

22

22087 RUOFF DR  
CAN 96-0005

# 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: May 29, 1996  
Time: 16:13  
File #: CPN96-0005

**Site Address**

22087 JOFF DR TIM

**Owner**

SCOGGINS JOHN C & ROXANNE L  
21985 TIMBER COVE RD  
JENNER CA  
95450

**Applicant**

SCOGGINS JOHN C & ROXANNE L  
21985 TIMBER COVE RD  
JENNER CA  
95450

**Description**

COASTAL PERMIT NO HEARING -FOR A SFD

Parcel No: 109-410-038  
Zoning: CZ

Total Acres:  
Gen Plan Land Use:

APPLICATION FEE SUMMARY

Item #	Item Account Code	Description	Fee	Previously Paid
0111	025629-1341	FIRE SAFE STDS REF FEES	\$50.00	\$ .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	

010487 05/29/96  
 CASH-REGISTER  
 # VALIDATION  
 REQUIRED  
 SIERRA BELOW  
 \*\*\*TTL \$542.00  
 CHECK \$542.00  
 DANE \$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 96-005 Date Filed: 5/29/96  
Accepted By: JS

**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. SLOGGINS  
Mailing Address: 21985 Timber Cove Rd  
City/Town: Jenner  
State/Zip: Ca. 95450  
Phone: 707-847-3384  
Signature: [Signature]  
Date: 5-29-96

**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. SEE LIST.

Name: _____	Name: _____	Name: _____
Address: _____	Address: _____	Address: _____
City: _____ Zip: _____	City: _____ Zip: _____	City: _____ Zip: _____
Title: _____ Phone: _____	Title: _____ Phone: _____	Title: _____ Phone: _____

**PROJECT INFORMATION:**

Address: 22087 Ruoff Dr (410-038) City/Town: Jenner Zip: 95450  
Assessor's Parcel Number(s): 109-480-038  
Project Description: S.F.D. - 22 feet high

Site Served by Public Water? (Y/N): Y Site Served by Public Sewer? (Y/N): N  
Number of New Lots Proposed: 0

**COMMERCIAL/INDUSTRIAL USES:** (Enter Numbers where applicable) N.A.  
Bldg. Sq. Ft. Proposed: 1500 Existing Employees: 0 New Employees Proposed: 0

**RESIDENTIAL USES:** (Enter Numbers where applicable)  
New Single Family Homes: 1 New Multi-Family Units: 0 New Second Units: 0  
New Mobile Homes: 0 New Units For Sale: 0 For Rent: 0 Density Bonus Units: 0

===== DO NOT WRITE BELOW THIS LINE =====  
Staff Planner: Katie Planning Area: 1 Supervisorial District: 5  
Current Zoning: RR CC B7 General Plan Land Use: RR 20  
Specific Plan Title: Coastal Plan S.P. Land Use: 0 Needs CEQA Review: NO  
1975 Rolls Checked: \_\_\_\_\_ Previous Files: \_\_\_\_\_

EXISTING SITE CHARACTERISTICS:

Site Address: 22087 Quoff Dr. Acreage: 1.6

Existing use of property: UNDEVELOPED

Proximity to creek, waterways, and impoundment areas: NO

Vegetation on site: Pines, Tan Oaks, Ferns, Firs, Redwoods, Huckleberries

General topography: FLAT TO SLOPING

Surrounding uses to North: Res. or unoccupied South: "

East: " West: "

Photographs of site attached: \_\_\_\_\_

LAND DIVISIONS

Number of proposed parcels and proposed par. sizes: N/A.

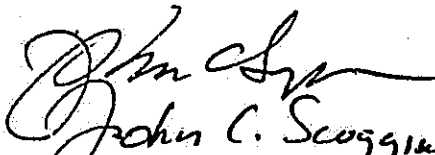
Proposed rezoning, if applicable: \_\_\_\_\_

Any other required approvals (list): \_\_\_\_\_

ENVIRONMENTAL STATUS: \_\_\_\_\_

## 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

" "  
Property Owner (if other than applicant)

