

20

22080 GORDON CT
CAN95-1002

COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA

(707) 527-1900 FAX (707) 527-1103

COASTAL PERMIT - NO HEARING APPLICATION RECEIPT

Date: Sep 06, 1995
Time: 15:28
File #: CPN95-1002

Site Address

22080 GORDON CT TIM

Owner

Applicant

SCOGGINS JOHN
22092 NINEVE DR
JENNER, CA
(707) 847-3384 95450

Description

COASTAL PERMIT NO HEARING -SFD/ GAR

Parcel No: 109-400-036
Zoning:

Total Acres:
Gen Plan Land Use:

APPLICATION FEE SUMMARY

Item #	Item Account Code	Description	Fee	Previously Paid
0121	025619-1341	FIRE S.S. REFERRAL FEES	\$60.00	\$.00
0330	025627-3355	COASTL PERM SEWER+WATER	\$.00	\$.00
0331	025627-3355	COASTL PERM WELL/SEPTIC	\$250.00	\$.00
0615	025627-3140	APPLIC'N REFERRAL REVIEW	\$.00	\$.00
1011	025627-3803	APPEAL - OTHERS	\$.00	\$.00
1020	025627-3806	COASTAL PERM W/O HEARING	\$232.00	\$.00
1021	025627-3806	COASTAL PERM W/ANY OTHER	\$.00	\$.00
1054	025627-3811	ENV REV ARCH LAB REFERRL	\$.00	\$.00
1055	025627-3811	ENV REV NO SPEC STUDIES	\$.00	\$.00
1056	025627-3812	ENV REV SPECIAL STUDIES	\$.00	\$.00
1057	025627-3813	ENV REV COMM'S REVIEW	\$.00	\$.00
1058	025627-3148	EIR REVIEW (CONT.+16.9%)	\$.00	\$.00
1110	025650-3831	RECORDS SEARCH	\$.00	\$.00
1125	025650-4026	TOPOGRAPHICAL MAPS	\$.00	\$.00
5330	025627-3355-WAIVED	COASTL PERM SEWER+WATER	\$.00	\$.00
5331	025627-3355-WAIVED	COASTL PERM WELL/SEPTIC	\$.00	\$.00
5615	025627-3140-WAIVED	APPLIC'N REFERRAL REVIEW	\$.00	\$.00
6011	025627-3803-WAIVED	APPEAL - OTHERS	\$.00	\$.00
6020	025627-3806-WAIVED	COASTAL PERM W/O HEARING	\$.00	\$.00
6021	025627-3806-WAIVED	COASTAL PERM W/ANY OTHER	\$.00	\$.00
6054	025627-3811-WAIVED	ENV REV ARCH LAB REFERRL	\$.00	\$.00
6055	025627-3811-WAIVED	ENV REV NO SPEC STUDIES	\$.00	\$.00
6056	025627-3812-WAIVED	ENV REV SPECIAL STUDIES	\$.00	\$.00
6057	025627-3813-WAIVED	ENV REV COMM'S REVIEW	\$.00	\$.00
6058	025627-3148-WAIVED	EIR REVIEW (CONT.+16.9%)	\$.00	\$.00
6110	025650-3831-WAIVED	RECORDS SEARCH	\$.00	\$.00
6121	025650-3831-WAIVED	RECORDS SEARCH	\$.00	\$.00
6125	025650-4026-WAIVED	TOPOGRAPHICAL MAPS	\$.00	\$.00
			\$542.00	\$.00
Total Calculated Fees			\$542.00	
Total Additional Fees			\$.00	
Previously Paid			\$.00	
Balance Due			\$542.00	

CASH REGISTER
VALIDATION
REQUIRED
BELOW

014311 09/06/95A01
0951002
SIERRA \$542.00
****TTL \$542.00
CHECK \$542.00
CHNG \$0.00



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
 (707) 527-1900 FAX (707) 527-1103

Field Operations • Code Enforcement • Permits • Environmental & Comprehensive Planning

PLANNING APPLICATION

File #: CPN 95-1002 Date Filed: 9-6-95
 Accepted By: [Signature]

TYPE OF APPLICATION REQUESTED:

- | | | | |
|--|--|--|--------------------------------------|
| <input type="checkbox"/> Appeal of Ord. Interp. | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Use Permit |
| <input type="checkbox"/> Cert. of Compliance | <input type="checkbox"/> Design Review Signs | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Mobile Home Permit | <input type="checkbox"/> Zone Change |
| <input checked="" type="checkbox"/> Coastal Permit | <input type="checkbox"/> General Plan Appeal | <input type="checkbox"/> Parcel Status Determination | <input type="checkbox"/> Other |
| <input type="checkbox"/> Coastal Permit/Use Permit | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Second Unit Permit | |
| <input type="checkbox"/> Design Review Comm./Ind. | <input type="checkbox"/> Major Sub. Extension | <input type="checkbox"/> Specific Plan Amendment | |

APPLICANT OR AGENT:

Name: JOHN C. SCOGGINS
 Mailing Address: 22092 NINIVE
 City/Town: JENNER
 State/Zip: CA. 95450
 Phone: 707-847-3384
 Signature: [Signature]
 Date: 9-6-95

OWNER, IF OTHER THAN APPLICANT

Name: SAME
 Mailing Address: _____
 City/Town: _____
 State/Zip: _____
 Phone: _____
 Signature: _____
 Date: _____

OTHER PERSONS TO BE NOTIFIED: Include Agents, Lenders, parties to Deed of Trusts, Etc.

