



Type



Docs



Plans

CANOS-0005

Building Permit Number

22076

Street Number

NINE DR

Street Name

Community Code

APN

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2859
(707) 565-1900 • FAX (707) 565-1103

Application Fees / Invoice for: CPN05-0005

Project Address: 22076 NINIVE DR TIM
Cross Street:

APN: 109-479-016

Description: COASTAL PERMIT TO REMODEL EXISTING SFD

Status: STARTED
Printed: May 25, 2005
Initialized by: SHUNSPER
Activity Type: B-CP: 401

Owner: LANG RICHARD A
3421 WOODVIEW DR
LAFAYETTE CA
94549
925 284 1275

Applicant: LANG RICHARD A
3421 WOODVIEW DR
LAFAYETTE CA
94549
925 284 1275

Fees:

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
1024	COASTAL PERM LEVEL I	025015-3806	923.00	.00	.00
1052	ENV REV CEQA EXEMPT DET	025015-3811	26.00	.00	.00
			\$949.00	\$0.00	

Total Fees: \$949.00
Total Paid: \$0.00

Balance Due: \$949.00

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

When validated below, this is your receipt.

PAYMENT REC'D
\$ 949.00 MTG
MAY 25 2005
PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

Planning Application

PJR-001

File#: CPN05-0008

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 checked="" type="checkbox"/> Coastal Permit | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Specific/Area Plan Amendment | |
| <input type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Use Permit | |

Applicant (Contact Person):

Name: RICHARD A LANG
Mailing Address: 3421 WOODVIEW DRIVE
LAFAYETTE CA 94579
City/Town: _____ State/Zip: _____
Phone: 925-284-1275 Fax: 925-284-5304
Signature: Richard A. Lang Date: 5-20-05

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:

Address(es): 22076 NINIVE DRIVE - JENNER, CA 95451 City/Town: TIMBER COVE
Assessor's Parcel Number(s): AP 109-440-16 LOT 7, BLOCK 5, UNIT 2 Acreage: _____
Project Description: REMODEL EXISTING HOUSE

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: U

Planning Area: 1 Supervisorial District: S Current Zoning: RR CC B7, 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)

Bldg. sq. ft. Existing: _____ Proposed: _____; Existing Employees: _____ New Employees: _____

Residential Uses: (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: _____

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

Previous Files: CP 10421

Application accepted by SCOTT HUNSPERGER Date 5/25/05

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue * Santa Rosa, CA * 829 * (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."

Richard A. Long
Applicant

Property Owner (if other than applicant)

5-20-85
Date

CPNOS-0005
File No.

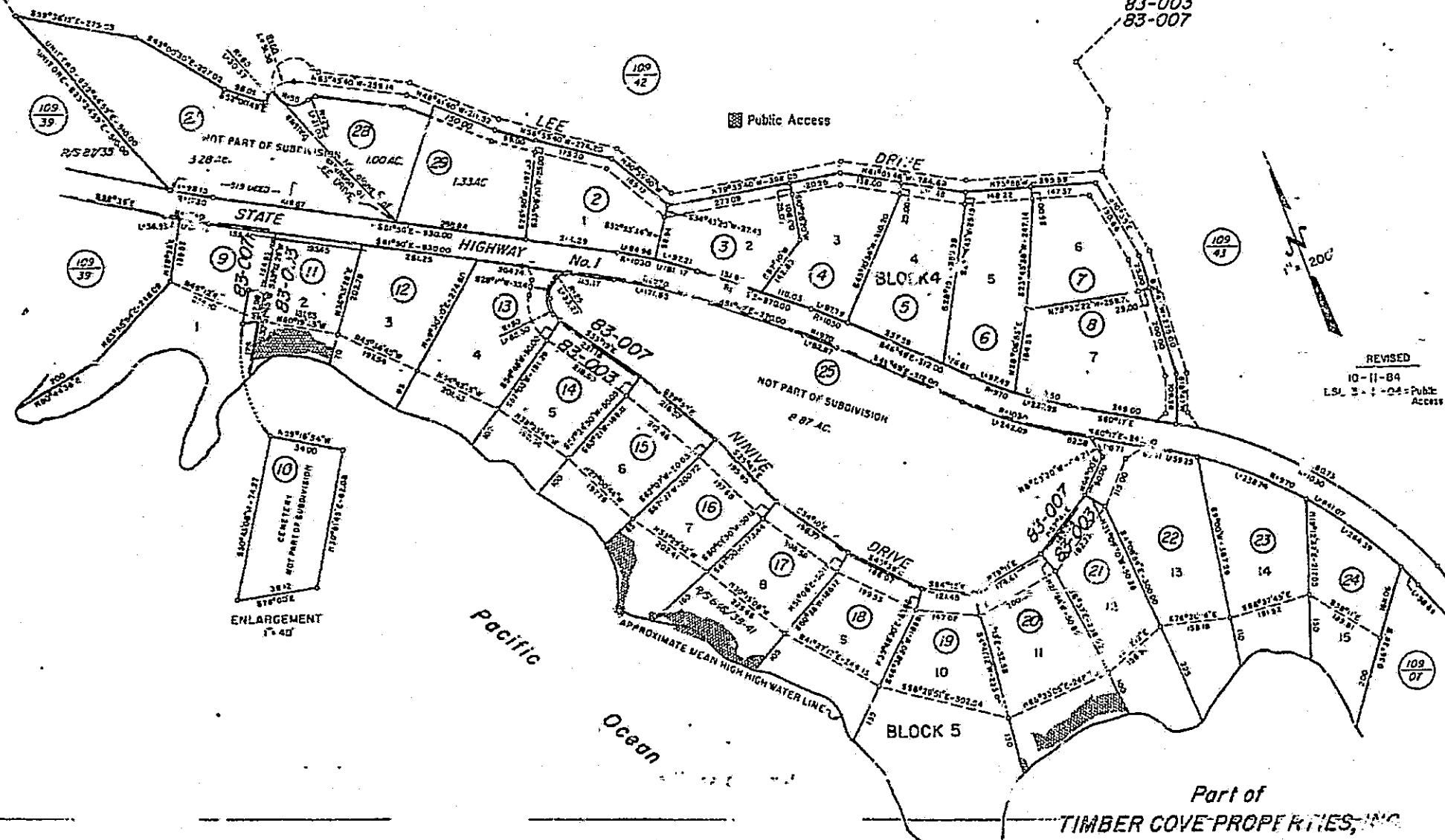
NOTE: The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue ❖ Santa Rosa, CA ❖ 95403-2829 ❖ (707) 565-1900 ❖ Fax (707) 565-110

