



Type



Docs



Plans

CPN07-0007

Building Permit Number

22056

Street Number

CUNDALL 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: CPN07-0007

Project Address: 22056 CUNDALL CT TIM
Cross Street: TIMBER COVE ROAD

APN: 109-400-026

Description: NEW SINGLE FAMILY DWELLING

Printed: Monday, May 21, 2007
Initialized by: BHILLEGA
Activity Type: B-CPN 601

Owner: ROMEO GINA C TR
 20705 COAST HWY 1
 JENNER CA 95450

Applicant: ROMEO GINA C TR
 20705 COAST HWY 1
 JENNER CA 95450

Fees:

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
740	NPDES - ENCROACHMENT	025015-3140	25.00	.00	.00
1024	COASTAL PERM LEVEL I	025015-3806	1,010.00	.00	.00
1052	ENV REV CEQA EXEMPT DET	025015-3811	29.00	.00	.00
			\$1,064.00	\$0.00	

Total Fees: \$1,064.00
Total Paid: \$0.00

Balance Due: \$1,064.00

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

When validated below, this is your receipt.

PAYMENT REC'D
 \$ 1,064.00
 MAY 21 2007
 PERMIT AND RESOURCE
 MANAGEMENT DEPARTMENT
 COUNTY OF SONOMA

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: CPN07-0007

Project Address: 22056 CUNDALL CT TIM
Cross Street: TIMBER COVE RD

APN: 109-400-026

Description: COASTAL PERMIT FOR A NEW 925 SQ FT SINGLE FAMILY

Printed: February 15, 2008
Initialized by: BHILLEGA
Activity Type: B-CPN 601
PCAS #:

Owner: ROMEO GINA AND JASON
 20705 HWY 1
 JENNER CA
 95450
 707 847 3260

Applicant: ROMEO GINA AND JASON
 20705 HWY 1
 JENNER CA
 95450
 707 847 3260

Fees:

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
740	NPDES - ENCROACHMENT	025015-3140	25.00	25.00	.00
1024	COASTAL PERM LEVEL I	025015-3806	1,010.00	1,010.00	.00
1052	ENV REV CEQA EXEMPT DET	025015-3811	29.00	29.00	.00
1065	SITE INSPECTION-PLANNING	025015-3820	660.00	.00	.00
			\$1,724.00	\$1,064.00	

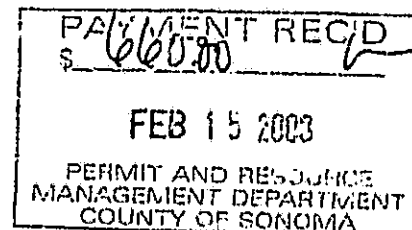
Total Fees: \$1,724.00

Total Paid: \$1,064.00

Balance Due: \$660.00

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

When validated below, this is your receipt.



Planning Application

PJR-001

File#:

CPN 07.0007

Type of Application:

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

Applicant (Contact Person):

Jason & Gina Romeo
 Name
20705 Coast Hwy #1
 Mailing Address
Jenner CA 95450
 City/Town State/Zip
707-847-3260 847-3016
 Phone Fax
Gina Romeo 5-21-07
 Signature Date

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
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Project Information:

22650 Cu-dall Ct (TIMBER LOVE)
 Address(es)
109-400-0246
 Assessor's Parcel Number(s)
 Project Description: New SPD
Jenner
 City/Town
 Acreage

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: S Current Zoning: RRCCB7 General Plan Land Use: G-PRR20
 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: 1 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; Penally applicable? yes no; Civil Penalty Factor N/A

Previous Files: _____
 Application accepted by Blake H Date 5-21-07

Sonoma County Permit and Resource Management Department
 2550 Ventura Avenue ♦ Santa Rosa, CA ♦ 95403-2829 ♦ (707) 565-1900 ♦ Fax (707) 565-1103

Coastal Permit Application Supplemental Information

PURPOSE:

This form is to be completed by applicants in order to provide additional information regarding a Coastal Permit application. The more details that are provided, the easier it will be to promptly process the Coastal Permit application. Please answer all questions. Indicate "Not Applicable" or "N/A" for those questions which do not pertain to the proposed project. It is important that applicants provide complete answers to all questions.

1. Are there existing structures or improvements on the property? Yes No
If yes, describe below and identify the use and size of each structure or improvement.

2. Describe the project and include structure sizes(s) (in square feet), improvements such as wells, septic systems, grading, vegetation removal, roads, driveways, propane tanks, oil tanks, water storage tanks, solar panels, etc.