Name: <u>X.L.A.</u>	Name: _____	Name: _____
Address: _____	Address: _____	Address: _____
City: _____ Zip: _____	City: _____ Zip: _____	City: _____ Zip: _____
Title: _____ Phone: _____	Title: _____ Phone: _____	Title: _____ Phone: _____

PROJECT INFORMATION:

Address: 22092 GORDON CT City/Town: JENNER Zip: 95450
 Assessor's Parcel Number(s): 109-400-036 Acreage: 1.46
 Project Description: S.F.D.

Site Served by Public Water? (Y/N): YES Site Served By Public Sewer? (Y/N): NO
 Number of New Lots Proposed: NONE


COMMERCIAL/INDUSTRIAL USES: (Enter Numbers where applicable) NO
 Bldg. Sq. Ft. Proposed: _____ Existing Employees: _____ New Employees Proposed: _____

RESIDENTIAL USES: (Enter Numbers where applicable)
 New Single Family Homes: 1 New Multi-Family Units: _____ New Second Units: _____
 New Mobile Homes: _____ New Units For Sale: _____ For Rent: _____ Density Bonus Units: _____

===== DO NOT WRITE BELOW THIS LINE =====
 Staff Planner: Kathy Planning Area: 1 Supervisorial District: 85
 Current Zoning: RR-20-B7 General Plan Land Use: RR-20
 Specific Plan Title: NONE S.P. Land Use: _____ Needs CEQA Review: NO
 1975 Rolls Checked: ✓ Previous Files: NONE

INDEMNIFICATION AGREEMENT

"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 connection 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."


John C. Scoggins
Applicant

 N/A
Property Owner (if other than applicant)

 9-6-95
Date

 DPA 95-1002
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.

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

INDEMNIFICATION AGREEMENT

EXISTING SITE CHARACTERISTICS:

Site Address: 22080 GOROOK CT. Acreage: 1.6

Existing use of property: UNDEVELOPED

Proximity to creek, waterways, and impoundment areas: NO

Vegetation on site: PINE, FIR, REDWOOD, HUCKLEBERRY & FERNS

General topography: FLAT TO 7% GRADE

Surrounding uses to North: RES South: LOTS - RES.

East: " West: RES

Photographs of site attached: _____

LAND DIVISIONS

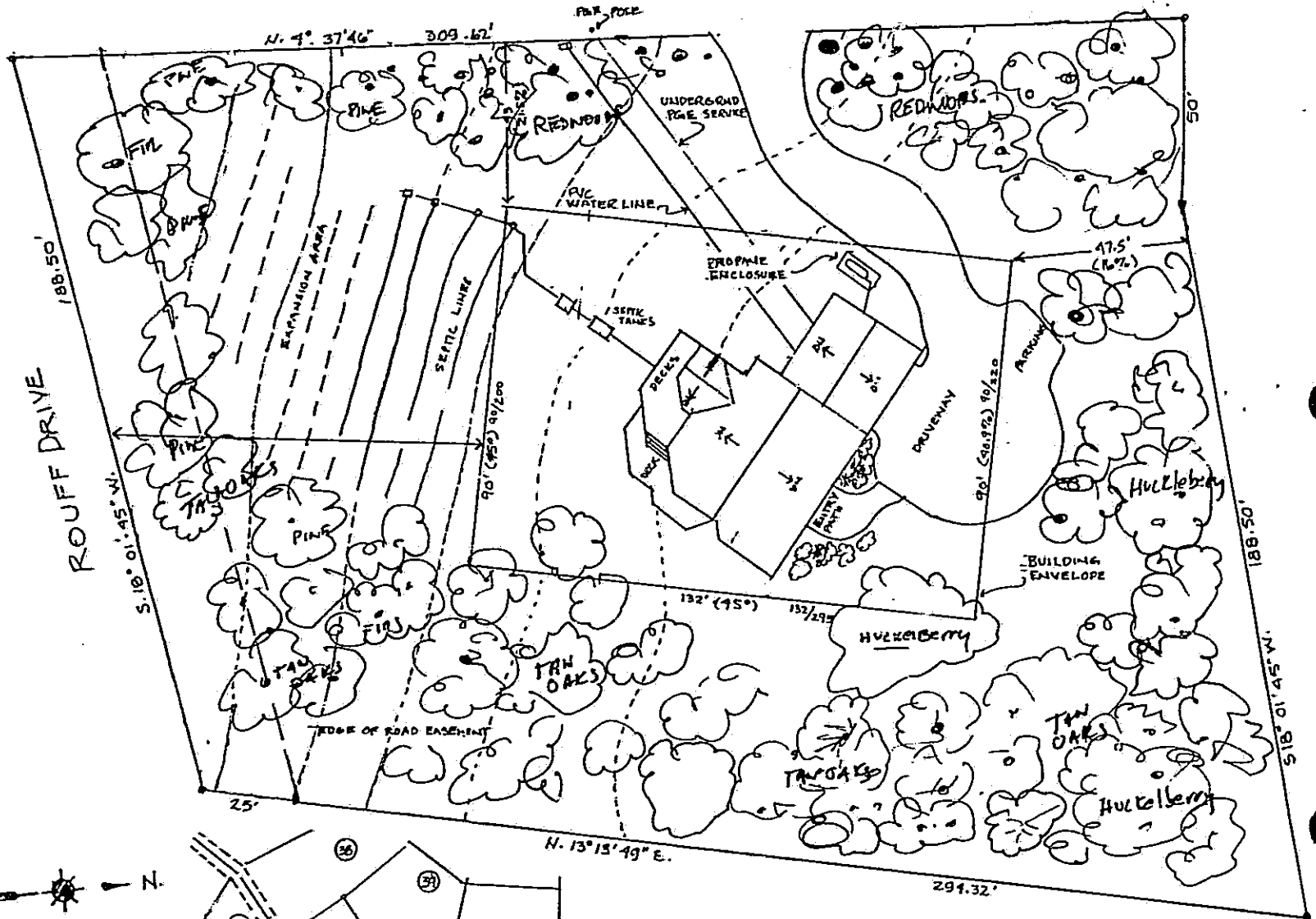
Number of proposed parcels and proposed parcel sizes: N.A.