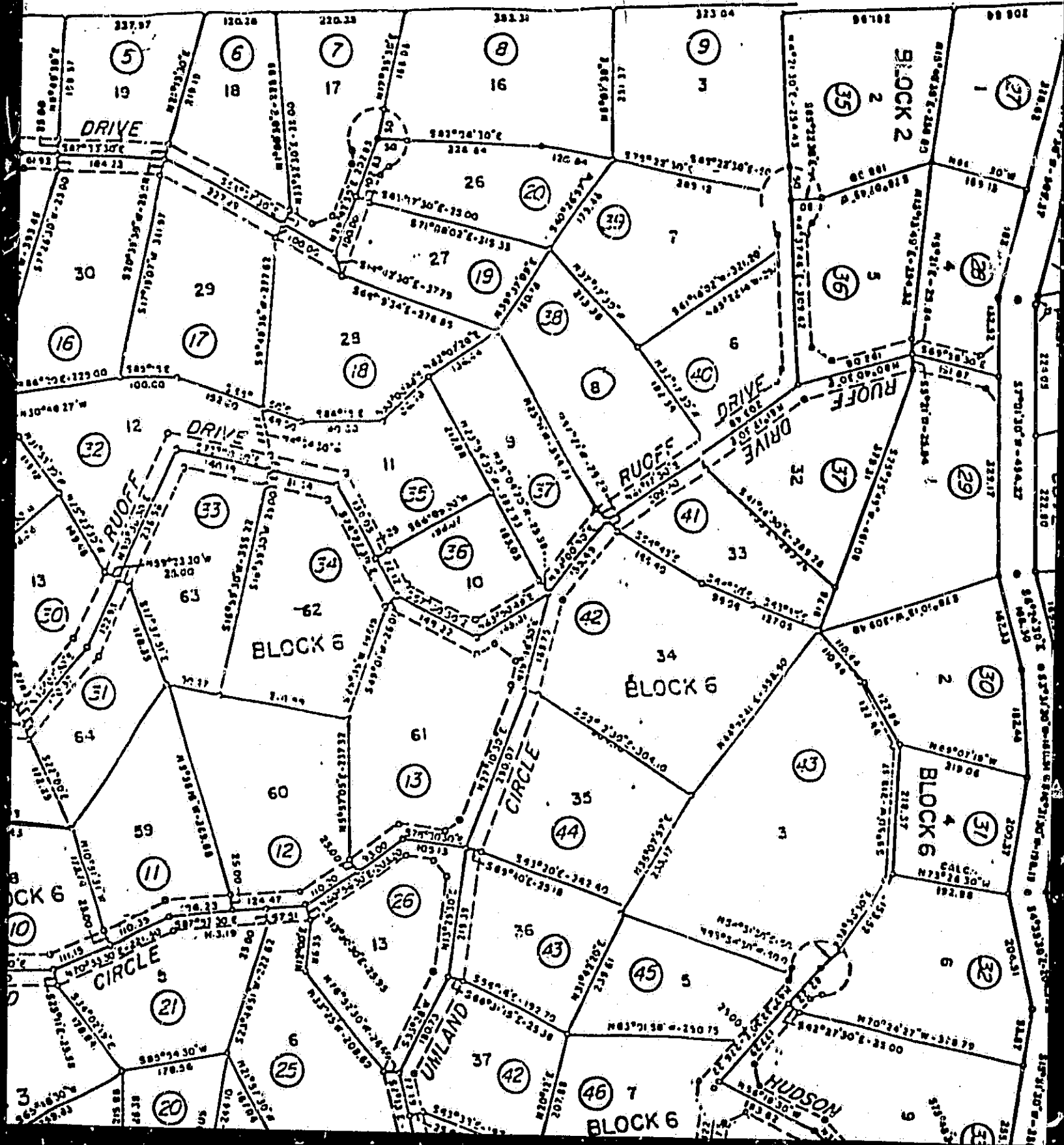
5-29-96  
Date