*New 8FD 925 sq ft, private septic system.
Removal of small tan oak trees
propane tank*

3. Is any grading or road/driveway construction planned? Yes No

Estimate the amount of grading in cubic yards: _____

If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, a grading plan and permit will be required.

Estimate the length of the proposed road/driveway: _____ feet.

4. Will vegetation be removed on areas other than the building sites and roads?

Yes No

If yes, explain: *septic site*

5. Are there any water courses, anadromous fish streams, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, rare or endangered plants, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site? If yes explain:

NO

6. How many trees will be removed to implement the project: _____. Indicate on the site plan all trees to be removed which are greater than 9 inches in diameter (measured four feet from the ground). If applicable, please indicate on the site plan the size, location and species of all on-site trees that provide screening from public view areas.

7. Will the proposed development be visible from:

- A. State Highway 1? Yes No
- B. Other Scenic Corridor? (see list below) Yes No
- C. Park, beach, or recreation area? Yes No

If you answered yes, explain _____

Scenic Corridors: Stewarts Point-Skaggs Springs Road, Fort Ross Road, Myers Grade/Seaview Road, Highway 116, Willow Creek (paved portion), Coleman Valley Road, Bay Hill Road, Bodega Highway and Petaluma-Valley Ford Road.

8. Height of structure(s) in feet (measured from average grade to the highest point of the structure). Identify height of building(s) on architectural elevations:

13 FT

9. Describe all exterior materials and colors of all proposed structures

Siding material	<u>cedar</u>	Color	<u>Redwood stain</u>
Trim material	<u>cedar</u>	Color	<u>Redwood stain</u>
Chimney material	<u>plue w/cedar screening</u>	Color	<u>redwood stain</u>
Roofing material	<u>50 yr Comp</u>	Color	<u>black</u>
Window frame material	<u>Aluminum</u>	Color	<u>black</u>
Door material	<u>fiberglass</u>	Color	<u>iron</u>

Fencing material na Color _____
Retaining wall material na Color _____
Other exterior materials _____ Color _____

10. Will there be any new exterior lighting? Yes No
If yes, provide lighting details and specifications for all exterior lighting fixtures. All lighting fixtures must be downcast and shielded to prevent light and glare beyond the parcel boundaries. Identify the location of all exterior lighting on the site plan or building plan.

 recessed lighting

11. If the project is commercial, industrial, or institutional, complete the following:

Total square footage of all structures: _____

Estimated employees per shift: _____

Estimated shifts per day: _____

Type of loading facilities proposed: _____

Will the proposed project be phased? Yes No

If Yes, explain your plans for phasing: _____

Parking will be provided as follows:

Number of Spaces:

Existing: _____ Proposed: _____ Total: _____

Number of standard spaces: _____ Size: _____

Number of handicapped spaces: _____ Size: _____

12. What will be the method of sewage disposal?

Community sewage system, specify _____

Septic Tank (Indicate primary and replacement leachfields on plot plan)

Other, specify _____

13. What will be the domestic water source?

Community water system, specify supplier: Timber Cove

Well On-site Off-site

Spring On-site Off-site

Other, specify _____

14. Utilities will be supplied to the site as follows:

Electricity:

Utility Company (service exists to the parcel)

Utility Company requires extension of services to site: 50 feet _____ miles

On Site generation, Specify: _____

None

Gas:

Utility Company/Tank

None

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."

Gina Romeo
Applicant Name

Gina Romeo
Applicant Signature

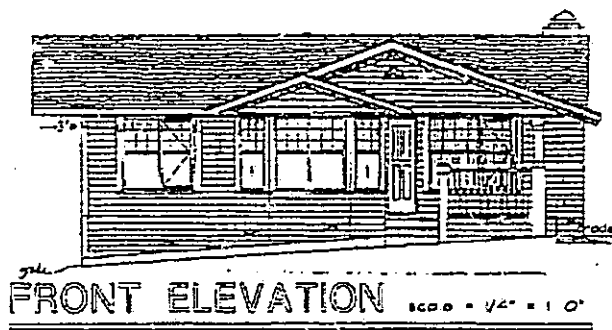
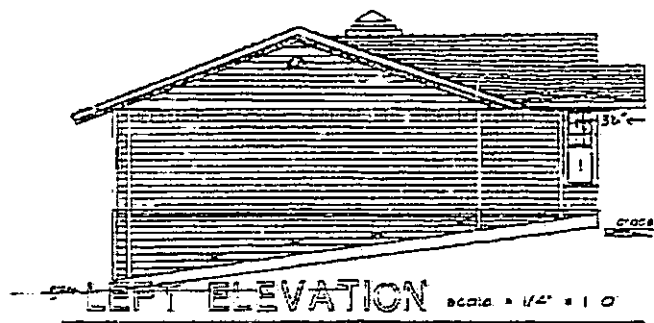
Jason & Gina Romeo
Owner Name

