

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

May 14, 2021

Akasha Barickman
821 SW Maplecrest Court
Portland, OR 97219

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.: CPN20-0004

Project Location: 22090 Timber Cove Road, Jenner

Assessor's Parcel Number: 109-400-018

Project Description: Request for a Coastal Permit without Hearing to allow for the construction of a single family residence and associated site development. The proposed project will facilitate development of a $\pm 2,300$ single family residence, a ± 700 square foot detached garage and a new on-site septic system, inclusive of associated site grading and driveway improvements located on a 1.6 acre parcel located within the Timber Cove Subdivision

Proposed Project Approved by PRMD on May 4, 2021

Conditions of Approval dated May 4, 2021 are enclosed.

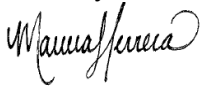
Findings: The project, as described in the application and as conditioned, conforms with the plans, policies, requirements and standards of the Sonoma County Coastal Program. Specifically,

1. The project is categorically exempt from CEQA Section 15303 New Construction of Small Structures, because the project involves the construction of a new single-family residence on a vacant residential parcel.
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 Rural Residential (RR) Coastal Combining (CC) and Scenic Corridor (SR) AND will be compatible with community character.
3. The proposed project is located East of Highway 1 and will not obstruct views from Highway 1.
4. A Notice of Pending Action was prepared on April 23, 2021 and mailed to property owners within 100 feet of the proposed project as required by Section 26C-344(b) of the Coastal Zoning Code.

Project is Not Appealable to the Coastal Commission.

If you have any questions, feel free to contact me at (707) 565-2397 or at Marina.Herrera@sonoma-county.org. Please refer to your file number (CPN20-0004) and site address when making inquiries.

Sincerely,

A handwritten signature in black ink, appearing to read "Marina Herrera", written in a cursive style.

Marina Herrera
Project Planner

Enclosure: Conditions of Approval dated May 4, 2021

c: File No. CPN20-0004
 State Coastal Commission (via Certified mail)

CONDITIONS OF APPROVAL

Date:	May 4, 2021	File No.:	CPN20-0004
Applicant:	Akasha Barickman	Owner:	Akasha Barickman
APN:	109-400-018	Address:	22090 Timber Cove Road

Project Description: Coastal Permit without hearing to facilitate residential development of a 1.6 acre vacant lot within the Timber Cove subdivision, specifically the projects allows for the development of a $\pm 2,300$ single-family residence, a ± 700 square foot detached garage and a new on-site septic system, inclusive of associated site grading and driveway improvements located at 22090 Timber Cove Road.

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 _____

1. This Coastal Permit without Hearing to allow for the construction of a single-family residence and associated site development. The proposed project will facilitate development of a $\pm 2,300$ single-family residence, a ± 700 square foot detached garage and a new on-site septic system, inclusive of associated site grading and driveway improvements on a 1.6 acre parcel located at 22090 Timber Cove Road. The use shall be operated in accordance with the application submittals located in File No: CPN20-0004 unless otherwise modified by these conditions.
2. Any proposed modification, alteration, and/or expansion of the use as described by the application submitted on June 13, 2020 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.
3. All exterior fixtures shall be limited to lamps (light bulbs) not exceeding 100 watts. 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.
4. Cultural Resources: All grading and building permits plans involving ground disturbing activities shall include the following notes:
"If paleontological resources or prehistoric, historic or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator must immediately notify the Permit and Resource Management



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Department (PRMD) – Project Review staff of the find. The operator shall be responsible for the cost to have a qualified paleontologist, archaeologist or tribal cultural resource specialist under contract to evaluate the find and make recommendations to protect the resource in a report to PRMD. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell, or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse.

If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify PRMD and the Sonoma County Coroner immediately. At the same time, the operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification so that a Most Likely Descendant can be designated and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code.”

5. Tree Removal: The applicant shall obtain a less than 3-acre timber conversion permit from Cal Fire due to the number and types of trees proposed to be removed. Proof of a valid timber harvest permit from Cal Fire shall be submitted to Permit Sonoma.
6. 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 26-335 and 26C-335.2 of the Coastal Zoning Ordinance.
7. 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.

FIRE AND EMERGENCY SERVICES:

The conditions below have been satisfied BY _____ DATE _____

Contact Fire and Emergency Services at 707-565-2191.



