



Type



Docs



Plans

CPN 05 - 0003

Building Permit Number

22087

Street Number

Gordon Ct

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: CPN05-0003**

**Project Address:** 22087 GORDON CT TIM  
**Cross Street:** RUOFF DRIVE

**APN:** 109-410-039

**Description:** COASTAL PERMIT FOR NEW SFD

**Status:** STARTED  
**Printed:** April 13, 2005  
**Initialized by:** SPADOVAN  
**Activity Type:** B-CPN 401

**Owner:** CULCASI CINDY J TR  
 5123 CARRIAGE AVE  
 ANTIOCH CA 94509

925 783 4115

**Applicant:** CULCASI CINDY J TR  
 5123 CARRIAGE AVE  
 ANTIOCH CA 94509

925 783 4115

**Fees:**

Item#	Description	Account Code	Tot Fee	Prey. Pmts	Cur. Pmts
740	NPDES - ENCROACHMENT	025015-3140	22.00	.00	.00
1024	COASTAL PERM LEVEL I	025015-3806	923.00	.00	.00
1052	ENV REV CEQA EXEMPT DET	025015-3811	26.00	.00	.00
			<b>\$971.00</b>	<b>\$0.00</b>	

**Total Fees:** \$971.00

**Total Paid:** \$0.00

**Balance Due:** \$971.00

Refunds will not be authorized unless circumstances comply with established PERM'D refund policy provisions.

When validated below, this is your receipt.

PAYMENT REC'D  
 \$ 971.00  
 APR 13 2005  
 PERMIT AND RESOURCE  
 MANAGEMENT DEPARTMENT  
 COUNTY OF SONOMA

# Planning Application

PJR-001

File #: CPN 05-0003

## Type of Application:

- |  |  |   |  |
|--|--|---|--|
| <input type="checkbox"/> Admin Cert. Compliance          | <input type="checkbox"/> Design Review Comm. (incl.) | <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 checked="" type="checkbox"/> Coastal Permit       | <input type="checkbox"/> Lot Line Adjustment         | <input type="checkbox"/> Specific Area Plan Amendment |  |
| <input checked="" type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Major Subdivision           | <input type="checkbox"/> Use Permit                   |  |

## Applicant (Contact Person):

Sal And Cindy Culcasi  
Name  
5123 Carriage Way  
Mailing Address  
Antioch CA 94531  
City/Town State/Zip  
725-779-0106 925-779-0106  
Phone Fax  
Sal Culcasi 4/1/05  
Signature Date  
925 240 6542 05/11/05  
Phone

## Owner, if other than Applicant:

Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City/Town State/Zip \_\_\_\_\_  
Phone Fax \_\_\_\_\_  
Signature Date \_\_\_\_\_

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

Name _____	Name _____	Name _____
Mailing Address _____	Mailing Address _____	Mailing Address _____
City/Town State/Zip _____	City/Town State/Zip _____	City/Town State/Zip _____
Title _____	Title _____	Title _____
Phone Fax _____	Phone Fax _____	Phone Fax _____

## Project Information:

22087 Gordon Court Timber Cove Jenner 95450  
Address(es) City/Town  
109-410-039 1.5 Acs  
Assessor's Parcel Number(s) Acreage  
Project Description: Single Family Dwelling, Attached Garage (2 Car)

Site Served by Public Water?  yes  no Site Served by Public Sewer?  yes  no Number of new lots proposed 0

(\*) DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff

Planning Area: 1 Supervisorial District: 5 Current Zoning: RR-CC B7 SR General Plan Land Use: RR-20  
Specific Plan: N/A S.P. Land Use: \_\_\_\_\_ Needs CEQA Review?  yes  no

### Commercial/Industrial Use: (Enter numbers where applicable)

Bldg. sq. ft. Existing: 0 Proposed: 1740 Existing Employees: \_\_\_\_\_ New Employees: \_\_\_\_\_

### Residential Use: (Enter numbers where applicable)

New Single Family Homes: 1 New Multi-Family Units: \_\_\_\_\_ New Second Units: 1740 sq. ft.  
New Manufactured Homes: \_\_\_\_\_ New Units For Sale: \_\_\_\_\_ New Units For Rent: \_\_\_\_\_ Density Bonus Units: \_\_\_\_\_

Violation?  yes  no; Application resolve planning violation?  yes  no; Penalty applicable?  yes  no; Civil Penalty Factor \_\_\_\_\_

Previous Files: NONE

Application accepted by Steve Padover Date 4/13/05

## Sonoma County Permit and Resource Management Department

2550 Valera Avenue • Santa Rosa, CA • 95403-2829 • (707) 565-1900 • 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."