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
83-003
83-007

109-44



REVISED
10-11-84
L.S. 3-1-24=Public Access

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

MAP BK 103, '65, 11-25, REC. 3-3-1965

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

**BUILDING ENVELOPE
(SHADED AREA)**

**SETBACK
(TYP.)**

**HP
(TYP.)**

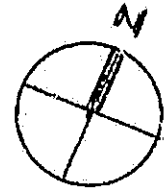
OPEN
TO
CORROR

**PROPOSED
(N) GARAGE**

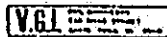
**(N) TOWER or
(E) FOOTPRINT**

(E) HOUSE

SITE PLAN



TOPOGRAPHIC SURVEY for
MORNO LANE
TIMBER COVE
FEBRUARY 24, 1982



RESIDENCE
VR 11125

AP# 109-440-16

LOT 7, BLOCK 5, UNIT 2

LOT AREA: ± 49,000 S.F.

BLDG AREA:

(E) HOUSE 2,737 S.F.
(N) TOWER 104 S.F.
2,901 S.F.

(N) GARAGE 460 S.F.

**TOTAL
W/GARAGE 3,361 S.F.**

NOTES.

1. ALL ELECTRICAL
UTILITIES TO BE
UNDERGROUND

Guy Lubroth, Architect
1912 Villa Street
Berkeley, CA 94709
Tel/Fax (510) 528-6368
Cell (510) 912-6931
g.lubroth@earthlink.net

LANG RESIDENCE
Timber Cove
Monte Rio, California

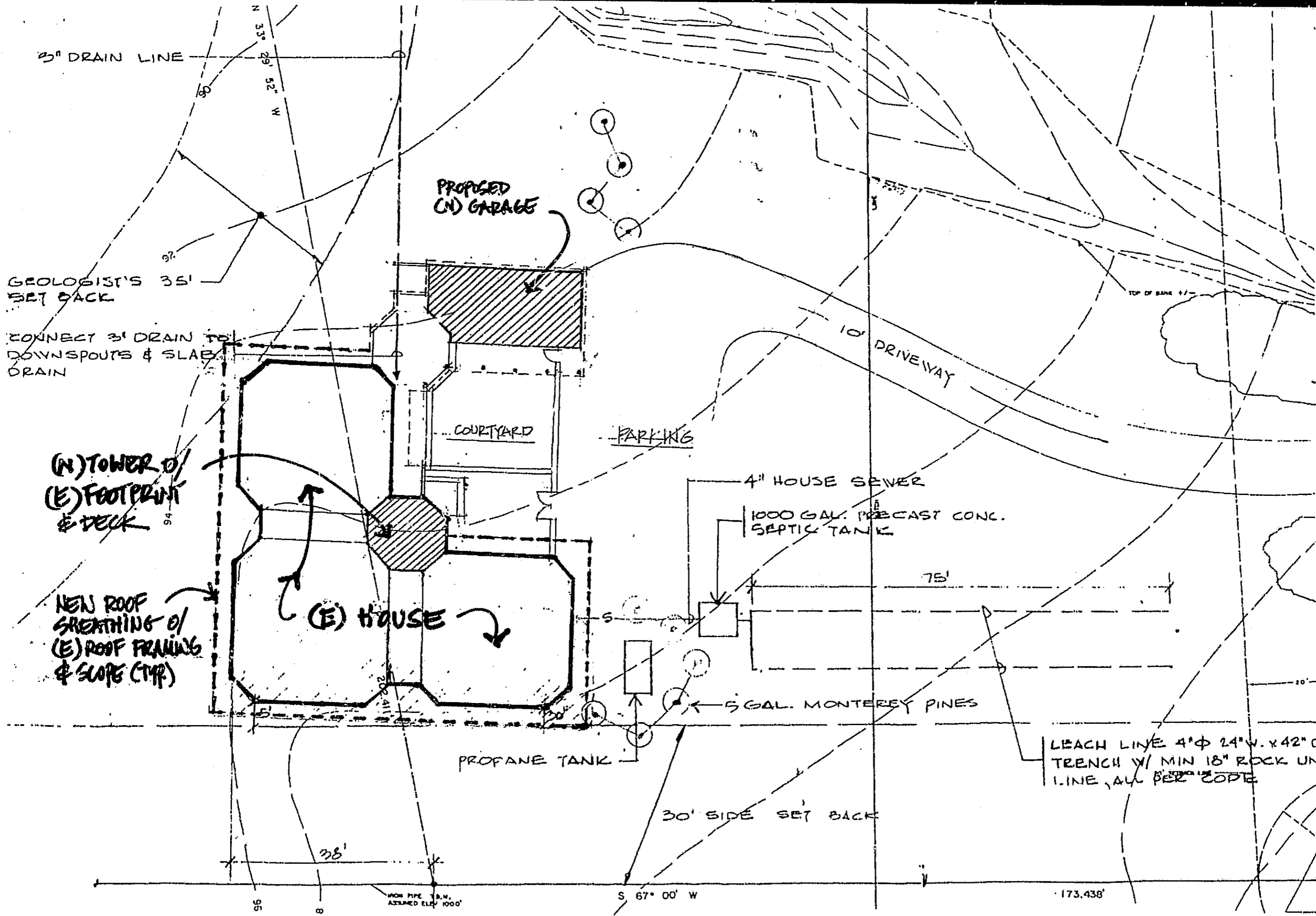
Revisions:
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Date: 2-27-04
Scale: 1/32" = 1'-0"