Proposed rezoning, if applicable: _____

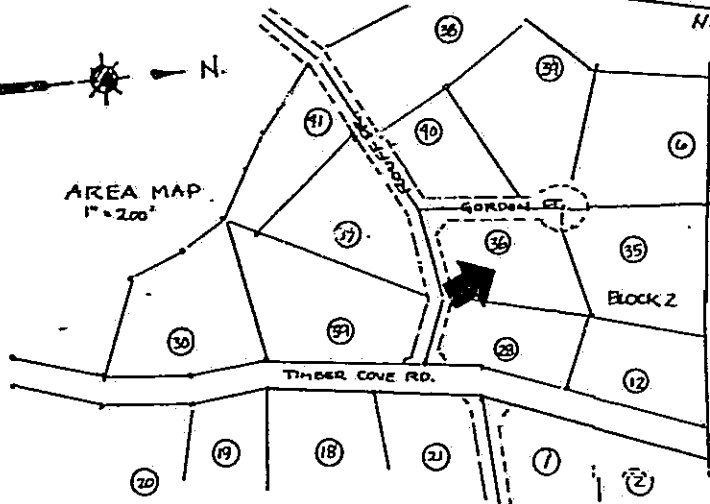
Any other required approvals (list): _____

ENVIRONMENTAL STATUS: _____

GORDON COURT



AREA MAP
1" = 200'