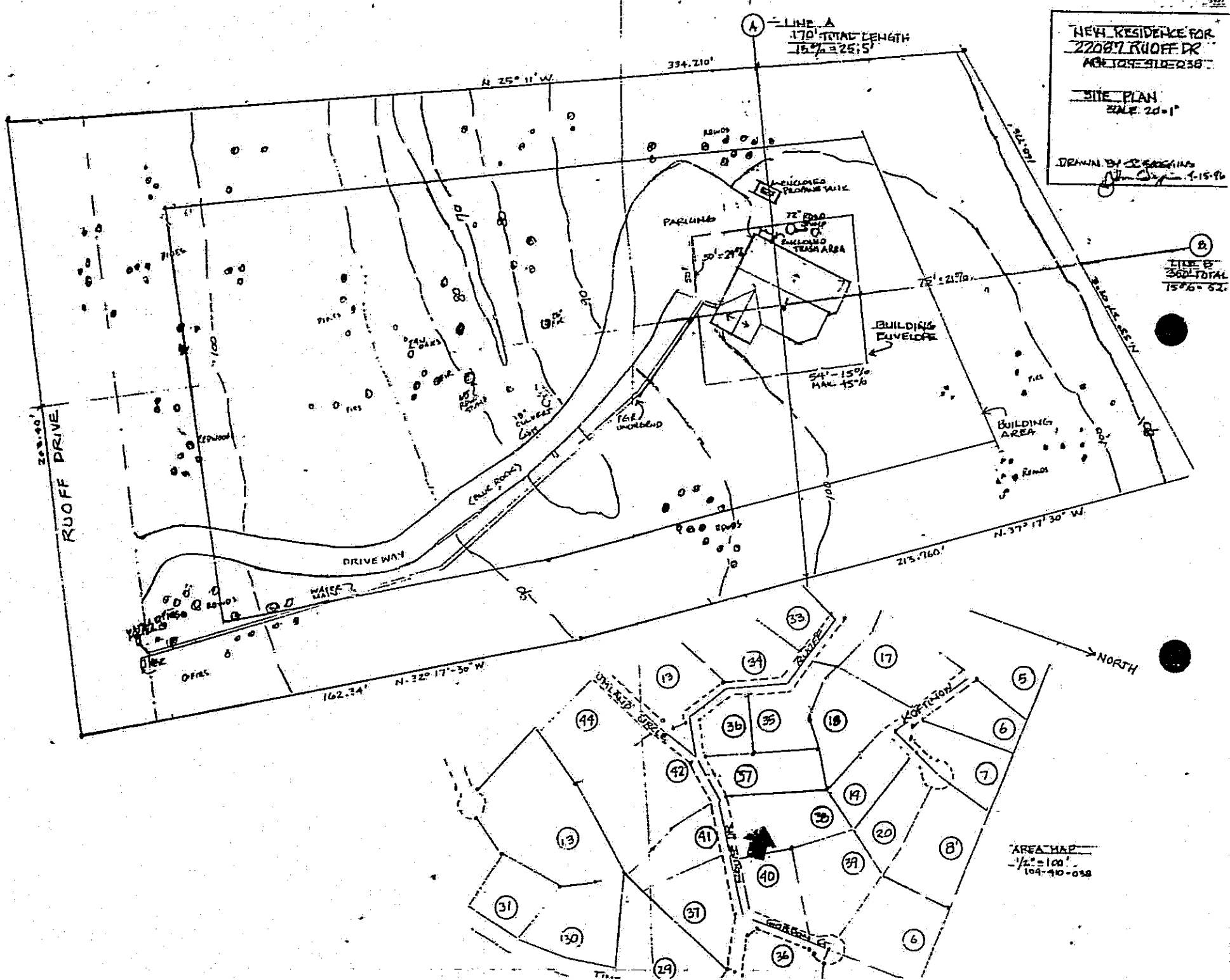
OPN196-0005  
File No.