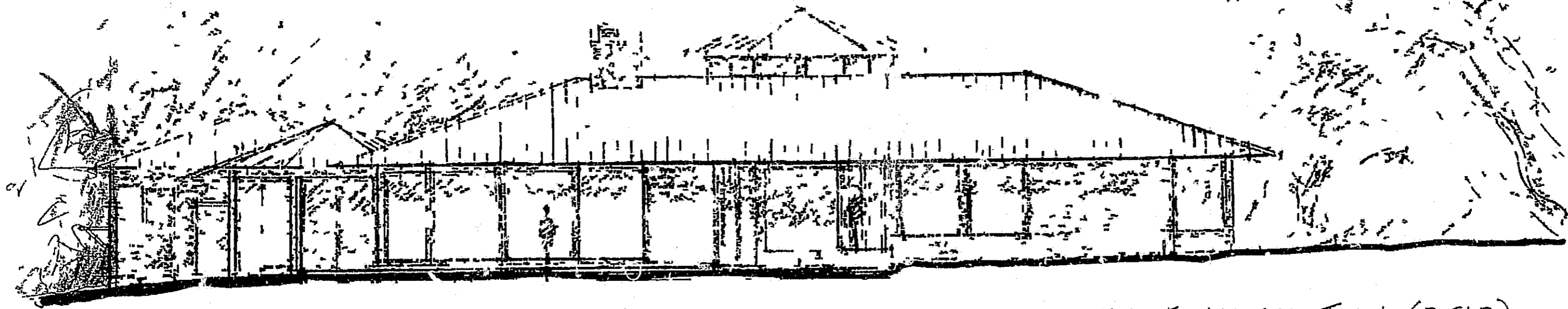
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OF 6

LANG RESIDENCE
 Timber Cove
 Monte Rio, California

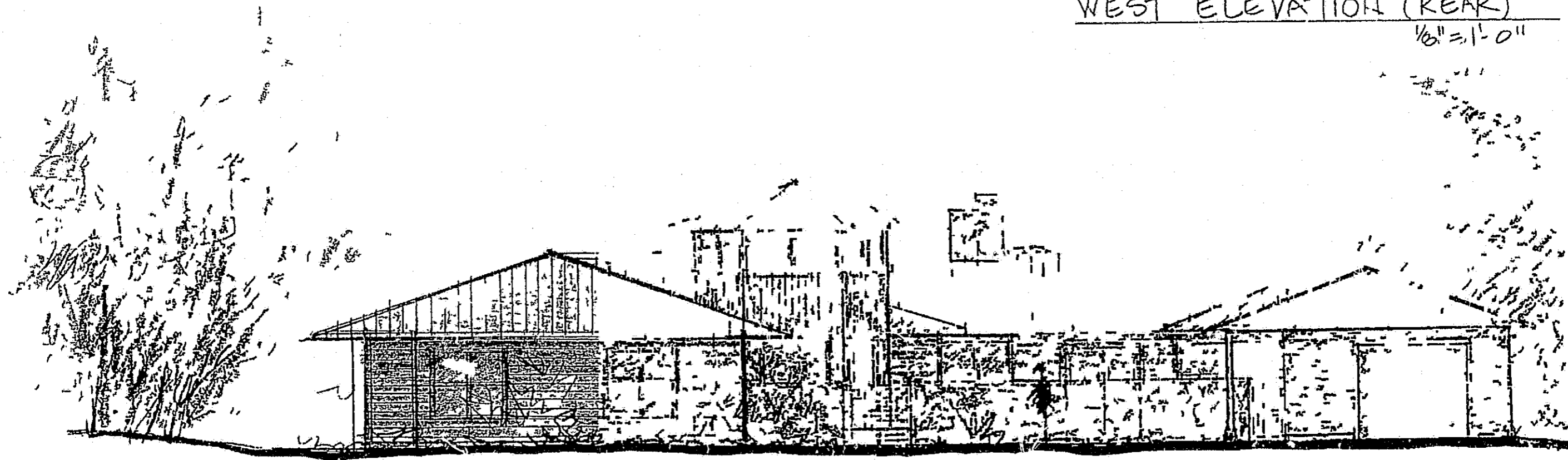
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 Date: 2.27.04
 Scale: 1/4" = 1'-0"

