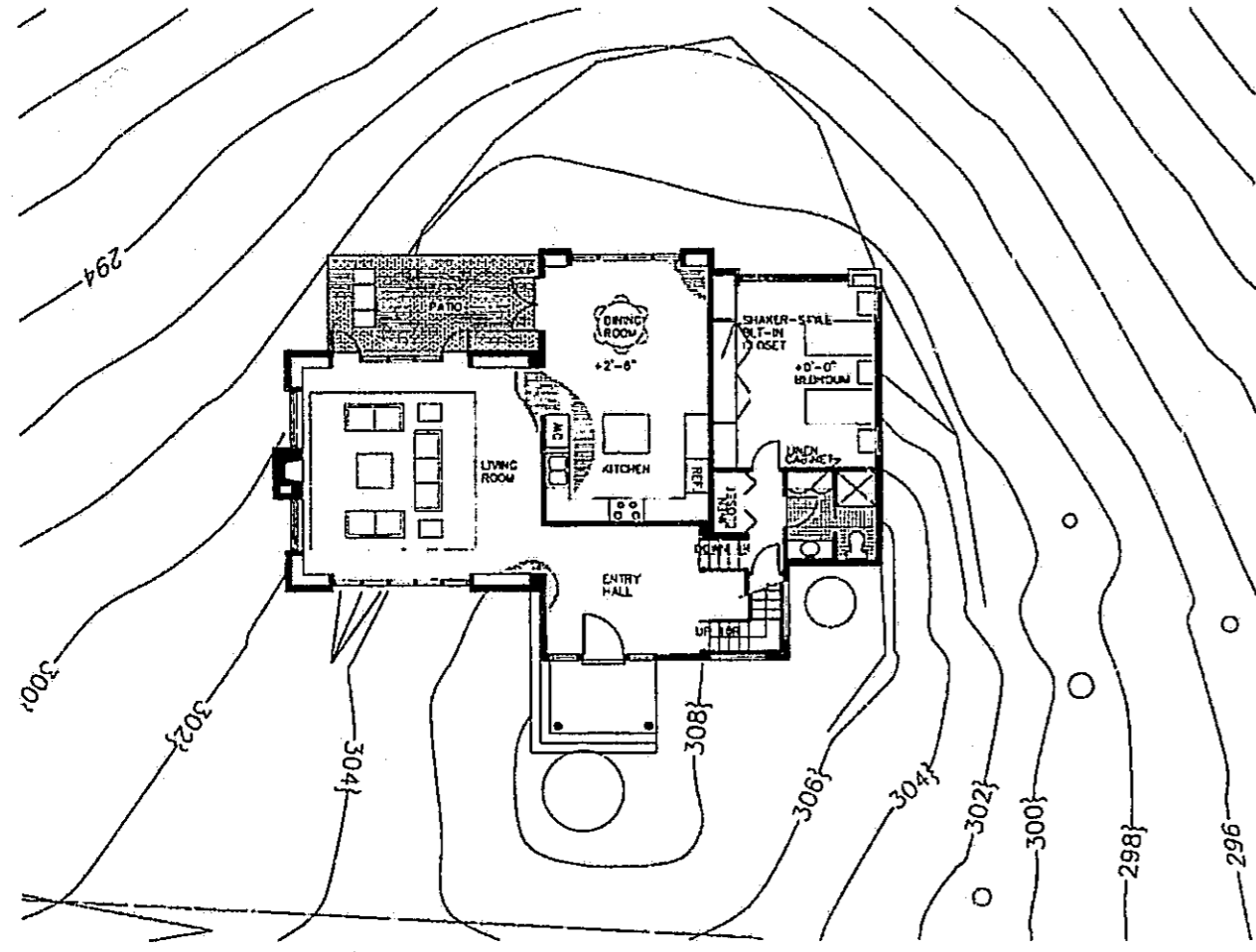
**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