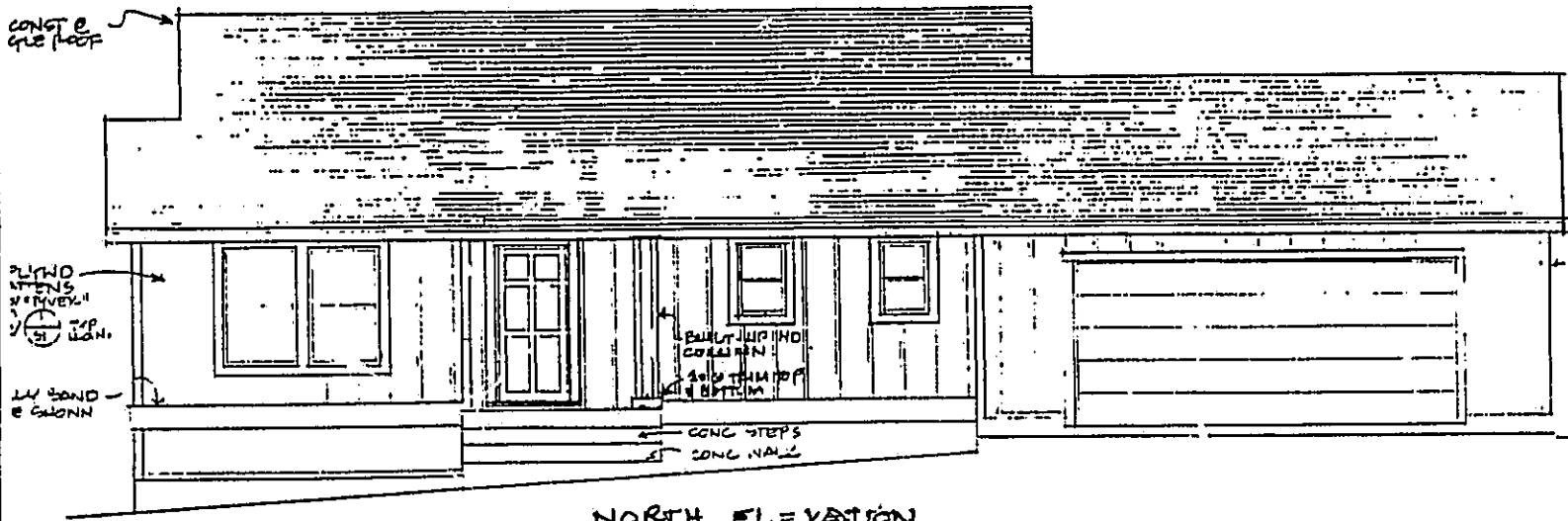


2208 GORDON COURT
TIMBER COVE AREA 109-40-36

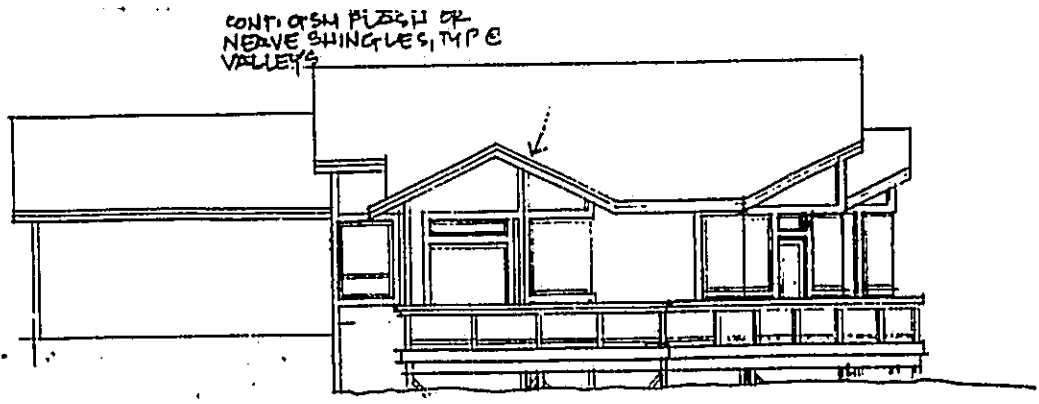
- DECK FRAMES TO BE PRESSURE-TREATED FIR
- DECKING " " CAN HART REDWOOD
- EXTERIOR TO BE 50# BAT WITH SHEARLY W/ CON HART BATS
- SPARS " " 2" x CON HART 2x6 @ 12" O.C.
- MULLIONS " " 2" x CON HART 2x6 @ 12" O.C.

SITE PLAN ~ 1" = 20'

- WINDOW FRAMES - ANODIZED BRASS DUAL GL.
- ROOFING TO BE 40 YR "SLATE GRAY" CELOTEX
- ROOF OVERHANGS DOWNSLOPE TO BE ~ 3'-6"
- LANDSCAPING TO BE BY LATEST SCHEDULE & EXISTING NATURAL VEGETATION

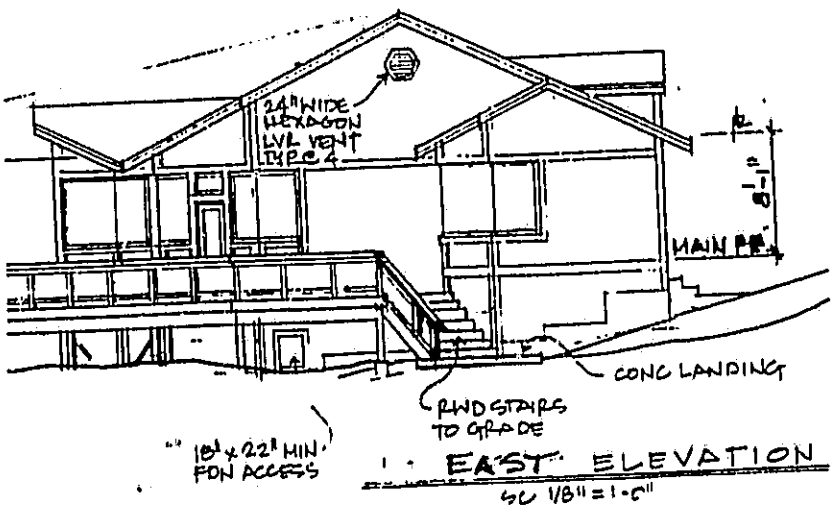


NORTH ELEVATION
SC 1/8" = 1'-0"

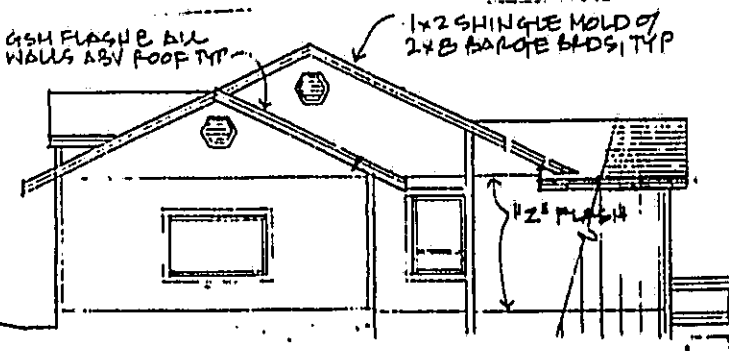


SOUTH ELEVATION
SC 1/8" = 1'-0"