A2
 OF 10





WEST ELEVATION (REAR)
 $\frac{1}{8}'' = 1'-0''$



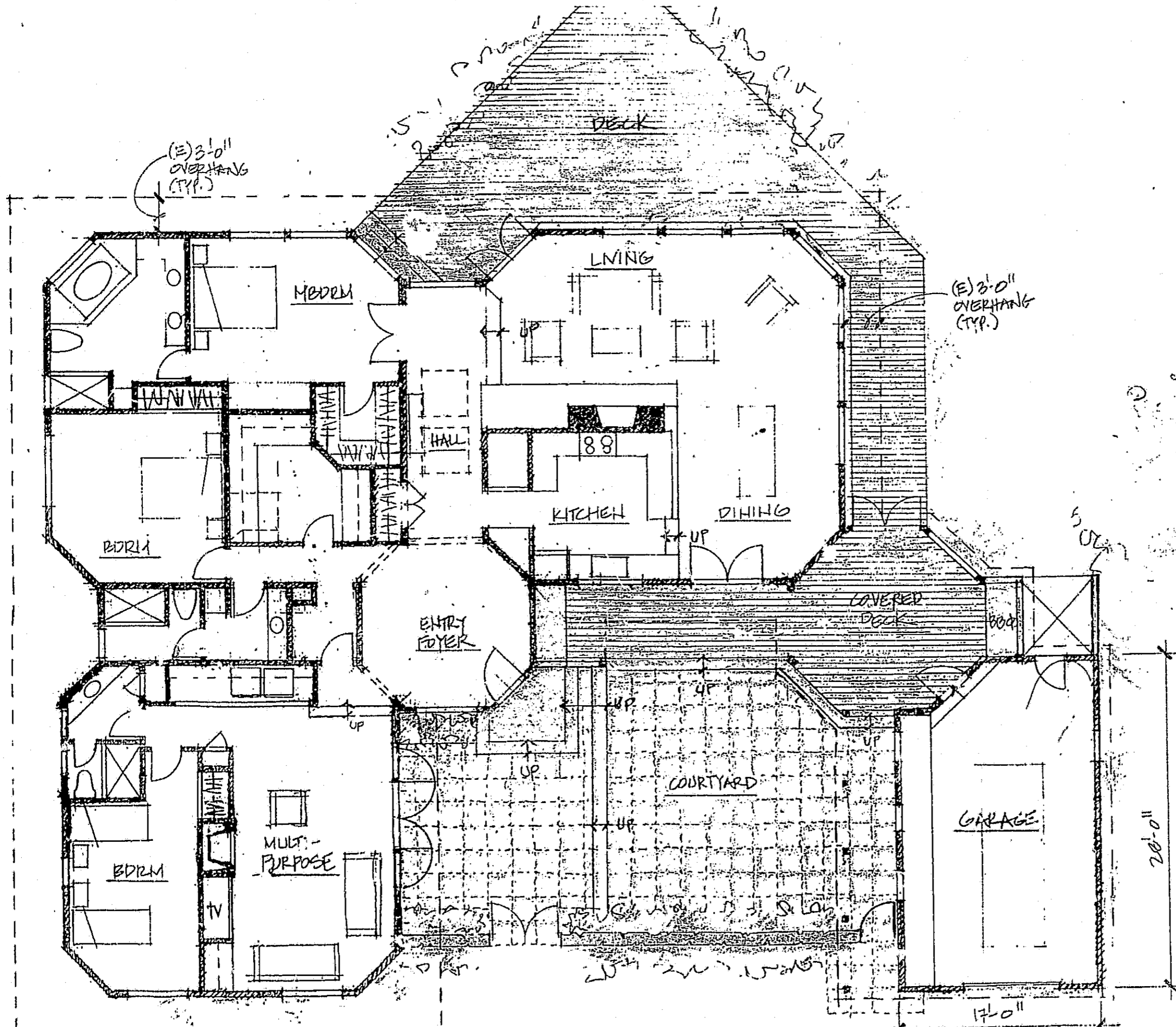
EAST ELEVATION (FRONT)
 $\frac{1}{8}'' = 1'-0''$

Guy Lubroth, Architect
 T 415 (310) 525-6368
 F 415 (310) 912-6931
 1912 Vine Street
 Berk 1 y CA 94709
 gl lubroth@earthlink.net

LANG RESIDENCE
 Timber Cove
 Monte Rio California

Revisions
 Δ
 Δ
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 Date 2.27.04
 Scale $\frac{1}{8}'' = 1'-0''$