Gina Romeo
Owner Signature

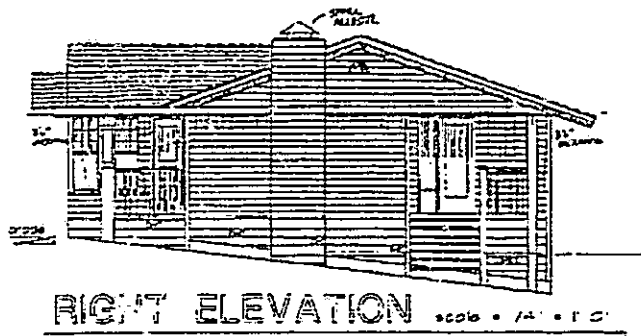
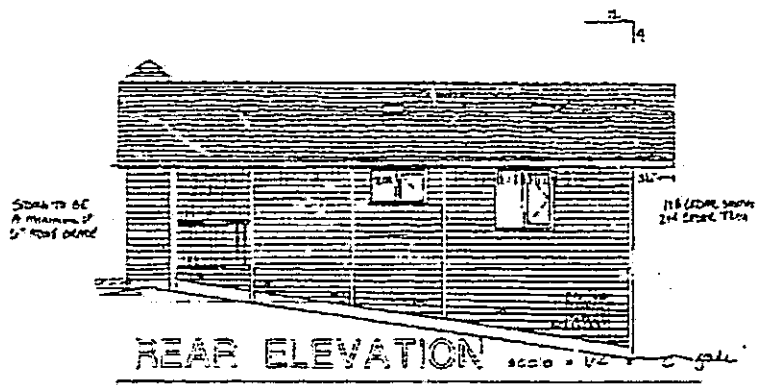
5.21.07
Date

CPN07-0007
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.



NOTE: MINIMAL SHADING
TO MEET PLAN HEIGHT
REQUIREMENT



NOTES: ROOFING - 50 YEAR RESIST - BLACK
- SIDING - 1/2\"/>

JASON AND GINA ROMEO
22056 TIMBER CREEK ROAD
JENNER, CALIFORNIA
1091-400-0216

May 2009

SHEET TITLE:
ELEVATIONS

SCALE:
AS NOTED

6/17



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

June 19, 2007

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

File Number: CPN07-0007
Applicant Name: Jason & Gina Romeo
Owner Name: Jason & Gina Romeo
Site Address: 22055 Cundall Ct, Timber Cove
A.P.N. 109-400-026

Request for a Coastal permit without hearing for a new 925 sq. ft. single family residence.

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 July 10, 2007 and should be sent to the attention of:
CPN07-0007, Blake Hillegas (bhillega@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 District - |
| <input type="checkbox"/> Health | <input type="checkbox"/> School District - |
| <input type="checkbox"/> Sanitation | <input type="checkbox"/> SUSM Review - Reg Cullen |
| <input type="checkbox"/> E/H Consumer Prot. - Jerry Meshulam | <input type="checkbox"/> Water District - |
| <input type="checkbox"/> Public Works (La Plaza) - John Mailland | <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 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"/> 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 type="checkbox"/> Treasurer/Special Assessment |
| <input type="checkbox"/> SBC | <input type="checkbox"/> Assessor |
| <input type="checkbox"/> Sheriff - Crime Prevention | <input type="checkbox"/> Landmarks Commission |
| <input type="checkbox"/> LAFCO | <input type="checkbox"/> So County Transit - Steven Schmitz |
| <input type="checkbox"/> ALUC/CLUP - Bob Gaiser | <input type="checkbox"/> Road Naming |
| <input checked="" type="checkbox"/> Board of Supervisors - Supervisor Mike Reilly | <input type="checkbox"/> Code Enforcement - Michael Lueders: |
| <input type="checkbox"/> County Communications - George Waters | <input checked="" type="checkbox"/> Other: Timber Cove HOA |
| <input type="checkbox"/> Fire Marshal | <input checked="" type="checkbox"/> Other: Coastal Hills Commission |