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8. Prior to any construction, or changes in use of existing building or facilities, applicable Fire Code construction permits required by Chapter 1, Division II of the California Fire Code as adopted and amended by Sonoma County Code shall be obtained from the Sonoma County Fire Prevention Division.
 - a. The applicant or owner shall demonstrate all existing use permit conditions are in compliance and recommend changes to address previously approved conditions set by the Fire Code Official.
9. Owners and Operators shall provide evidence to Sonoma County Fire that the fire service features for buildings, structures and premises will comply with the California Fire Code as adopted and amended by Sonoma County Code. Including but not limited to: fire apparatus access roads; access to building openings and roofs; premises identification and road naming; gate access & key boxes; fire protection water supplies; and building features.
 - a. Access roads: minimum emergency access is required to provide safe access for emergency fire equipment and civilian evacuation concurrently, and to allow unobstructed traffic circulation during a wildfire or other emergency.
 - b. Premises Identification and Road Naming: Approved road names & signs, address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road shall be provided.
 - c. Gates: Where gates or similar barriers are installed across access roads, an approved lock shall be installed as required by the fire code official.
 - d. Water Supply: An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises.
 - e. Building features: Fire sprinklers may be required based on existing and new use.
10. Owners and Operators shall provide evidence to Sonoma County Fire that demonstrates compliance with Chapter 49 of the California Fire Code as adopted and amended by Sonoma County Code. This condition may be met by obtaining County Fire approval of a fire protection plan prepared by a qualified individual.
11. Due to the scope of this project a Fire Services Pre-Construction meeting or occupancy fire inspection is required at the applicant's cost with the local fire authority included. This can be waived by written approval by the fire code official.
12. The applicant is required to install a minimum of a 12 foot wide access private driveway, with 14 feet unobstructed horizontal clearance, and unobstructed vertical clearance of thirteen feet, six inches in compliance with 14 CCR §1273.01(c).
13. The Applicant is required to install hammerhead turnaround at the end of the private driveway at the building location to ensure safe access for emergency fire apparatus and civilian evacuation concurrently.



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14. Future development on this parcel shall comply with the building code and fire safety laws that exist at the time of development. This includes compliance with the California Building Code requirements with local amendments as adopted by Sonoma County Code Chapter 7 and fire safety laws, including the California Fire Code with local amendments as adopted in Sonoma County Code Chapter 13 and the California Board of Forestry and Fire Protection Regulations 14 California Code Section §1270 et seq.

Minimization Measures as proposed by Biological Habitat Assessment, dated September 23, 2020, prepared by Wildlife Research Associates and Jane Valerius Environmental Consulting

The following minimization measures shall apply to tree removal subject of a valid timber-harvesting permit approved by Cal Fire.

15. **Preventing Take of Tree Roosting Bats:** The following Avoidance and Minimization measures should be followed in order to avoid or minimize impacts:

To prevent take of individual roosting bats a bat habitat assessment of the trees to be removed should be conducted by a qualified bat biologist. This assessment should be conducted 6 months in advance of tree removal. The trees to be removed shall be identified in the field prior to the assessment. Specific recommendations based on the trees on the site will be made to prevent direct impacts to individuals that may be roosting on the site.

A method that provides the most reasonable and cost-effective opportunity for bats to abandon the roost tree prior to cutting, is a two-step method, conducted over two consecutive days, and works by creating noise and vibration by cutting non-habitat branches and limbs from habitat trees using chainsaws only (no excavators or other heavy machinery) on Day 1. For this site, we recommend removal of non-habitat trees, as determined by the bat habitat assessment, to be conducted from the top of the tree to approximately half-way down the tree to change the environment around the tree. The noise and vibration disturbance, together with the visible alteration of the tree, is very effective in causing bats that emerge nightly, to not return to the roost that night. The remainder of the tree is removed the following day - Day 2.

Two-step tree removal must only occur during seasonal periods of bat activity as described above; however, there are certain, limited exceptions, such as when the roost features can be visually surveyed and absence of bats can be determined, or when the roost features do not provide suitable maternity or overwintering habitat (e.g. shallow crevices in bark or wood).

Two-step removal of bat habitat trees must only be conducted during seasonal periods of bat activity, which are in this region the following time periods:

- *between March 1 (or after evening temperatures rise above 45°F and/or no more than 1/2" of rainfall within 24 hours occurs), and April 15, or*
- *between August 31 and October 15 (or before evening temperatures fall below 45°F and/or more than 1/2" of rainfall within 24 hours occurs).*



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