Sal & Cindy Colcas  
Applicant

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

4/13/05  
Date

CPN 05-0003  
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

SCALE IN 1/32 OF AN INCH



1-800-345-7334

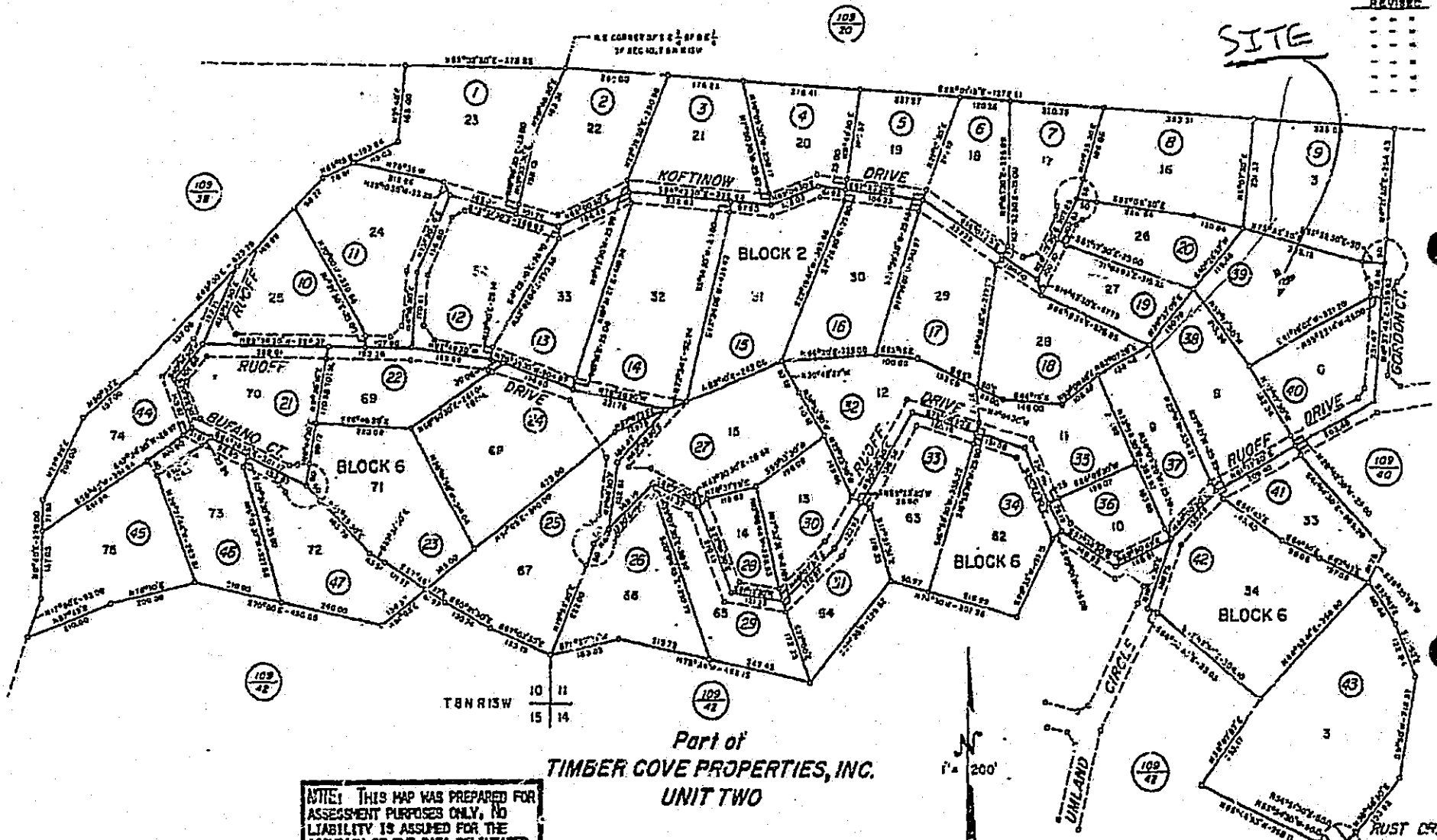
COUNTY ASSESSOR'S PARCEL MAP

TAX CODE AREA  
83-003

109-41

REVISIONS

SITE



T 8 N R 13 W  
10 11  
15 14

Part of  
TIMBER COVE PROPERTIES, INC.  
UNIT TWO

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

Assessor's Map Bk 109 Pg 41  
Sonoma County, Calif.



199

CFN03-0011

# TIMBER COVE COUNTY WATER DISTRICT

P.O. Box 185 Stewarts Point, CA 95480 (707) 847-3880

August 19, 2004

Tracy Fitzgerald  
Permit and Resource Management Department  
2550 Ventura Avenue  
Santa Rosa CA 95403  
Via FAX (707) 565-1399

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Dear Ms. Fitzgerald,

This letter will serve to confirm that a water connection to the Timber Cove County Water District has been issued to:

Sal and Cindy Culcasi  
APN 109-410-039  
22087 Gordon Court  
Timber Cove Subdivision

Sincerely,

*Ann Carlson*

Ann Carlson  
Administrative Assistant

cc: Sal and Cindy Culcasi



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

4.13.05

Name: Sal & Cindy Culcasi

Project address: 22087 Gordon Ct..