**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.

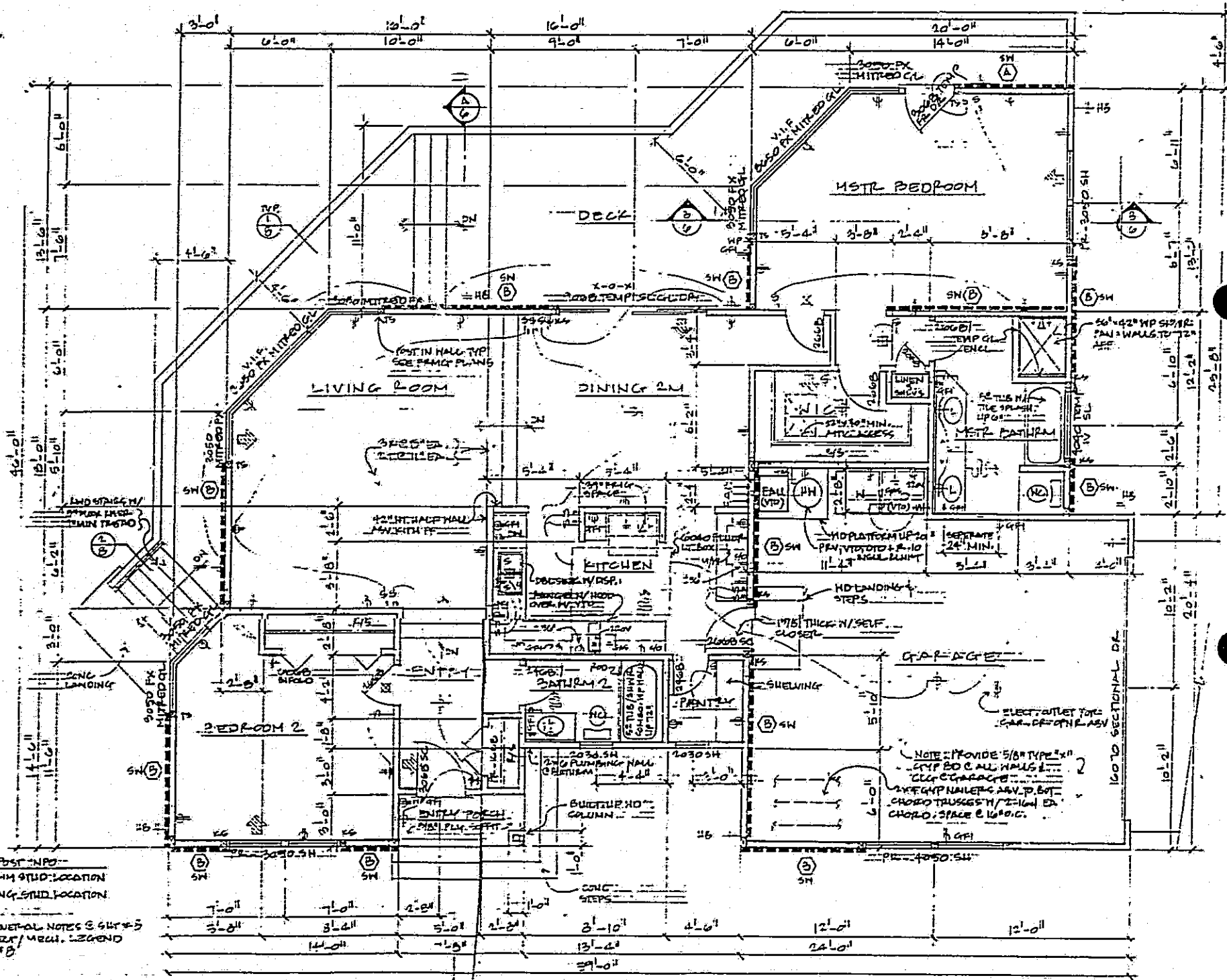
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT  
2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 527-1900 FAX (707) 527-1103