Timber Cove Homes Association
22150 Amanita Circle
Jenner, CA 95450

(707) 847-3062 Fax (707) 847-3411

February 20, 2008

SCPRMD
Attn: Blake Hillegas
Fax@ 565-1103

Dear Mr. Hillegas,

The board of directors at their February 18, 2008 meeting reviewed a request by Jason and Gina Romeo, AP# 109-430-16, 22045 Davis Way, Timber Cove to get board approval for a project allowing a septic system to be installed on their property located at 22056 Cundall Ct, AP#109-400-26. The board has no objections to this change, as this will only be a septic system, and no visual changes will be made to the property.

We hope this will satisfy your department, and help Mr. and Mrs. Romeo with their project.

Please give our office a call if you have any questions.

Sincerely,

Michael Anderson
TCHA Board President



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

8.1.07

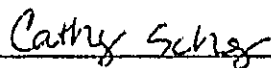
Jason & Gina Romeo
22705 Coast Hwy 1
Jenner, CA 95450

Project Address: 22056 Timber Cove Rd.
Jenner, CA 95450
APN 109-400-026

To whom it may concern,

The project at 22056 Timber Cove Rd. meets the CC&R's criteria and therefore The Timber Cove Homes Association has approved this construction project based on the plans dated May 2007. If you have any questions please don't hesitate to call me at 707-632-6368.

Respectfully,



Cathy Schezer

FILE: CP 07-0006

Gina & Jason Romeo
Applicant

22056 Cundall Ct.

Timber Cove
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, Dawn Fata, mailed the attached notice to:

the County Clerk's Office on 7/26/07

N/A the newspaper on _____

to each owner of record within ^{100'}~~300~~ feet of the subject property and to applicant/owner and others that have requested notification on 7/26/07 VIA mail

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

7/26/07
(Date)

[Signature]
(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: July 26, 2007

Planner:

Blake Hillegas

For a development located within the Sonoma County Coastal Zone.

Application Filing Date:	May 21, 2007
File No:	CPN07-0006
Applicant:	Gina and Jason Romeo
Assessor's Parcel No:	100-400-026
Proposed Project Location:	22056 Cundall Ct., Timber Cove
Zoning:	RR (Rural Residential), CC (Coastal Combining), B7 (Frozen Lot Size)
Supervisorial District:	5
Project Description:	Request for a Coastal Permit without hearing for a new 925 square foot single family residence.

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: August 9, 2007
(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: August 6, 2007
(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: August 15, 2007

File: CPN07-0007
Applicant: Gina and Jason Romeo
Address: 20705 Hwy. 1
City, State, Zip: Jenner, CA 95450
Planner: Blake Hillegas

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 925 square foot single family dwelling and septic system on a 1 acre parcel.

Project Location: 22056 Cundall Ct., Timber Cove

Assessor's Parcel Number: 109-400-026

APPROVED by the Permit and Resource Management Department on August 15, 2007.

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 the construction of a single family dwelling (15303, Class 3).
2. The project, as described in the application and as conditioned, conforms with the plans, policies, requirements and standards of the Sonoma County Coastal Program and the zoning designation of RR (Rural Residential).
3. The Timber Cove Home Owners' association Design Review approval, dated June 6, 2007, found the design of the proposed house is compatible with the surrounding community.
4. The proposed project is located east of Highway 1, does not obstruct a view from Highway 1, and will not be visible from Highway 1.

Not appealable to the Coastal Commission.

Conditions of Approval

Date: August, 2007
Applicant: Gina and Jason Romeo
Address: 22056 Cundall Ct., Timber Cove

File No.: CPN07-0007
APN: 109-400-026

Project Description: Request for a Coastal Permit with no hearing for a new 925 square foot single family dwelling on a 1 acre parcel.

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 with no hearing for a new 925 square foot single family dwelling on a 1 acre parcel. The use shall be operated in accordance with the proposal statement and site plan located in File No. CPN07-0007 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 21, 2007, 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 environmental review.
4. All utilities shall be placed underground.
5. All exterior light fixtures shall be shielded to prevent off-site light and glare. "Up lights" are not permitted on the building or site. Exterior light fixtures shall not directly shine off the subject property. You must submit a lighting plan with the building permit along with "cut sheets" showing the selected fixtures.
6. These Conditions of Approval shall be printed on a separate blueprint sheet which must be part of building and grading permit applications.
7. All trees shown to be retained on the plans in or adjacent to the development area shall be protected during the construction phase of the project as much as practicable. Construction fencing shall be installed in appropriate locations.
8. 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.