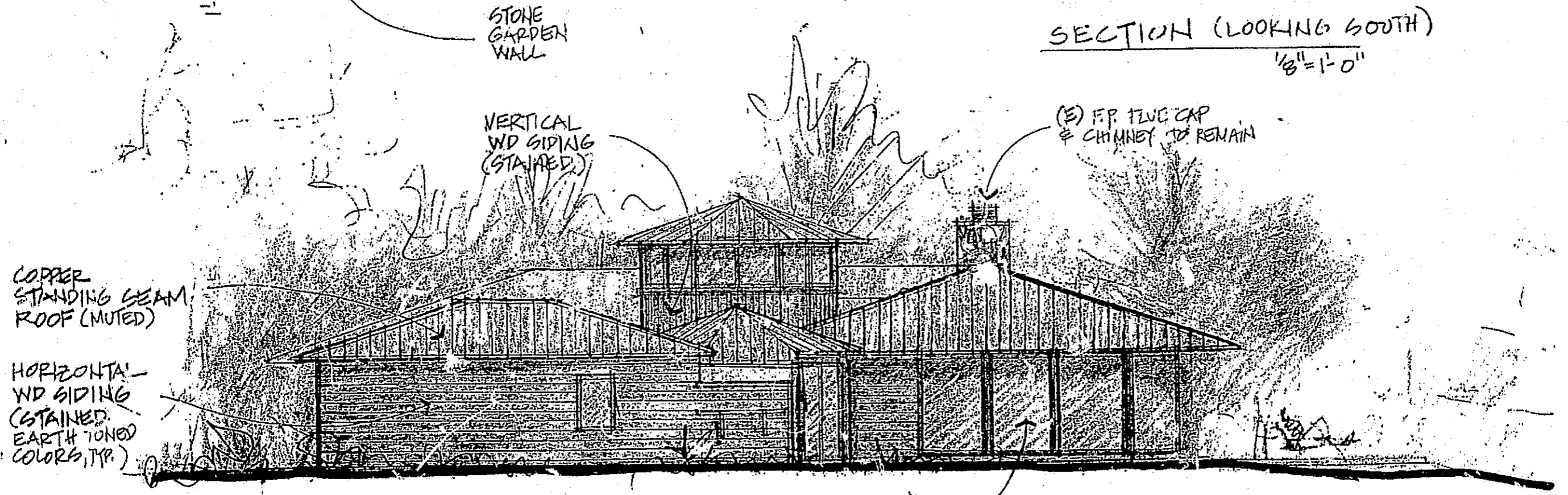
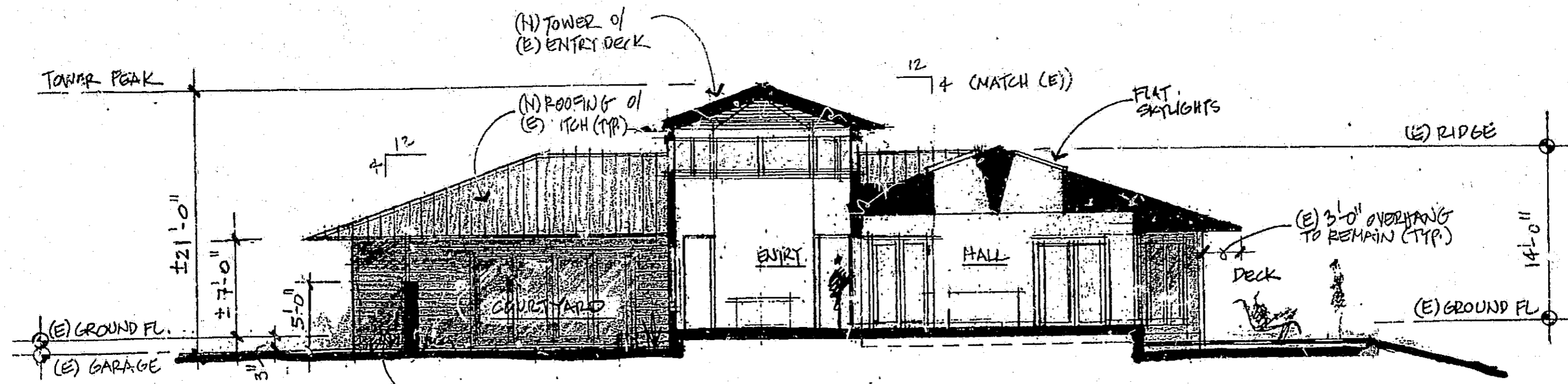
A5
 OF 6



LANG RESIDENCE
 Timber Cove
 Monte Rio, California

Revisions:
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 Δ
 Δ
 Date: 7-27-04
 Scale: 1/8" = 1'-0"

A3
 OF 6



Revisions:

△	
△	
△	

Date: 2-27-04
 Scale: 1/8" = 1'-0"

AG
 OF 6

Biotic Survey and Recommendations regarding planned construction of a garage at 22076 Ninive Drive, Timber Cove, property of Richard and Judy Lang

Peter G. Connors, Ph.D.
21 April 2005

I conducted the survey on April 10, 2005. Most plants were identifiable by this date, except for some of the grasses that had not yet begun to flower. There had been 3 separate rainstorms within the previous week, and the small, seasonal stream on the property was flowing with clear water.

Site Description:

The property is on a coastal terrace, almost level, sloping modestly toward the ocean bluffs and toward the seasonal stream north of the building site. The owners have planted Monterey cypress and Monterey pine along the banks of the stream, beginning 18 years ago, to provide screening and to develop a wooded riparian-like zone near the stream. The width of the stream, flowing feely after the recent rains, varied from 12" (in riffles) to 36" (in pools). Depth was approximately 1" (riffles) to 12" (pools). The landowners state that the stream is dry during summer.

The stream has cut through upper soil layers and runs mostly on bedrock, approximately 2 to 4 feet below the adjacent upland surface. There is very little evidence of recent erosion, with streambanks mostly appearing quite stable. At the point closest to the proposed garage site, a slight bend in the stream has cut the stream channel approximately 2 to 3 feet wider than in straight areas, suggesting some potential for minor erosion.

The oldest of the planted trees have attained enough size and density to provide dense shade, limiting the numbers of understory plants. In areas with less shade, a more diverse cover of coastal prairie plants persists.

At its closest, the northeast corner of the proposed garage is 25 feet from the edge of the streambank and 30 feet from the center of the stream.

Vegetation:

I surveyed all the plants growing in two zones: (1) on the upland area between the garage site and the stream bank, and (2) along both slopes of the stream bank and the stream bottom. Plants are identified in these two zones as Native or Introduced, perennial or annual.

I. Plants of the upland between garage and stream bank

Ferns and horsetails

Sword fern, *Polystichum munitum*, Native perennial

Common horsetail, *Equisetum arvense*, Native perennial

Conifers

Monterey cypress, *Cupressus macrocarpa*, Introduced perennial

Monterey pine, *Pinus radiata*, Introduced perennial

Flowering plants: Dicots

Sunflower family

Brownie thistle, *Cirsium quercetorum*, Native perennial

Hairy cat's ear, *Hypochaeris radicata*, Introduced perennial

Seaside daisy, *Erigeron glaucus*, Native perennial

Sow thistle, *Sonchus oleraceus*, Introduced annual

Mustard family

Bitter cress, *Cardamine oligosperma*, Native annual

Pink family

Meadow chickweed, *Cerastium glomeratum*, Introduced annual

Chickweed, *Stellaria media*, Introduced annual

Stonecrop family

Live forever, *Dudleya farinosa*, Native perennial

Pea family

Lupine, *Lupinus* sp.