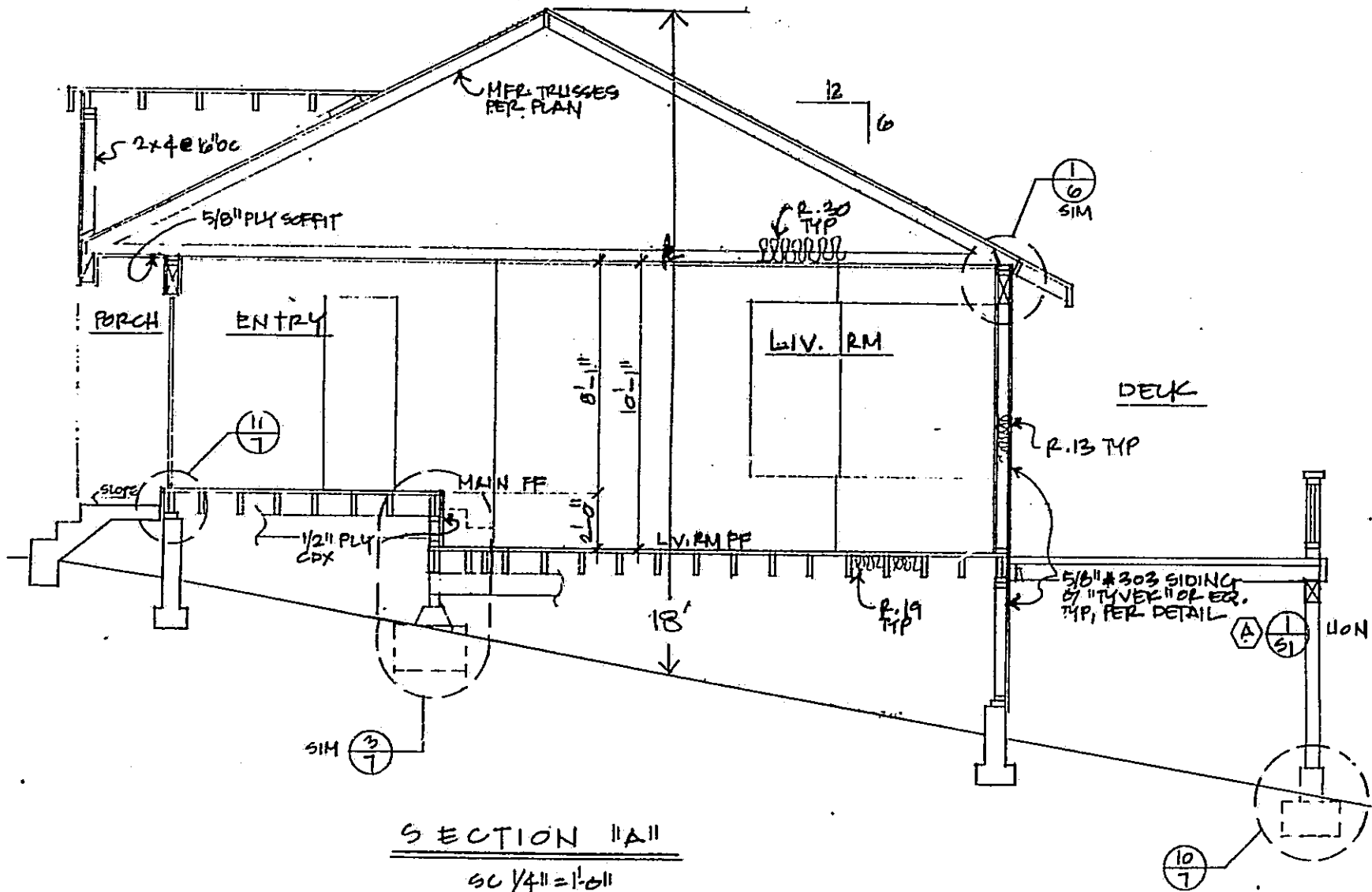
22088 GORDON COURT
ELEVATION DRAWINGS



EAST ELEVATION
SC 1/8" = 1'-0"



WEST SIDE ELEVATION
SC 1/8" = 1'-0"



2208 GORDON CT.
CROSS SECTION

John C. Scoggins
21985 Timber cove Rd.
Jenner, Ca. 95450

August 31, 1995

TCHA A/C C/O
Ms. Ann Carlson
P.O. Box 718
Monte Rio, Ca. 95462

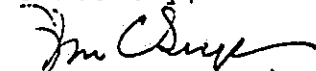
Re: New Residence for 22080 Gordan Court. Lot 5, Blk 2. AP#109-400-36
To be submitted to the TCHA Board Meeting on Saturday September 16, 1995.

Dear Ms. Carlson,

The following property owners were notified of my plans to build a residence on 22080 Gordan Court. I have enclosed copies of the letters composed and sent as well of a sample of enclosures.

(To 300' From Property Lines)

Sincerely,


John C. Scoggins

109-410-40
Lois Alcorn/Simpson
2139 Foothill Drive
Santa Rosa, Ca 22079

109-410-39
George Landau
82 sugarloaf Dr.
Tiburon Ca 94920

109-410-09
Steve Gerdson
136 N. Dohny Dr.
Los Angeles Ca 94112

109-400-35
Clements
c/o Denise St. Angelos Stylcs
P.O. Box 222602
Carmel Ca 93922

109-400-27
Charles Sheehy
345 Madrid St.
San Francisco Ca 94112

109-400-28
Denis Barbara
4800 Stonehedge Dr.
Santa Rosa, Ca 95405

109-400-29
Joe Graczyk
28955 Seaview Rd. Vallejo Ca 94591
Cazadero Ca 95421

109-400-39
John Gallo
c/o Gallo Winery
P.O. Box 600
Modesto CA 95353

109-420-41
Tom Giacinto
22110 Amanita Circle
Jenner Ca 95450

109-400-01
Bill Velte
31463 Seaview Rd.
Cazadero Ca 95421

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

To: Interested Agencies

October 3, 1995

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

CPN 95-1002
JOHN C. SCOGGINS
22080 GORDON COURT, JENNER
A.P.N. 109-400-036

Request for a coastal permit to construct residence and attached garage.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

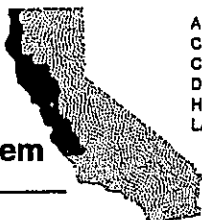
Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by October 17, 1995 and should be sent to the attention of CPN 95-1002, Kathi Jacobs.

