

FILE: CPN 16 0012

Brian Todd

Applicant

22108 Timber Cove Rd

Jenner

Address

AFFIDAVIT OF NOTICING

I, _____, posted three copies of the attached poster at the following
(Name of responsible person)

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, JULIA SMITH, mailed the attached notice to:
(Name of responsible person)

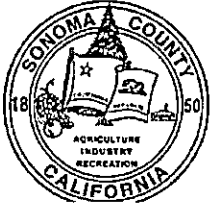
_____ the County Clerk's Office on N/A

_____ the newspaper on N/A

to each owner of record within 100' ~~300'~~ feet of the subject property and to applicant/owner and others that have requested notification on _____

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

12/12/16
(Date) (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: December 12, 2016

Planner: Jennifer Faso

For a development located within the Sonoma County Coastal Zone.

Application Filing Date: August 10, 2016
File No: CPN16-0012
Applicant: Brian Todd
Assessor's Parcel No: 109-400-002
Proposed Project Location: 22108 Timber Cove Road, Jenner
Zoning: RR CC, B7, SR
Supervisorial District: 5

Project Description: Request for a Coastal Permit with no hearing to allow a 320 square foot addition to an existing 216 square foot building that is part of the Timber Cove Community Water treatment facility on a 1.18 acre parcel.

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; existing facilities.

Date Application Will Be Acted Upon: December 27, 2016

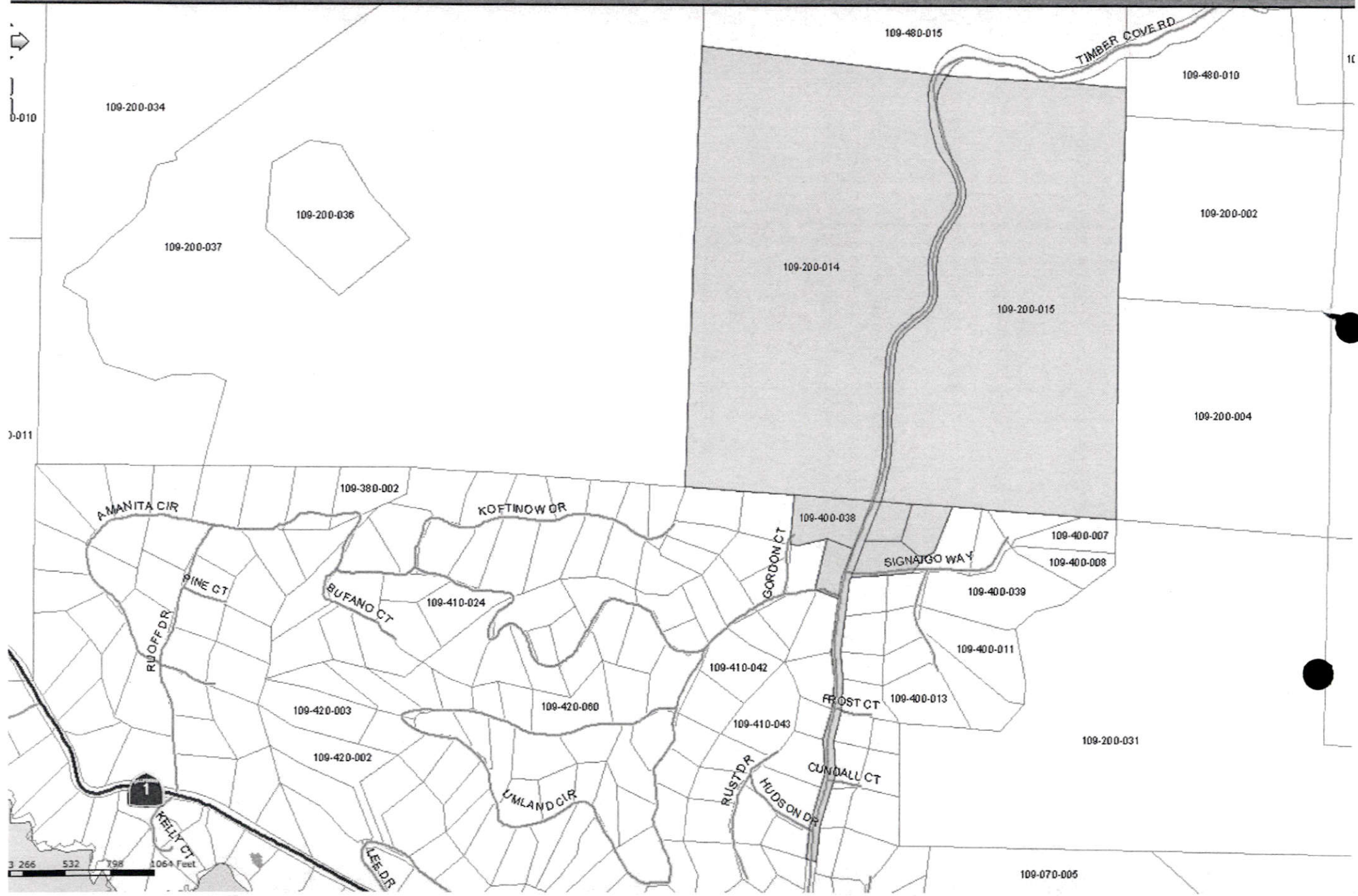
A 10 calendar day public comment period from the date of this notice allows interested persons to inform the County, in writing, of any concerns they have regarding the proposed project.