OPTION 2

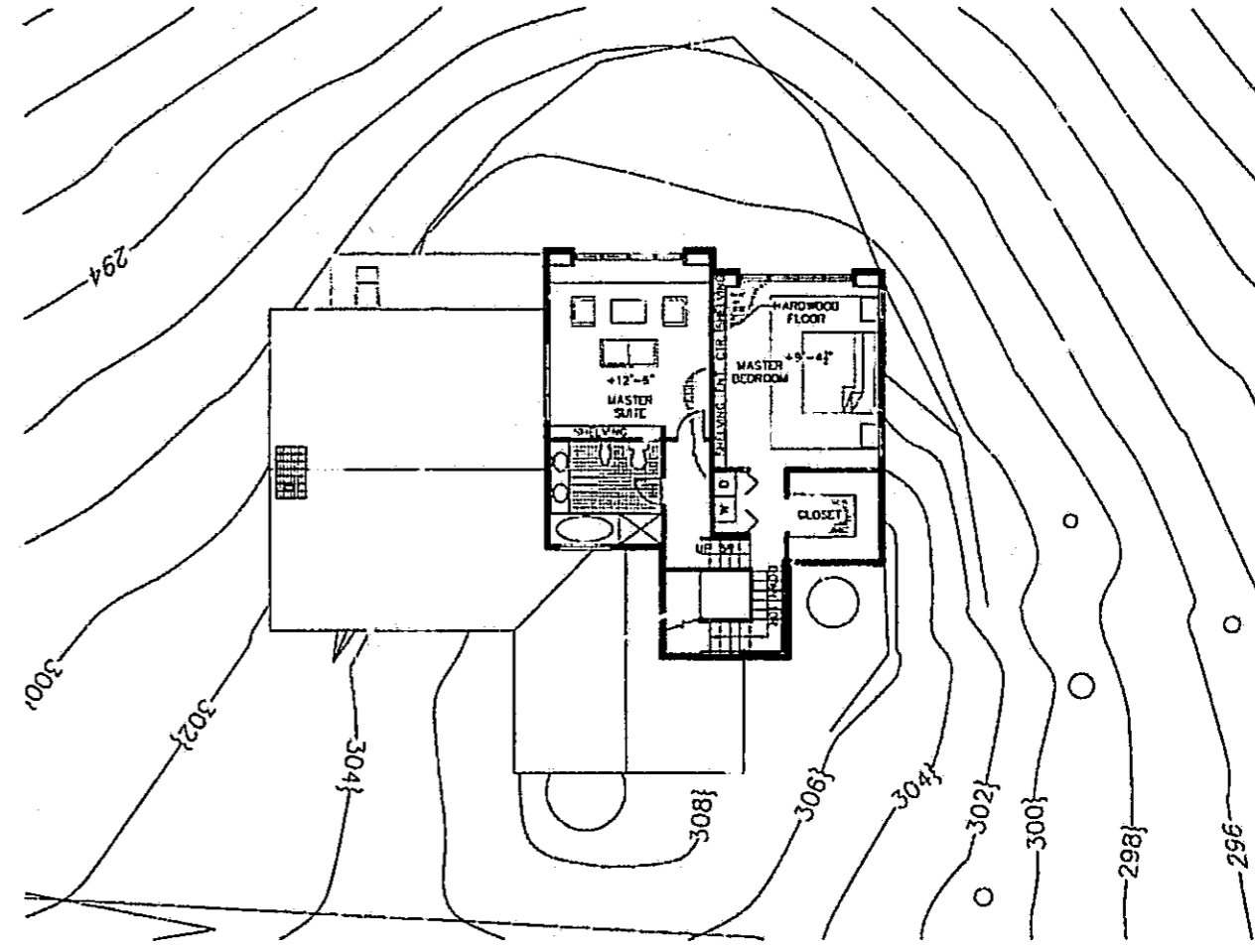


**ROOF PLAN**  
SCALE: 1/8" = 1'-0"





**FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



**SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

**ARC Inc.**  
ARCHITECTS

Benicia Office:  
940 Tyler Street, Suite 23  
Benicia, CA 94530  
Tel: (707) 745-8502  
Vallejo Office:  
818 Maria Street  
Vallejo, CA 94593  
Tel: (707) 558-1111  
arc@arcincarchitects.com

**ANNETTE & FRANK HALL**  
RESIDENCE  
22105 LEE DRIVE  
TIMBERCOVE, CA

DATE:	3-11-04
REV. NO.	REV. DATE
▲	
▲	
▲	

FLOOR PLAN

**DR-5**

JOB NO.: HA002

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