## INDEMNIFICATION AGREEMENT





# 22087 RUOFF DR. FLOORPLAN

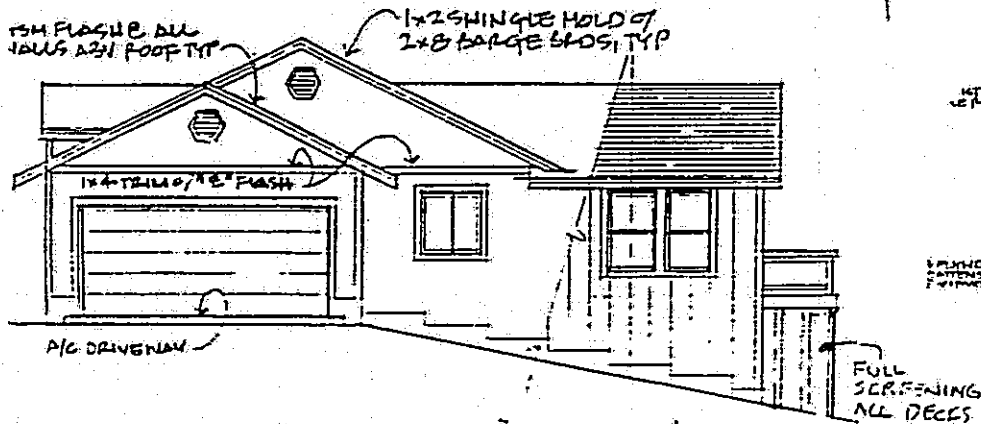


DESIGNED BY

# 22087 RJOFF DR ELEVATIONS

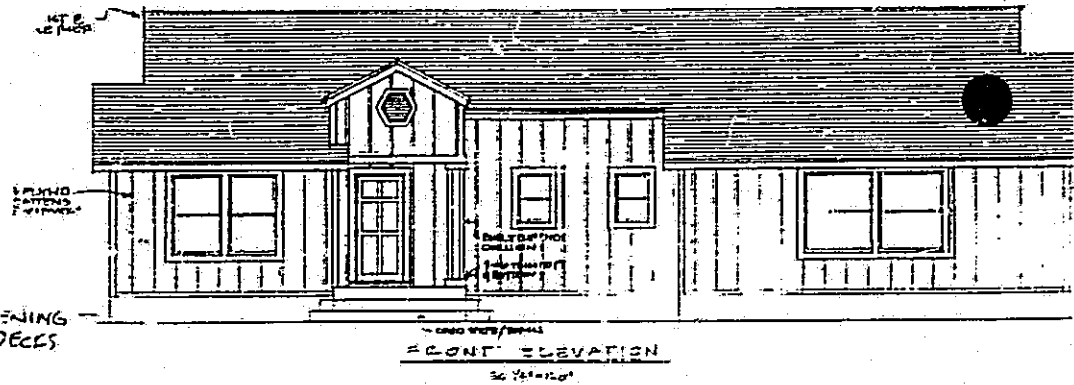
## LEFT SIDE ELEVATION

SC 1/8" = 1'-0"



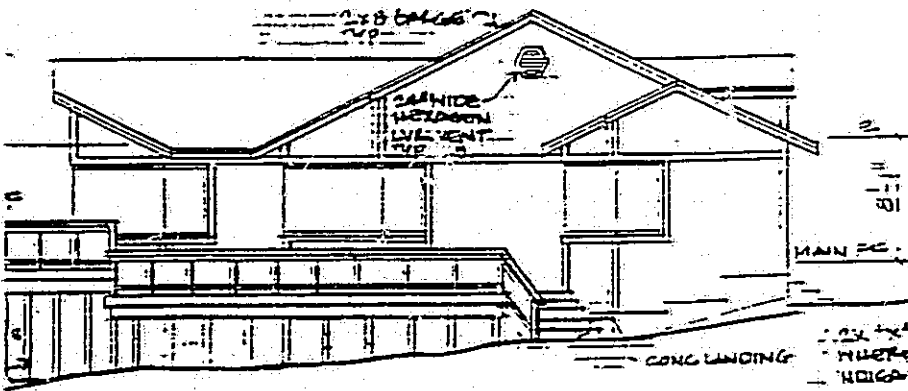
## RIGHT SIDE ELEVATION

SC 1/8" = 1'-0"



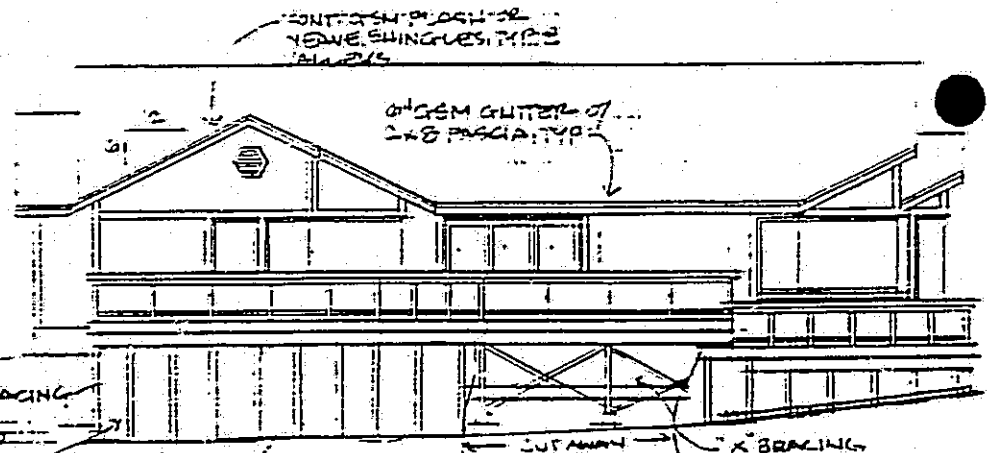
## FRONT ELEVATION

SC 1/8" = 1'-0"



## LEFT SIDE ELEVATION

SC 1/8" = 1'-0"



## REAR ELEVATION

SC 1/8" = 1'-0"

2x8 BRACING TYP  
FULL SCREENING ALL DECS  
30" x 30"

2x8 BRACING TYP  
2x8 BRACING TYP  
ACCESS



May 29, 1996

Sonoma County Planning Department  
Attn: Kathy Jacobz

Re: New Residence for 22087 Ruoff Drive/Lot 8, Blk 2/AP#109-410-38

Dear Kathy

The Following property owners are within 100ft. of the proposed residential building project located at 22087 Ruoff Drive Timber Cove kCa 95450. Also enclosed are addressed and stamped envelopes, floor plans, site plan, side sections of the house. Please call with any questions.