Please submit any comments by: December 22, 2016

Comments will be reviewed prior to local decision making. This project does not require a public hearing unless the administrative decision is appealed.

The project is Not Appealable to the Coastal Commission.

Persons wishing to obtain more information about this proposal, or to appeal in writing, must contact the Sonoma County Permit and Resource Management Department, 2550 Ventura Avenue, Santa Rosa, CA 95403. Contact Jennifer Faso at Jennifer.Faso@sonoma-county.org or at 707-565-1683.



109-400-028
BROWN STEVEN R ET AL
25 LIBERTY RD
PETALUMA CA 94952-

109-400-038
SWANSON CHARLES H
23440 FORT ROSS RD
CAZADERO CA 95421-9776

109-400-003
TIMBER COVE COUNTY WATER DISTRICT
PO BOX 204
CAZADERO CA 95421-

109-200-014
TIMBER DELL PROPERTIES LLC
1406 WEBSTER ST
ALAMEDA CA 94501-

109-400-001
MCKUSICK TIMOTHY H & MARYLOU
22153 PINE CT
JENNER CA 95450-

109-400-002
TIMBER COVE COUNTY WATER DISTRICT
PO BOX 204
CAZADERO CA 95421-

109-200-015
TIMBER DELL PROPERTIES LLC
1406 WEBSTER ST
ALAMEDA CA 94501-

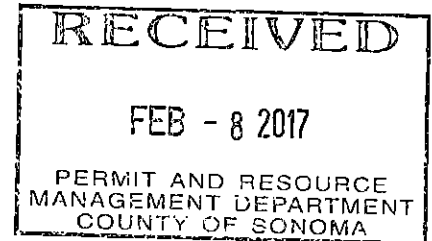
Brian Todd
22127 Amanita Circle
Jenner, CA 95450

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

January 30, 2017

Brain Todd
Timber Cove County Water District
22127 Amanita Circle
Jenner, CA 95450



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.

File No.: CPN16-0012

Project Location: 22108 Timber Cove Road, Jenner

Assessor's Parcel Number: 109-400-002

Project Description: Request for a Coastal Permit with no hearing to allow a 320 square foot addition to an existing building that is part of the Timber Cove Community Water Treatment Facility on a 1.16 acre parcel.

Proposed Project Approved by Sonoma County Permit Sonoma on January 19, 2017

Conditions of Approval dated January 19, 2017 are enclosed.

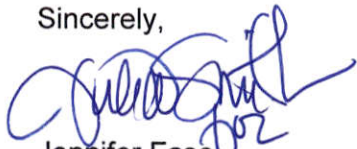
Findings: The project, as described in the application and as conditioned, conforms with the plans, policies, requirements and standards of the Sonoma County Coastal Program. Specifically:

1. The project is categorically exempt from CEQA pursuant to the provisions of Title 14 of the California Administrative Code, Section 15301; existing facilities.
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) and will be compatible with the community character.
3. The proposed project is located east of Highway 1 and does not obstruct views from Highway 1.
4. A Notice of Pending Action was prepared on December 12, 2016, and mailed to property owners within 100 feet of the proposed project. No comments were received prior to approval of the Coastal Permit.

Project is Not Appealable to the Coastal Commission.

If you have any questions, feel free to contact me at (707) 565-1683 or at Jennifer.Faso@sonoma-county.org. Please refer to your file number (CPN16-0012) and site address when making inquiries.

Sincerely,



Jennifer Faso
Project Planner

Enclosure: Conditions of Approval dated January 19, 2017

c: File No. CPN16-0012
Justin Witt, Brejle & Race
State Coastal Commission (via Certified mail)

Conditions of Approval

Date: January 19, 2017 **File No.:** CPN16-0012
Applicant: Brain Todd **APN:** 109-400-002
Owner: Timber Cove County Water District
Address: 22108 Timber Cove Road, Jenner

Project Description: Request for a Coastal Permit without a hearing to allow a 320 square foot addition to an existing structure that is part of the Timber Cove Community Water treatment facility on a 1.18 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.

COASTAL COMMISSION:

2. In addition to the proposed cedar panel fencing, native landscaping shall be established around the perimeter of the project facing Timber Cove Road to protect the scenic resources associated with this parcel.