Cow clover, *Trifolium wormskioldii*, Native perennial

Geranium family

Geranium sp., Introduced annual or perennial

Mint family

Hedge nettle, *Stachys ajugoides* var. *rigida*, Native perennial

Oxalis family

Wood sorrel, *Oxalis corniculata*, Introduced perennial

Plantain family

English plantain, *Plantago lanceolata*, Introduced perennial

Buckwheat family

Sheep sorrel, *Rumex acetosella*, Introduced perennial

Purslane family

Miner's lettuce, *Claytonia perfoliata*, Native annual

Buttercup family

California buttercup, *Ranunculus californicus*, Native perennial

Bedstraw family

Bedstraw, *Galium aparine*, Native annual

Snapdragon family

Foxglove, *Digitalis purpurea*, Introduced perennial

Flowering plants: Monocots

Rush family

Blue rush, *Juncus patens*, Native perennial
Wood rush, *Luzula comosa*, Native perennial

Grass family

Sweet vernal grass, *Anthoxanthum odoratum*, Introduced perennial
California brome, *Bromus carinatus*, Native perennial
Ripgut brome, *Bromus diandrus*, Introduced annual
Pacific hairgrass, *Deschampsia holciformis*, Native perennial
Velvet grass, *Holcus lanatus*, Introduced perennial
Kentucky bluegrass, *Poa pratensis*, Introduced perennial
Wheat, *Triticum aestivum*, Introduced annual

II. Plants of the stream banks and stream bottom

Ferns and horsetails

Giant chain fern, *Woodwardia fimbriata*, Native perennial
Sword fern, *Polystichum munitum*, Native perennial
Common horsetail, *Equisetum arvense*, Native perennial

Flowering plants: Dicots

Parsley family

Angelica, *Angelica hendersonii*, Native perennial

Sunflower family

Coyote brush, *Baccharis pilularis*, Native perennial
Bull thistle, *Cirsium vulgare*, Introduced biennial
Lizard tail, *Eriophyllum staechadifolium*, Native perennial
Seaside daisy, *Erigeron glaucus*, Native perennial

Mustard family

Bitter cress, *Cardamine oligosperma*, Native annual

Pink family

Chickweed, *Stellaria media*, Introduced annual

Stonecrop family

Live forever, *Dudleya farinose*, Native perennial

Heather family

California huckleberry, *Vaccinium ovatum*, Native perennial

Geranium family

Geranium sp., Introduced annual or perennial

Mint family

Hedge nettle, *Stachys ajugoides* var. *rigida*, Native perennial

Wax myrtle family

California wax myrtle, *Myrica californica*, Native perennial

Evening primrose family

Willow herb, *Epilobium ciliatum*, Native perennial

Plantain family

English plantain, *Plantago lanceolata*, Introduced perennial

Purslane family

Miner's lettuce, *Claytonia perfoliata*, Native annual

Rose family

California blackberry, *Rubus ursinus*, Native perennial

Bedstraw family

Bedstraw, *Galium aparine*, Native annual

Snapdragon family

Foxglove, *Digitalis purpurea*, introduced perennial

Flowering plants: Monocots

Sedge family

Pincushion sedge, *Scirpus cernuus*, Native perennial

Rush family

Rush, *Juncus effuses*, Native perennial

Lily family

Unidentified garden plant, Introduced perennial

Grass family

Pacific hairgrass, *Deschampsia holciformis*, Native perennial

Velvet grass, *Holcus lanatus*, Introduced perennial

Kentucky bluegrass, *Poa pratensis*, Introduced perennial

Wildlife:

A single visit can not identify all the wildlife that would use an area such as this, but the small size and seasonal flow of the stream, together with the very limited, and mostly introduced (planted) woody streamside vegetation, indicate that the stream would not be an important habitat to any riparian species, and would be used mainly by species that are widespread on the coastal terrace. The stream does not provide suitable habitat for the red-legged frog because it is seasonal and there is no permanent freshwater in the vicinity. Perhaps the stream could be made more attractive to some insects and birds with additional plantings of native shrubs, as suggested below.

Conclusions and recommendations:

The seasonal stream harbors a mix of species of native and introduced plants, but its very small size and largely introduced woody streamside vegetation limit its importance as riparian habitat. The stream appears stable, with no important erosion seen. Plantings of Monterey cypress and Monterey pine provide a woody structure to the habitat, but they are becoming large, shading out understory plants.

The garage is situated 25 feet from the nearest point of the stream bank and 30 feet from the center of the stream. This is certainly close, but the almost level ground, the largely introduced woody vegetation, and the absence of important habitat values lead me to conclude that construction of the garage could proceed without any harm to the stream, the habitat, or to wildlife values. I have three recommendations for the construction process:

- (1) The driveway should be kept 25 feet from the stream bank, consistent with the garage distance from the stream bank. This may require some driveway realignment in

comparison with the existing plans. It may also require repositioning of the garage door to move the door farther from the corner of the garage.

- (2) There must be a construction fence in place before any construction begins, to prevent accidental movement of soils toward the stream or any discard of materials near or in the stream channel. In particular, concrete trucks should not be permitted to wash out in any area that could drain to the stream.
- (3) Roof runoff should not be channeled with gutters to any ground area that could erode as water flows to the stream. Diffuse sheet runoff from the roof, without gutters, will probably disperse the runoff, reducing potential erosion and channeling.