109-410-37  
George Hunt.  
3209 Merrielynn Ave  
Austin, TX 78722

109-410-41  
Tom Giacinto  
22110 Amanita Circle  
Jenner Ca 95450

109-410-35  
Colin Hess  
983 Buckeye Ave  
Kenwood Ca 95452

109-410-40  
Lois Alcorn  
22148 Hwy 1  
Jenner Ca 95450

109-410-36  
Richard Sturm  
2330 Hurley Way #23  
Sacramento Ca 95825

109-410-39  
George Landau  
82 Sugarloaf Drive  
Tiburon Ca 94920

109-410-34  
John Gallo  
P.O. Box 1130  
Modesto Ca 95353

109-410-19  
Tom Giacinto  
22110 Amanita Circle  
Jenner Ca 95450

109-410-42  
John Gallo  
P.O. Box 1130  
Modesto Ca 95353

109-400-36  
P.O. Box 22  
Duncan Mills Ca 95430  
Casini, George

109-410-18  
Conrad and Elsa Reisner  
11365 SW Aventine Circus  
Portland Or 97219

109-400-37  
Jerry Mahoney  
137 Kingswood Ave  
USALIA Ct.

DEPARTMENT OF HEALTH SERVICES  
 DRINKING WATER FIELD OPERATIONS BRANCH  
 50 D STREET, SUITE 200  
 SANTA ROSA, CA 95404  
 (707) 576-2145 FAX (707) 576-2722

*F.L. 109-410-038*



April 4, 1996

Mr. Richard L. Holmer, R.E.H.S.  
 Field Operations Manager  
 Sonoma County Permit and Resource Management  
 2550 Ventura Avenue  
 Santa Rosa, CA 95403

Dear Mr. Holmer:

The purpose of this letter is to give you the Department's assessment of the Timber Cove County Water District's (District) source and treatment capability. The District is in the final stages of completing a system improvement project funded by the Department's Safe Drinking Water Bond Law program. This project consists of a new raw water reservoir and a new surface water treatment facility. It is our understanding that the reservoir is complete and the new treatment plant is operational and on-line. These improvements give the District the capability to serve all the lots in the Timber Cove subdivision. As such, the Department has no reason to restrict the number of customers the District can serve.

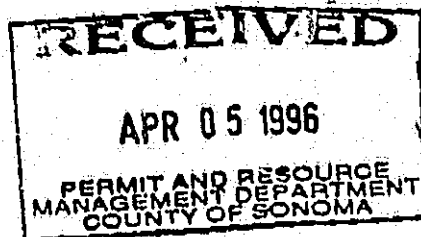
If you have any questions please contact me at (707) 576-2729.

Sincerely,

*Bruce H. Burton*  
 Bruce H. Burton, P.E.  
 District Engineer  
 Santa Rosa District Office

cc: Timber Cove County Water District

4900584/Permit  
 960403,LTR/BHB



# 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

Jun 02, 1996

SCOGGINS JOHN C & ROXANNE L  
21985 TIMBER COVE RD  
JENNER CA

95450

Re: Coastal Perm. NO Hearing / CPN96-0005 / 22087 RUOFF DR TIM

Dear Applicant,

Thank you for your recent application. I am your project coordinator. My phone number is 527-1934. The identification number of your project is CPN96-0005. Please have this number available when contacting our office. I will be your primary contact and available to answer questions and assist you in processing your project. Unless directed otherwise below, I will assume that you will act as the single contact for this application. To expedite the process and maximize efficient communication, I request the following from you:

1. Please review the following information pertaining to the contact for this application, make any corrections or additions necessary, and direct all communication to this office through this individual.

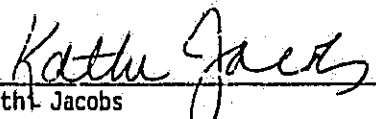
Contact Name: SCOGGINS JOHN C & ROXANNE L  
Phone:  
Fax:  
Address: 21985 TIMBER COVE RD  
JENNER CA

95450

2. Please notify me if the application contact changes or if there are any changes in the project, the project team, or the project documents, plans, reports, etc.
3. Please understand that additional items may be required to complete your project. A prompt turn around of these items enables our timely processing of your project.
4. Please remember, the applicant retains full responsibility for project management. I will assist the application contact in tracking the project's time schedule and monitoring the project and status of related permits and clearances. If special conditions are placed on a project, it is the applicant's responsibility to meet these conditions.