If no reply is received by the above mentioned date, it will be assumed that your agency has no concern on the environmental aspect of the project. Please send a copy of your comments to the applicant(s) or their representatives.

- | | |
|--|--|
| <input type="checkbox"/> County Surveyor | <input type="checkbox"/> Fire Marshal |
| <input checked="" type="checkbox"/> Environmental Health | <input checked="" type="checkbox"/> Fire District - Timber Cove |
| <input type="checkbox"/> Sanitation | <input type="checkbox"/> School District |
| <input checked="" type="checkbox"/> Land Development/Road | <input checked="" type="checkbox"/> Water District - Timber Cove |
| <input type="checkbox"/> Ag Commissioner | <input checked="" type="checkbox"/> State Coastal Commission |
| <input type="checkbox"/> Flood & Drainage Review | <input type="checkbox"/> Cal Trans (State) |
| <input type="checkbox"/> PRAC Planner | <input type="checkbox"/> State Fish and Game |
| <input type="checkbox"/> General Plan Staff <u>JG</u> | <input type="checkbox"/> State Department of Forestry |
| <input checked="" type="checkbox"/> Dr. Fredrickson, Archaeologist | <input type="checkbox"/> State Department of Health |
| <input type="checkbox"/> Betty Guggolz, Native Plant Society | <input type="checkbox"/> State Parks and Recreation |
| <input type="checkbox"/> Public Works (Transit) | <input type="checkbox"/> Regional Water Quality Control Board |
| <input type="checkbox"/> Public Works (Traffic)Attn: Dave Wallace | <input type="checkbox"/> Regional Air Pollution Control Board |
| <input checked="" 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"/> Alcoholic Beverage Control |
| <input type="checkbox"/> Pacific Bell | <input type="checkbox"/> Treasurer/Special Assessment |
| <input type="checkbox"/> Sheriff - Crime Prevention | <input type="checkbox"/> Assessor |
| <input type="checkbox"/> LAFCO | <input type="checkbox"/> Farm/Home Advisor - Rick Bennett |
| <input type="checkbox"/> ALUC | <input checked="" type="checkbox"/> Public Works(Land Dev)Attn:JohnKottage |
| <input type="checkbox"/> Other: | <input type="checkbox"/> Other: |
| <input type="checkbox"/> Other: | <input type="checkbox"/> Other: |

Historical
Resources
Information System



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE

MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO

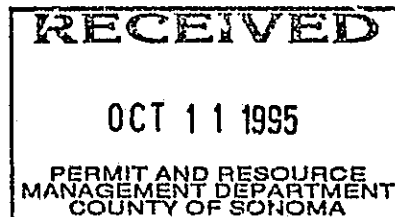
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Foundation Center, Bldg. 300
Sonoma State University
1801 East Cotati Avenue
Rohnert Park, California 94928-3609
(707) 664-2494 • Fax (707) 664-3947

October 6, 1995

File No.: 95-SO-159

County of Sonoma
Permit and Resource Management Dept.
Planning Division
2550 Ventura Avenue
Santa Rosa CA 95403



re: 22080 Gordon Court, Jenner APN 109-400-036
CPN 95-1002 John S. Scoggins

Attn: Kathi Jacobs

Records at this office were reviewed to determine if this project could adversely affect historical resources. The review for possible historic structures, however, was limited to references currently in our office. The Office of Historic Preservation has determined that any building or structure 45 years or older may be of historic value. Therefore, if the project area contains such properties they should be evaluated by an historian familiar with Sonoma County history prior to commencement of project activities. Please note that use of the term historical resources includes both archaeological sites and historic structures.

___ The proposed project area contains or is adjacent to the archaeological site(s) (). A study is recommended prior to commencement of project activities.

___ The proposed project area has the possibility of containing unrecorded archaeological site(s). A study is recommended prior to commencement of project activities.

___ The proposed project area contains a listed historic structure (). See recommendations in the comments section below.

___ Study # identified one or more historical resources. The recommendations from the report are attached.

Study #7883 identified no historical resources. Further study for historical resources is not recommended.

___ There is a low possibility of historical resources. Further study for historical resources is not recommended.

If archaeological resources are encountered during the project, work in the immediate vicinity of the finds should be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 664-2494.

Sincerely,

Katherine Johnson for
Leigh Jordan
Coordinator

TIMBER COVE COUNTY WATER DISTRICT

P.O. BOX 718 MONTE RIO, CA 95462

(707) 865-1680

October 16, 1995

Kathi Jacobs
Sonoma County Planning Department
2550 Ventura Avenue
Santa Rosa CA 95403

re: CPN 95-1002; John C. Scoggins; 22080 Gordon Ct; APN 109-400-036

Dear Ms. Jacobs,

This letter will serve to inform you that as of this date there is no hook-up to the Timber Cove County Water District for the above referenced project. As such, there is no water, nor water meter, to the lot.