I recommend two actions to maintain or improve plant diversity and habitat quality.

- (4) The pines and cypresses should not be allowed to continue growing without some thinning. Shading has already reduced native species diversity under trees compared with open spots. The aim should be to maintain open or filtered sunlight reaching much of the streamside habitat. This might entail complete removal of scattered trees, or partial thinning of many trees.
- (5) The only native shrubs present are a few examples of California wax myrtle, coyote brush, and California huckleberry, desirable species characteristic of the northern coastal scrub community in the area. I suggest trying to add some native willows at the stream edge, particularly at the point closest to the garage corner. The streambed may be too dry during the summer to support willows, but I think there is a reasonable chance for success. The most appropriate species are Sitka willow, *Salix sitchensis*, and perhaps Arroyo willow, *Salix lasiolepis*. Any other plantings along the stream corridor should be limited to native species, as these will contribute to insect diversity, and therefore bird diversity.



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

May 31, 2005

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

File Number: CPN05-0005
Applicant Name: Richard Lang
Owner Name: Richard Lang
Site Address: 22076 Ninive Dr, Timber Cove
A.P.N. 109-440-016

Request for a Coastal Permit with no hearing for a remodel to an existing single fam" dwelling on 1.41 acres.

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 June 14, 2005 and should be sent to the attention of CPN05-0005, Doug Zanini (dzanini@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 type="checkbox"/> Fire District - |
| <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) - J. Kottage | <input checked="" type="checkbox"/> State Coastal Commission |
| <input type="checkbox"/> Public Works (La Plaza - Drainage) - J. Foster | <input type="checkbox"/> Caltrans (State) |
| <input type="checkbox"/> Ag Commissioner | <input checked="" type="checkbox"/> State Fish & Game |
| <input type="checkbox"/> Flood & Drainage Review | <input type="checkbox"/> State Department of Forestry |
| <input type="checkbox"/> PRAC Planner | <input type="checkbox"/> State Department of Health |
| <input type="checkbox"/> General Plan Staff | <input type="checkbox"/> State Parks and Recreation |
| <input type="checkbox"/> Northwest Information Center, S.S.U. | <input type="checkbox"/> Regional Water Quality Control |
| <input type="checkbox"/> Milo Baker Chapter Conservation Committee | <input type="checkbox"/> Regional Air Pollution Control |
| <input type="checkbox"/> Public Works - Transit | <input type="checkbox"/> Regional Parks Department |
| <input type="checkbox"/> Building Inspection | <input type="checkbox"/> City of Dept. |
| <input type="checkbox"/> Army Corps of Engineers | <input checked="" type="checkbox"/> Treasurer/Special Assessment |
| <input type="checkbox"/> P.G. & E. | <input checked="" type="checkbox"/> Assessor |
| <input type="checkbox"/> Pacific Bell | <input type="checkbox"/> Landmarks Commission |
| <input type="checkbox"/> Sheriff - Crime Prevention | <input type="checkbox"/> CDC - Affordable Housing |
| <input type="checkbox"/> LAFCO | <input type="checkbox"/> Road Naming |
| <input type="checkbox"/> ALUC/CLUP - Bob Gaiser | <input checked="" type="checkbox"/> Other: COAAST |
| <input checked="" type="checkbox"/> Board of Supervisors - Supervisor Mike Relly | <input checked="" type="checkbox"/> Other: Timber Cove HOA |
| <input type="checkbox"/> County Communications - George Waters | |



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

05.18.05

Name: Richard & Judy Lang
Project address: 22076 Ninive Dr.
Timber Cove, CA
APN 109-440-016

To whom it may concern,

The Timber Cove Homes Association Architect has approved the above construction project for an addition of a tower and garage based on the plans dated 2.27.04. All conditions have been met. If you have any questions please call me.

Sincerely,

Cathy Scherz

Cathy Schezer

Administrative Assistant

To Doug Zanini

2 pages



DEPARTMENT OF FISH AND GAME

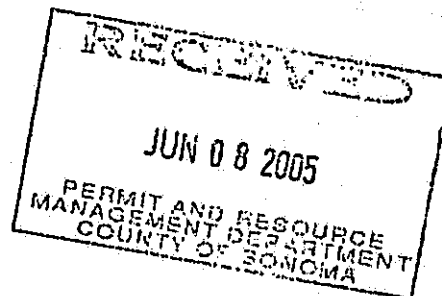
<http://www.dfg.ca.gov>

POST OFFICE BOX 47
YOUNTVILLE, CALIFORNIA 94599
(707) 944-5500



June 6, 2005

Mr. Doug Zanini
County of Sonoma
Permit and Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403



Dear Mr. Zanini:

Timber Cove Home Remodel CPN05-0005
Jenner, Sonoma County
APN 109-440-016

The Department of Fish and Game (DFG) has reviewed the document for the subject project. Please be advised this project may result in changes to fish and wildlife resources as described in the California Code of Regulations, Title 14, Section 753.5(d)(1)(A)-(G)¹. Therefore, a de minimis determination is not appropriate, and an environmental filing fee as required under Fish and Game Code Section 711.4(d) should be paid to the Sonoma County Clerk on or before filing of the Notice of Determination for this project.

For any activity that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of a river or stream, or use material from a streambed, DFG may require a Streambed Alteration Agreement (SAA), pursuant to Section 1600 et seq. of the Fish and Game Code, with the applicant. Issuance of SAAs is subject to the California Environmental Quality Act (CEQA). DFG, as a responsible agency under CEQA, will consider the CEQA document for the project. The CEQA document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for completion of the agreement. To obtain information about the SAA notification process, please access our website at www.dfg.ca.gov/1600; or to request a notification package, contact the Streambed Alteration Program at (707) 944-5520.