I will be available to clarify any item or information on your project. I look forward to working with you. Do not hesitate to contact me if you have any questions.

Thank You,

  
Kathi Jacobs  
Project Coordinator

CC: Property Owner (if other than applicant)  
(Introltr) B-CPN 9501



# 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

To: Interested Agencies

June 4, 1996

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

**CPN 96-0005**  
**JOHN C. SCOGGINS**  
**22087 RUOFF DRIVE, JENNER**  
**A.P.N. 109-410-038**

Request for a coastal permit for a 2,000+/- square foot residence and attached garage on 2+/- 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 13, 1996 and should be sent to the attention of CPN 96-0005, 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"/> Well & Septic                        | <input checked="" type="checkbox"/> Fire District - Timber Cove V.F.D. |
| <input type="checkbox"/> Sanitation                                      | <input type="checkbox"/> School District                               |
| <input 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>GC</u>                    | <input type="checkbox"/> State Department of Forestry                  |
| <input checked="" type="checkbox"/> Northwest Information Center, S.S.U. | <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 U.C.C.E. - Rick Bennett     |
| <input type="checkbox"/> ALUC  | <input type="checkbox"/> Public Works(Land Dev)Attn:JohnKottage        |
| <input type="checkbox"/> Board of Supervisors                            | <input type="checkbox"/> Landmarks Commission                          |
| <input type="checkbox"/> County Communications                           | <input checked="" type="checkbox"/> Other: Timber Cove Arch. Comm.     |
| <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  
Sonoma State University  
1801 East Cotati Avenue  
Rohnert Park, California 94928-3609  
(707) 664-2494 • Fax (707) 664-3947  
E-mail: nwic.center@sonoma.edu

July 18, 1996

File No.: 96-SO-102

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

re: CPN-96-005 John C. Scoggins 22087 Ruoff Drive, Jenner  
APN-109-410-038

Dear Kachi 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 a historian 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 individual 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 # identified no cultural resources. Further study for historical resources is not recommended.

X \_\_\_ 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 be halted until a qualified archaeologist has evaluated the situation. If you have any questions please give us a call (707) 664-2494.

Sincerely,

*Liz Black*  
Liz Black for  
Leigh Jordan  
Coordinator

*Revised*

USE PERMIT CONDITIONS

DATE: 6-17-96  
 TO: Permit and Resource Management Department, Project Review Section, Planning  
 ATTN: Kathy Jacobs  
 FROM: Nancy Lingafeldt, R.E.H.S., Project Review Section, Health  
 PROJECT TYPE: Coastal Permit  
 SUBJECT: Project Address: 22087 Ruoff Drive, Jenner  
Project#: CPN 96-0005  
Name: John C. Scoggins  
AP# 109-410-838  
Purpose: Request to construct a 2000 sq. foot 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.
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 for 15 or more connections, or the Division of Environmental Health for 5-14 connections. (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).
6. Abandon existing wells under permit from the Well and Septic Section of the Permit and Resource Management Department. 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 permit from the Well and Septic Section of the Permit and Resource Management Department and may require both soils analysis and percolation testing.
10. Abandon existing septic tank(s) under permit and inspection from the Well & Septic Section of the Permit and Resource Management Department.
11. Toilet facilities shall be provided for patrons and employees.

26. 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 acoustic consultant. Barrier height in relation to pad elevation must be certified by the project engineer.
27. Noise shall be controlled in accordance with the standards set in Table NE-2 of the Noise Element of the Sonoma County General Plan.

Solid Waste:

28. Applicant shall submit a design for trash enclosures for review and approval to Environmental Health. (Fees may apply.)
29. Trash containers shall meet the current standards of the State and County. Contact Environmental Health at (707) 525-6546 for requirements.

Medical Waste:

30. Facilities generating medical waste shall obtain approval/permits from Environmental Health prior to operation. Contact Environmental Health at (707) 525-6546 for requirements.

Please feel free to contact Nancy Lingafeldt at (707) 527-1683, 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

Comments:

- 1.) The State Office of Drinking Water letter dated April 4, 1996 gives approval for connection to the Timber Cove Water District.
- 2.) Percolation testing indicates a pressure distribution system is approved by the district special



## Timber Cove Homes Association

P.O. Box 718

Monte Rio CA 95462

June 6, 1996

Kathi Jacobs  
Permit and Resource Management Department  
2550 Ventura Avenue  
Santa Rosa CA 95403

re: CPN 96-0005

Dear Ms. Jacobs,

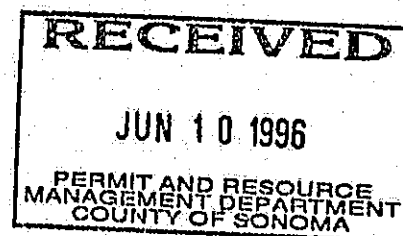
This letter will serve to inform you that the plans for 22087 Ruoff Drive, APN 109-410-038, have not been approved by the Timber Cove Homes Association.