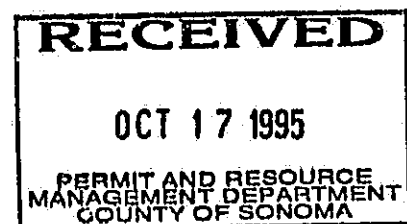
Sincerely,

Ann Carlson

Ann Carlson

Administrative Assistant

cc: Dave Donovan, Environmental Health Dept.
John C. Scoggins



EDWARD J. WALKER
DIRECTOR OF TRANSPORTATION
AND PUBLIC WORKS

**COUNTY OF SONOMA
DEPARTMENT OF TRANSPORTATION
AND PUBLIC WORKS**

117A ADMINISTRATION BUILDING
575 ADMINISTRATION DRIVE
SANTA ROSA, CALIFORNIA 95403

AREA CODE (707)
ROADS..... 527-2231
TRANSIT 585-7516
SANITATION 527-2231
REFUSE 527-2231
AIRPORT 524-7243
AIR POLLUTION 433-5911
FAX 527-2620

Project Development Conditions

Date: November 21, 1995

File #: CPN 95-1002

Developer/Applicant: John C. Scoggins

Address: 22080 Gordon Court,
Jenner

APN: 109-400-036

Attention: Kathi Jacobs

NO CONDITIONS

EDWARD J. WALKER
DIRECTOR OF TRANSPORTATION AND PUBLIC WORKS

James B. Peibles FOR
John Kottage, P.E., Engineering Division Manager

USE PERMIT CONDITIONS

DATE: 10-19-95

TO: Permit and Resource Management Department, Project Review Section, Planning

ATTN: Kathi Jacobs

FROM: Nancy Lingafeldt, R.E.H.S., Project Review Section, Health

PROJECT TYPE: Coastal Permit

SUBJECT: Project#: CPN 95-1002 22080 Gordon Court, Jenner

Name: John C. Scoggins

AP# 109-400-036

Purpose: Request for a coastal permit to construct a residence + attached garage ..

The application has been reviewed by this Division (see x1 through x4).

x1) If the application is approved, it is recommended it be subject to the following conditions:

x2) Further information is needed before we can respond to the project.

x3) We can see no environmental health reason to deny this request.

x4) We recommend denial for the following reasons:

Water:

1. Connection shall be made to public sewer and water. *Applicant shall obtain approval letter connect to Timber Cove Water System.*
2. A safe, potable water supply shall be provided and maintained.
3. Provide this division with the bacteriological results of a sample of your water tested by a State-certified lab.
4. Prior to the issuance of building permits or project operation, obtain a water supply permit or letter of clearance from the State Health Department, Office of Drinking Water. (This process should begin as soon as possible, as the application, plan check and sampling may take some time.)
5. Proof of water availability must be submitted in accordance with Section 13 of the Sonoma County Code, Chapter 7. (Provide a 4-hour yield test that indicates a minimum of 1 gallon per minute/Provide an 8-hour yield test that indicates a minimum of 1 gallon per minute for each dwelling unit).-hour yield test that indicates a minimum of 1 gallon per minute for each dwelling unit.)
6. Abandon existing wells under Environmental Health permit. This division may review a request to upgrade the well to current standards relating to setbacks and annular well seals.

Septic:

7. All wastewater shall be discharged to a sewage disposal system that is designed by a Registered Civil Engineer or Registered Environmental Health Specialist. The design will may require both soils analysis and percolation testing.
8. Application for wastewater discharge requirements shall be filed with the (the North Coast Regional Water Quality Control Board/the San Francisco Bay Regional Water Quality Control Board).
9. An analysis shall be made by a Registered Civil Engineer or Registered Environmental Health Specialist regarding the existing septic system's ability to accommodate the proposed sewage loading. Any necessary system expansion or modifications shall be done under Environmental Health permit and may require both soils analysis and percolation testing.
10. Abandon existing septic tank(s) under Environmental Health permit and inspection.
11. Toilet facilities shall be provided for patrons and employees.
12. The proposed second building unit shall be provided with a septic system and septic system reserve area meeting current Environmental Health standards. Adequate reserve area must remain available for the primary dwelling.

Haz Mat:

13. Prior to the issuance of building permits, the applicant shall apply for an underground storage tank permit with the Environmental Health Division. (An operational permit is required after tank installation. A closure permit is required if the tank is not in use.)
14. Prior to a Negative Declaration, a qualified consultant shall perform an environmental audit to determine if hazardous materials have been used in the past and if any effects have occurred through releases to the environment.
15. Prior to a Negative Declaration, a work plan for remediation of any hazardous materials shall be submitted by the applicant and approved by the appropriate State or County agency.
16. Prior to a Negative Declaration, a risk assessment of the site's soil and/or groundwater contamination shall be completed by a qualified consultant. The assessment should include the length and types of exposure, the population at risk, and the potential health effects.
17. The applicant shall comply with hazardous waste generator laws and AB2185 requirements and obtain a permit from the Environmental Health Division, Hazardous Materials Section, and/or the local Fire District depending on jurisdiction.

Consumer Protection:

18. Prior to the issuance of building permits, complete plans and specifications must be submitted to Environmental Health for review and approval for all areas where food and beverages are prepared, stored or handled, and all ancillary facilities/for all pools and/or spas and their related toilet and shower facilities.
19. An annual Environmental Health operational permit must be maintained for (all food services and sales/the pool(s) and/or spa(s)).
20. Without prior written approval from Environmental Health, this use permit does not allow for food service or the consumption of food on site at picnic tables by the public.

Noise:

21. Noise barrier walls shall be constructed in accordance with the acoustic report by _____ of _____, _____. The design and final construction of the barriers must be approved in writing by the consultant. Barrier height in relation to pad elevation must be certified by the project engineers. The final construction of the barrier must be approved.
22. Noise shall be controlled in accordance with the standards set in Table NE-2 of the Noise Element of the Sonoma County General Plan.
23. The applicant shall certify in writing that a copy of the acoustic report has been provided to the Building Department.