APN 109-410-039

To whom it may concern,

The Timber Cove Homes Association Architect has approved the above construction project for a new home based on the plans dated 2/05. All conditions have been met. If you have any questions please call me.

Sincerely,

Cathy Scherz

Cathy Schezer

Administrative Assistant

FILE: CPN 05-0003

Andy + Saul Calcasio  
Applicant

22087 Gordon Ct

Timber Cove  
Site 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, B. V. Pasarelli, 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 7/7/07

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

7/7/07  
(Date)

William Pasarelli  
(Signature)

## CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT OFFICE  
45 FREMONT, SUITE 2000  
SAN FRANCISCO, CA 94105-2219  
(415) 904-5260  
www.coastal.ca.gov

**NOTIFICATION OF APPEAL PERIOD**

DATE: July 26, 2005  
TO: Cynthia Demidovich, Planner  
County of Sonoma, Permit and Resource Management  
Department -- Planning Division  
2550 Ventura Avenue  
Santa Rosa, CA 95403  
FROM: Yinlan Zhang, Coastal Program Analyst *YJ*  
RE: Application No. 2-SON-05-125

Please be advised that on July 25, 2005 our office received notice of local action on the coastal development permit described below:

Local Permit #: CPN05-0003  
Applicant(s): Sal & Cindy Culcasi  
Description: For a new 1,790 square foot single family dwelling with an attached garage on 1.5 acres.  
Location: 22087 Gordon Court, Timber Cove (Sonoma County) (APN(s) 109-410-39)

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 8, 2005.

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: Sal & Cindy Culcasi



# 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, 2005

File: CPN05-0003  
Applicant: Cindy and Sal Culcasti  
Address: 1830 Castellina Drive  
City, State, Zip: Brentwood CA 94513  
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 new 1,790 square foot single family dwelling with an attached garage on 1.5 acres.

Project Location: 22087 Gordon Court, Timbercove

Assessor's Parcel Number: 109-410-039

APPROVED by the Permit and Resource Management Department on July 22, 2005.

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 Timber Cove Home Owner's Association Design Review approval, dated June 16, 2005, found the design of the proposed addition to the existing single family dwelling compatible with the existing home and the surrounding area.

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 2000  
San Francisco, CA 94105-2219

## Final Conditions of Approval

Date: July 22, 2005 File No.: CPN05-0003  
Applicant: Cindy and Sal Culcasi APN: 109-410-039  
Address: 22087 Gordon Court, Timbercove

**Project Description:** Request for a Coastal Permit with no hearing for a new 1,790 square foot single family dwelling with an attached garage on 1.5 acres

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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 1,790 square foot single family dwelling with an attached garage on 1.5 acres. The use shall be operated in accordance with the proposal statement and site plan located in file number CPN05-0003 unless otherwise modified by these conditions.
3. Any proposed modification, alteration, and/or expansion of the use as described by the application submitted on April 13, 2005, 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.
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. 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 26C-335 and 26C-335.2 of the Sonoma County Code.

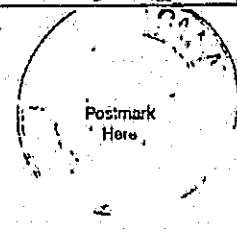
In any case where a Coastal Permit has not been used within two (2) years after the date of granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect provided, however, that upon written request by the applicant 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 26C-348 of the Sonoma County Code.

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**  
 (Domestic Mail Only, No Insurance Coverage Provided)

7521 5211 2252 2000 0960 1001

**OFFICIAL USE**

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
<b>Total Postage &amp; Fees</b>	<b>\$</b>



Sept 10  
 California Coastal Commission  
 Street, Apt. No.:  
 or P.O. Box No. 45 Fremont St Suite 2000  
 City, State, ZIP+4  
 San Francisco CA 94105-2219  
 PS Form 3800, January 2001 See Reverse for Instructions

**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:  
 California Coastal Commission  
 45 Fremont St Suite 2000  
 San Francisco CA 94105-2219

2. Article Number (Copy from service label)  
 7001 0360 0002 7522 5211

**COMPLETE THIS SECTION ON DELIVERY**

A. Received by (Please Print Clearly) B. Date of Delivery  
 Andrew Spina 7/25

C. Signature  Agent  Addressee  
 X Andrew Spina

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

3. Service type  
 Certified Mail  Express Mail  
 Registered  Return Receipt for Merchandise  
 Insured Mail  C.O.D.

4. Restricted Delivery? (Extra Fee)  Yes