FILE: CPNO 7-0006

Lina & Jason Romero
Applicant

22056 Conchall Ct #

22045 Davis Way
Address

Timber Cove

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, Francine Archer, mailed the attached notice to:
(Name of responsible Secretary)

the County Clerk's Office on 2-21-08

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 2-21-08

CA COASTAL COMMISSION CERTIFIED 2-21-08

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

2-21-08
(Date)

Francine Archer
(Signature)



Notice of Final Action on an (amended) 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 7, 2008

File: CPN07-0007
Applicant: Gina and Jason Romeo
Address: 20705 Hwy. 1
City, State, Zip: Jenner, CA 95450
Planner: Blake Hillegas

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 an amendment to a Coastal Permit. The initially approved Coastal Permit was issued to allow a septic system and new 925 square foot single family residence at 22056 Cundall Ct.

The amended Coastal Permit would allow an additional septic system to be installed, which includes a second leach field at 22056 Cundall Ct. with the septic tank located on an adjoining lot at 22045 Davis Way (see attached site plan).

Project Location: 22056 Cundall Ct. and 22045 Davis Way, Timber Cove

Assessor's Parcel Numbers: 109-400-026 and 109-430-016

APPROVED by the Permit and Resource Management Department on March 7, 2008.

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 the construction of a single family dwelling and two septic systems (15303, Class 3).
2. The project, as described in the application and as conditioned, conforms with the plans, policies, requirements and standards of the Sonoma County Coastal Program and the zoning designation of RR CC B7 (Rural Residential).
3. The Timber Cove Home Owners' association Design Review approvals, dated August 1, 2007 and February 20, 2008, found the design of the proposed house and septic systems compatible with the surrounding community.
4. The proposed project is located east of Highway 1, does not obstruct a view from Highway 1, is not consistent with a scenic easement on A. P. # 109-430-016 and will not be visible from Highway 1.

Not appealable to the Coastal Commission.

Conditions of Approval

Date: August 15, 2007 (Amended March 7, 2008)
File No.: CPN07-0007
Applicant: Gina and Jason Romeo **APN:** 109-400-026 and 109-430-016
Address: 22056 Cundall Ct. and 22045 Davis Way, Timber Cove

Project Description: Request to amend a Coastal Permit with no hearing for an additional septic system to serve a future house at 22045 Davis Way. The initial permit allowed a septic system and new 925 square foot single family dwelling at 22056 Cundall Ct. This amended permit allows an additional septic system to be installed, which includes a second leach field at 22056 Cundall Ct. with the septic tank located on an adjoining lot at 22045 Davis Way.

Prior to commencing the use, evidence must be submitted to the file that all of the following non-operationa' 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 with no hearing for a new 925 square foot single family dwelling on a 1 acre parcel. The use shall be operated in accordance with the proposal statement and site plan located in File No. CPN07-0007 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 21, 2007 and amended on March 15, 2008, 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 environmental review.
4. All utilities shall be placed underground.
5. All exterior light fixtures shall be shielded to prevent off-site light and glare. "Up lights" are not permitted on the building or site. Exterior light fixtures shall not directly shine off the subject property. You must submit a lighting plan with the building permit along with "cut sheets" showing the selected fixtures.
6. These Conditions of Approval shall be printed on a separate blueprint sheet which must be part of building and grading permit applications.
7. All trees shown to be retained on the plans in or adjacent to the development area shall be protected during the construction phase of the project as much as practicable. Construction fencing shall be installed in appropriate locations.
8. 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:

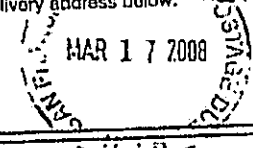
CALIFORNIA COASTAL COMMISSION
 RUBY PAP COASTAL PROGRAM ANALYST II
 REMONT STREET SUITE 2000
 OAKLAND, CALIFORNIA 94612-2219

COMPLETE THIS SECTION ON DELIVERY

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C. Signature [Handwritten Signature] Agent Addressee

D. Is delivery address different from item 1? Yes No
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Service Type
 Certified Mail Express Mail
 Registered Return Receipt for Merchandise
 Insured Mail C.O.D.
 4. Restricted Delivery? (Extra Fee) Yes

2. Article Number (Copy from service label)
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PS Form 3811, July 1999

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