Other:

24. Other:

Please feel free to contact me at (707) 525-6504, between 7:30 a.m. and 9:00 a.m., Monday through Friday, should you have any questions on the above information.

cc: Dave Donovan
Applicant

(25) Provide a drainage plan prepared by a Registered Environmental Health Specialist or Registered Civil Engineer designed to show how private sewage disposal system will be shielded from storm water infiltration.

Comments:
1) Perc testing has been done and a mound system approval given.
2) District Specialist requires an interceptor drain.

RECEIVED
 - PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
 OCT - 5 1995
 PERMIT AND RESOURCE
 MANAGEMENT DEPARTMENT
 COUNTY OF SONOMA
 To Interested Agencies

COUNTY OF SONOMA

- PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403

(707) 527-1900

FAX (707) 527-1103

October 3, 1995

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

CPN 95-1002
 JOHN C. SCOGGINS
 22080 GORDON COURT, JENNER
 A.P.N. 109-400-036

OBTAIN ALL APPLICABLE PERMITS FROM THE BUILDING DEPARTMENT. THESE APPEAR TO INCLUDE BUT MAY NOT BE LIMITED TO:

- SITE REVIEW
- SURVEY OF EXISTING STRUCTURES
- CHANGE OF OCCUPANCY
- BUILDING PERMITS
- GRADING PERMITS

Safe Standards

Request for a coastal permit to construct residence and attached garage.

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 October 17, 1995 and should be sent to the attention of CPN 95-1002, Kathi Jacobs.

If no reply is received by the above mentioned date, it will be assumed that your agency has no concern on the environmental aspect of the project. Please send a copy of your comments to the applicant(s) or their representatives.

- County Surveyor
- Environmental Health
- Sanitation
- Land Development/Road
- Ag Commissioner
- Flood & Drainage Review
- PRAC Planner
- General Plan Staff JG
- Dr. Fredrickson, Archaeologist
- Betty Guggolz, Native Plant Society
- Public Works (Transit)
- Public Works (Traffic) Attn: Dave Wallace
- Building Inspection
- Army Corps of Engineers
- P.G. & E.
- Pacific Bell
- Sheriff - Crime Prevention
- LAFCO
- ALUC
- Other:
- Other:

- Fire Marshal
- Fire District - Timber Cove
- School District
- Water District - Timber Cove
- State Coastal Commission
- Cal Trans (State)
- State Fish and Game
- State Department of Forestry
- State Department of Health
- State Parks and Recreation
- Regional Water Quality Control Board
- Regional Air Pollution Control Board
- Regional Parks Department
- City of Dept.
- Alcoholic Beverage Control
- Treasurer/Special Assessment
- Assessor
- Farm/Home Advisor - Rick Bennett
- Public Works (Land Dev) Attn: John Kottage
- Other:
- Other:

RECEIVED
 OCT - 3 1995
 PERMIT AND RESOURCE
 MANAGEMENT DEPARTMENT
 COUNTY OF SONOMA

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) 527-1900 FAX (707) 527-1103

Date: November 1, 1995

Planner: Kathi Jacobs

For a development located within the Sonoma County Coastal Zone.

Application Filing Date: September 6, 1995
File No: CPH 95-1002
Applicant: John C. Scoggins
Assessor's Parcel No: 109-400-036
Proposed Project Location: 22080 Gordon Ct., Jenner (Timber Cove)

Project Description: Request for coastal permit to construct a single family dwelling and attached garage on 1.46 acres.

Date Application Will Be Acted Upon: November 15, 1995
(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: November 13, 1995
(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.

Notice of Final Action

Coastal Permit

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

Date: November 22, 1995

File:	CPH 95-1002 CP# 326
Applicant:	John C. Scoggins
Address:	22092 Ninive
City, State, Zip:	Jenner, CA 95450
Planner:	Kathi Jacobs

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 coastal permit to construct a single family dwelling and attached garage on 1.46 acres.

Project Location: 22080 Gordon Ct., Jenner (Timber Cove)

Assessor's Parcel Number: 109-400-036

APPROVED by the Permit and Resource Management Department on November 22, 1995.

Conditions of Approval:

See attached.

Findings: The project is consistent with goals and policies of the Local Coastal Plan.

Not appealable to the Coastal Commission

Conditions of Approval
CPH 95-1002 CP# 326/John C. Scoggins
Kathie Jacobs

Building:

1. Applicant shall obtain all applicable permits.

Health:

2. Connection shall be made to public water.
3. All wastewater shall be discharged to a sewage disposal system that is designed by a Registered Civil Engineer or Registered Environmental Health Specialist. The design will require both soils analysis and percolation testing.
4. Provide a drainage plan prepared by a Registered Environmental Health Specialist or Registered Civil Engineer designed to show how private sewage disposal system will be shielded from storm water infiltration.

Planning:

5. All utilities shall be placed underground.
6. Prior to issuance of the building permit, the applicant shall obtain final approval by the Timber Cove Homes Association.
7. This permit shall be subject to revocation or modification by the Permit and Resource Management Department, Planning Division 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 26-465.1 and 26-465.2 of the Sonoma County Code.

In any case where a zoning 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 26-465.1 of the Sonoma County Code.