Sincerely,

*Ann Carlson*

Ann Carlson

Administrative Assistant



# TIMBER COVE COUNTY WATER DISTRICT

P.O. BOX 718 MONTE RIO, CA 95462

(707) 865-1680

June 6, 1996

Kathi Jacobs  
Permit and Resource Management Department  
2550 Ventura Avenue  
Santa Rosa CA 95403

re: CPN 96-0005

Dear Ms. Jacobs,

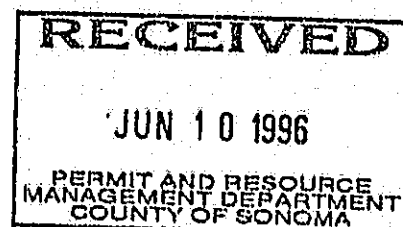
This letter will serve to inform you that there is not a paid water hook-up for 22087 Ruoff Drive, APN 109-410-038. As such, there is no meter installed at the site, nor water to the lot.

Sincerely,

*Ann Carlson*

Ann Carlson

Administrative Assistant



**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

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June 18, 1996

John Scoggins  
21985 Timber Cove Road  
Jenner, CA 95450

Re: CPN 96-0005; 22087 Ruoff Drive, Jenner

Dear Mr. Scoggins:

The Sonoma County Permit and Resource Management Department is required by the California Environmental Quality Act to prepare an "initial study" on the environmental effects of your proposed project. As part of this initial study, your application has been referred to the anthropology laboratory at Sonoma State University to determine if your project may result in the damage or destruction of any significant archaeological remains.

The anthropology laboratory at Sonoma State University has been designated by the state as the Northwest Information Center of the California Archaeological Site Inventory. The laboratory maintains records of all known sites in the county. On the basis of these records and an analysis of the potential for use of your parcel by prehistoric populations, the laboratory has concluded that the parcel may contain significant archaeological remains.

The Sonoma County Permit and Resource Management Department has determined that an on-site archaeological survey is required to determine if any significant sites are located on your parcel, and if so, how they might be protected.

Arrangements can be made with any of the several qualified professional archaeologists listed on the attached sheet to undertake such an on-site survey. The archaeologist of your choice should provide report copies to this office and to the Northwest Information Center, California Archaeological Site Inventory, Department of Anthropology, Sonoma State University, 1801 East Cotati Avenue, Rohnert Park, CA 94928. If you have technical questions about the requirement for this study, you can contact the Northwest Information Center directly at (707) 664-2494.

As soon as we receive the necessary report, we will proceed with the processing of your project application. If you have any questions regarding this matter or your project application, please contact me at (707) 527-1934.

Sincerely,

  
Kathi Jacobs  
Project Planner

:fmw

CPH96-0005  
see note on Lee Dr. file  
same situation!

# ***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

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Date: July 25, 1996

Planner: Kathi Jacobs

For a development located within the Sonoma County Coastal Zone.

Application Filing Date: May 29, 1996  
File No: CPN 96-0005  
Applicant: John C. Scoggins  
Assessor's Parcel No: 109-410-038  
Proposed Project Location: 22087 Ruoff Drive, Jenner

Project Description: Coastal permit for a 2,000± square foot residence and attached garage on 2± acres.

Date Application Will Be Acted Upon: August 9, 1996  
(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 5, 1996  
(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

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Date: August 14, 1996

File:

CPN 96-0005 CP# 343

Applicant:

John Scoggins

Address:

2033 Timber Cove Road

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:

Coastal permit for a 2,000± square foot residence and attached garage on 2± acres.

Project Location:

22087 Ruoff Drive, Jenner

Assessor's Parcel Number:

109-410-038

APPROVED by the Permit and Resource Management Department on August 14, 1996.

Conditions of Approval:

See attached.

Findings: The coastal permit conforms to goals and policies of the Coastal Plan.

Not appealable to the Coastal Commission

Conditions of Approval  
CPN 96-0005 CP# 343/John Scoggins  
Kathi Jacobs  
August 14, 1996

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.

Planning:

4. All utilities shall be placed underground.
5. 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.