PLANNING:

"The conditions below have been satisfied" BY _____ DATE _____

3. This Coastal Permit allows the applicant to construct a 320 square foot addition to an existing structure that is part of the Timber Cove Community Water treatment facility. The use shall be operated in accordance with the proposal statement and site plan located in File No. CPN16-0012 unless otherwise modified by these conditions.
4. Any proposed modification, alteration, and/or expansion of the use as described by the application submitted on August 10, 2016 and as authorized by this Coastal Permit shall require the prior review and approval of the Permit and Resource Management Department or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Coastal Permit and additional environmental review.
5. All utilities shall be placed underground.
6. Prior to issuance of building permits, an exterior lighting plan shall be submitted for design review by PRMD. Exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. All parking lot and street lights shall be full cut-off fixtures. Lighting shall shut off automatically after closing and security lighting shall be motion-sensor activated.
7. All exterior fixtures shall be limited to lamps (light bulbs) not exceeding 100 watts.

8. A Water Conservation Plan shall be submitted for all buildings and landscaping prior to building permit issuance, subject to PRMD review and approval. The Water Conservation Plan shall include all reasonably feasible measures to reduce water demand to the maximum extent feasible and enhance water resource recovery to maintain sustainable water supplies. Measures that must be evaluated include: installation of low-flow fixtures, best available conservation technologies for all water uses, rainwater and stormwater collection systems and graywater reuse. Landscaping plans must comply with the County Water Efficient Landscape Ordinance. Prior to Building Permit Issuance a Landscape Permit application shall be submitted for all new and rehabilitated landscapes, as required by the Water Efficient Landscape Regulations (Chapter 7D3 of the Sonoma County Building Code). Verification from a qualified irrigation specialist that landscaping plan complies with the County Ordinance shall be provided prior to building permit issuance. The measures in the plan shall be implemented by the applicant and verified by PRMD staff prior to Certificate of Occupancy or operation of the use.

9. All building and/or grading permits shall have the following note printed on plan sheets: "In the event that archaeological resources such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work shall be halted in the vicinity of the find and County PRMD Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. PRMD staff may consult and/or notify the appropriate tribal representative from tribes known to PRMD to have interests in the area. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic resources include hearths, firepits, or house floor depressions whereas typical mortuary resources are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than 50 years of age including trash pits older than fifty years of age. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. PRMD may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by PRMD - Project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense.

"If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed." Mitigation Monitoring: No permits for any construction activities shall be issued until the above note appears on the construction plans.

10. 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

File No. CPN16-0012
Conditions of Approval
January 19, 2017

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 26-335 and 26C-335.2 of the Coastal Zoning Ordinance.

11. In any case where a Coastal Permit has not been used within two (2) years after the date of granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect provided, however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26C-348 of the Coastal Zoning Ordinance.



26010101
SONOMA COUNTY
PERMIT AND RESOURCE MANAGEMENT
2550 Ventura Avenue, Santa Rosa, CA 95403-2829

Return Service Requested

First Class Mail
ComBasPrice



U.S. POSTAGE PITNEY BOWES



ZIP 95401 \$ 000.46⁰
02 1W
0001389748 JAN 30 2017

NIXIE

957 DC 1

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

*0440-03711-30-45

BC: 95403282999

0002/06/17

Brian Todd
Timber Cove County Water District
22127 Amanita Circle
Jenner CA 95450

NMD

ANK

95403>2829

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

January 30, 2017

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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.

File No.: CPN16-0012

Project Location: 22108 Timber Cove Road, Jenner

Assessor's Parcel Number: 109-400-002

Project Description: Request for a Coastal Permit with no hearing to allow a 320 square foot addition to an existing building that is part of the Timber Cove Community Water Treatment Facility on a 1.16 acre parcel.

Proposed Project Approved by Sonoma County Permit Sonoma on January 19, 2017

Conditions of Approval dated January 19, 2017 are enclosed.

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 pursuant to the provisions of Title 14 of the California Administrative Code, Section 15301; existing facilities.
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USPS TRACKING#



First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

9590 9403 0979 5271 1012 94

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
2550 VENTURA AVENUE
SANTA ROSA, CALIFORNIA 95403

J. Faso
CPN16-0012

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- 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
North Central Coast District Office
45 Fremont Street, #2000
San Francisco, CA 94105



9590 9403 0979 5271 1012 94

2. Article Number (Transfer from service label)

7015 1520 0000 9211 5382

COMPLETE THIS SECTION ON DELIVERY

A. Signature Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery

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

3. Service Type
- Adult Signature
 - Adult Signature Restricted Delivery
 - Certified Mail®
 - Certified Mail Restricted Delivery
 - Collect on Delivery
 - Collect on Delivery Restricted Delivery
 - Insured Mail
 - Insured Mail Restricted Delivery (over \$500)
 - Priority Mail Express®
 - Registered Mail™
 - Registered Mail Restricted Delivery
 - Return Receipt for Merchandise
 - Signature Confirmation™
 - Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

Conditions of Approval

Date: January 19, 2017 **File No.:** CPN16-0012
Applicant: Brain Todd **APN:** 109-400-002
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Conditions of Approval
January 19, 2017

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