If you have any questions, please contact Mr. Liam Davis, Environmental Scientist, at (707) 944-5529; or Mr. Scott Wilson, Habitat Conservation Supervisor, at (707) 944-5584.

Sincerely,

Robert W. Floerke
Regional Manager
Central Coast Region

¹ <http://ccr.oal.ca.gov/>. Find California Code of Regulations, Title 14 Natural Resources, Division 1; Section 753



FILE: CPN05 - 00015

Richard Lang
Applicant

Amiue Drive

Tenna
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, Bill Passavanti, mailed the attached notice to:
(Name of responsible Secretary)

the County Clerk's Office on 6/29/05

the newspaper on N/A

to each owner of record within 300 feet of the subject property and to applicant/owner and others that have requested notification on 6/29/05

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

6/29/05
(Date)

William J. ...
(Signature)

FILE: CPN 05-0005

Richard Lang
Applicant

22076 Ninive Drive

Jenner
Site Address

AFFIDAVIT OF NOTICING

I, DYLG TANINI, 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 TREE N. OF DRIVEWAY

ON TREE S. OF DRIVEWAY

ON NINIVEDL. SIGN(N) on 7/1/05
(Date)

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

7/5/05
(Date)

Doug Tanini
(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

FRANK T. LEWIS, Co. Clerk
BY Frankling
DEPUTY CLERK

This notice was posted on JUN 30 2005
and will remain posted for a period of thirty days
until JULY 30, 2005

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

For a development located within the Sonoma County Coastal Zone.

Application Filing Date:	May 25, 2005
File No:	CPN05-0005
Applicant:	Richard Lang
Assessor's Parcel No:	109-440-016
Proposed Project Location:	22076 Ninive Drive, Jenner
Zoning:	RR (Rural Residential), CC (Coastal Combining), B7 (Frozen Lot Size), SR (Scenic Resource)
Supervisorial District:	5
Project Description:	Request for a Coastal Permit with no hearing for a remodel to an existing single family dwelling on 1.41 acres.

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 15303.

The Director intends to find that the proposal will not be detrimental to the health, safety or welfare of adjacent land uses or properties and that the project complies with the Local Coastal Program. More specifically, the project will not adversely impact riparian resources and will not be visible from public view areas or Hwy 1.

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.

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 2000
San Francisco, CA 94105-2219

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 Doug Zanini at (707) 565-2397.

Posting Date: July 1, 2005

Staff: Doug Zanini



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 16, 2005

File: CPN05-0005
Applicant: Richard Lang
Address: 3421 Woodview Drive
City, State, Zip: Lafayette, CA 94549
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: Request for a Coastal Permit with hearing for a remodel to an existing single family dwelling and construction of a detached garage on 1.41 acres.

Project Location: 22076 Ninive Drive, Timber Cove

Assessor's Parcel Number: 109-440-015

APPROVED by the Permit and Resource Management Department on July 16, 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, a Biotic Survey was performed and conditions have been incorporated to eliminate potential impacts to biotic resources.

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

Draft Conditions of Approval

Date: July 16, 2005
Applicant: Richard Lang
Address: 22076 Ninive Drive, Jenner

File No.: CPN05-0005
APN: 109-440-015

Project Description: Request for a Coastal Permit with hearing for a remodel to an existing single family dwelling and construction of a detached garage on 1.41 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 remodel an existing single family dwelling and construction of a detached garage on 1.41 acres. The use shall be operated in accordance with the proposal statement and site plan located in File#CPN05-0005 unless otherwise modified by these conditions.
3. Any proposed modification, alteration, and/or expansion of the use as described by the application submitted on May 25, 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 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. 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.
8. The applicant shall incorporate all recommendations contained within the Biotic Survey conducted by Peter G. Connors, Ph.D., on April 21, 2004, into the design and construction of the proposed addition and detached garage.
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 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.

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: Doug Zanini, Planner
County of Sonoma, Permit and Resource Management
Department -- Planning Division
2550 Ventura Avenue
Santa Rosa, CA 95403
FROM: Yinlan Zhang, Coastal Program Analyst *UP*
RE: Application No. 2-SON-05-098

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

Local Permit #: CPN05-0005

Applicant(s): Richard Lang

Description: For a remodel to an existing single family dwelling and construction of a detached garage on 1.41 acres.

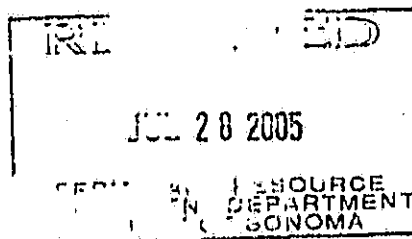
Location: 22076 Ninive Drive, Timber Cove (Sonoma County) (APN(s) 109-440-16)

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: Richard Lang



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. 	A. Received by (Please Print Clearly) <i>Andrew Fere</i>	B. Date of Delivery <i>7/25</i>
1. Article Addressed to: <i>CALIF. COASTAL COMMISSION ATTN YINLAN ZHANG 45 FREMONT ST. STE 2000 SAN FRANCISCO CA 94105-2219</i>	C. Signature <i>X Andrew Fere</i>	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
2. Article Number (Copy from service label) <i>7000 1670 0000 1707 3239</i>	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.	
PS Form 3811, July 1999 <i>Doc 192 - CPN05-0005</i>	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes Domestic Return Receipt 102595-00-M-0952	

