

**AFFIDAVIT OF NOTICING**

File No: CPN22-0005  
Applicant: Michael Hallett  
Address: 22145 Koftinow Dr., Jenner

I, \_\_\_\_\_, posted three copies of the attached poster at the following 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, \_\_\_\_\_, delivered via email the attached notice as follows:

- To Scott Orr, Deputy Director of Planning on \_\_\_\_\_
- To Cecily Condon, Project Review Manger on \_\_\_\_\_
- BOS District **All** Director and Commissioners on \_\_\_\_\_
- To County Counsel Jennifer Klein, Sita Kuteira, Christa Shaw & Ivan Jimenez on \_\_\_\_\_
- To the County Clerk's Office on \_\_\_\_\_ (via email)
- To the newspaper on \_\_\_\_\_ for publication on \_\_\_\_\_
- To the Web team on \_\_\_\_\_ to post on our Environmental Notices Site
- To each owner of record within 300 feet of the subject property and to applicant/owner & To others that have requested notification on 3/23/22 (mail and/or email)
- Bcc Lozeau Drury LLP, Adams Broadwell Joseph & Cardozo, & Kevin Johnston, per legal request on \_\_\_\_\_

**IMPORTANT: Include email notifications for Cannabis Related notices:**

- To County Administrator (CAO) on \_\_\_\_\_
- To State Dept. of Fish and Wildlife Services – cannabis related, on \_\_\_\_\_
- To State North Coast Regional Water Quality Control Board – cannabis related, on \_\_\_\_\_
- State Water Resources Board, on \_\_\_\_\_
- NOAA Fisheries (National Marine Fisheries Services) – cannabis related, on \_\_\_\_\_
- BCC Richard Rudnansky per legal request on \_\_\_\_\_

**IMPORTANT: Appeals of Penalty Relief withdrawals:**

Friends of Mark West Watershed on \_\_\_\_\_

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

3/23/22

(Date)

(Signature)

**Emails for Non-Cannabis Related Notices:**

TO: [Scott.Orr@sonoma-county.org](mailto:Scott.Orr@sonoma-county.org); [Cecily.Condon@sonoma-county.org](mailto:Cecily.Condon@sonoma-county.org); [Jennifer.Klein@sonoma-county.org](mailto:Jennifer.Klein@sonoma-county.org); [Sita.Kuteira@sonoma-county.org](mailto:Sita.Kuteira@sonoma-county.org); [Christa.Shaw@sonoma-county.org](mailto:Christa.Shaw@sonoma-county.org); [Ivan.Jimenez@sonoma-county.org](mailto:Ivan.Jimenez@sonoma-county.org);

BCC: [michael@lozeaudrury.com](mailto:michael@lozeaudrury.com); [kevin@acornsite.com](mailto:kevin@acornsite.com); [sophie@lozeaudrury.com](mailto:sophie@lozeaudrury.com) [Hannah@lozeaudrury.com](mailto:Hannah@lozeaudrury.com); [jlaurain@adamsbroadwell.com](mailto:jlaurain@adamsbroadwell.com)

**District 1 Directors & Commissioners:**

[Caitlin.Cornwall@sonoma-county.org](mailto:Caitlin.Cornwall@sonoma-county.org); [Greg.Carr@sonoma-county.org](mailto:Greg.Carr@sonoma-county.org) [Arielle.Kubu-Jones@sonoma-county.org](mailto:Arielle.Kubu-Jones@sonoma-county.org);

**District 2 Directors & Commissioners:**

[Andrea.Krout@sonoma-county.org](mailto:Andrea.Krout@sonoma-county.org); [larry.reed@sonoma-county.org](mailto:larry.reed@sonoma-county.org); [pat.gilardi@sonoma-county.org](mailto:pat.gilardi@sonoma-county.org)

**District 3 Directors & Commissioners:**

[gina.belforte@sonoma-county.org](mailto:gina.belforte@sonoma-county.org); [jacquelynn.ocana@sonoma-county.org](mailto:jacquelynn.ocana@sonoma-county.org); [Sean.Hamlin@sonoma-county.org](mailto:Sean.Hamlin@sonoma-county.org); [Christine.culver@sonoma-county.org](mailto:Christine.culver@sonoma-county.org)

**District 4 Directors & Commissioners:**

[district4@sonoma-county.org](mailto:district4@sonoma-county.org); [Jennifer.Mendoza@sonoma-county.org](mailto:Jennifer.Mendoza@sonoma-county.org); [jchamber@sonoma-county.org](mailto:jchamber@sonoma-county.org); [kevin.deas@sonoma-county.org](mailto:kevin.deas@sonoma-county.org); [shaun.mccaffery@sonoma-county.org](mailto:shaun.mccaffery@sonoma-county.org)

**District 5 Directors & Commissioners:**

[Leo.Chyi@sonoma-county.org](mailto:Leo.Chyi@sonoma-county.org); [belen.grady@sonoma-county.org](mailto:belen.grady@sonoma-county.org); [eric.koenigshofer@sonoma-county.org](mailto:eric.koenigshofer@sonoma-county.org)

**In Addition, Add These Emails for Cannabis Related Notices:**

[Cannabis@sonoma-county.org](mailto:Cannabis@sonoma-county.org); [Andy.Rockriver@wildlife.ca.gov](mailto:Andy.Rockriver@wildlife.ca.gov); [Mia.Bianchi@wildlife.ca.gov](mailto:Mia.Bianchi@wildlife.ca.gov); [Northcoast.Cannabis@waterboards.ca.gov](mailto:Northcoast.Cannabis@waterboards.ca.gov); [Stormer.Feiler@waterboards.ca.gov](mailto:Stormer.Feiler@waterboards.ca.gov); [Rick.Rogers@noaa.gov](mailto:Rick.Rogers@noaa.gov); [Elizabeth.Solorzano@waterboards.ca.gov](mailto:Elizabeth.Solorzano@waterboards.ca.gov); [Janice.Oakley@waterboards.ca.gov](mailto:Janice.Oakley@waterboards.ca.gov); [Lareina.Earls@waterboards.ca.gov](mailto:Lareina.Earls@waterboards.ca.gov);

BCC: [rudnansky@sonic.net](mailto:rudnansky@sonic.net)

**Email For Appeals of Penalty Relief withdrawals only:**

Friends of Mark West Watershed

[rkrauss@sonic.net](mailto:rkrauss@sonic.net)



March 22, 2022

Re: Proposed Planning Application in your Neighborhood

File No.: CPN22-0005  
Address: 22145 Koftinow Dr., Jenner  
APN: 109-410-003

Dear Property Owner:

As the Project Planner for the County of Sonoma Permit and Resource Management Department (PRMD) I am notifying you of a recently received application for a Coastal Permit without Hearing to allow for residential development on a vacant parcel, to include a 1,356 square foot residence, associated site grading and the development of an onsite septic system.

We are very early in the application review process and no action has been taken on this application. However, the purpose of this communication is to provide you early notification and an opportunity to review, comment, or ask questions about the proposed project.

You can contact the project applicant directly (Michael Hallett 707-847-3468 or michael@countryarchitect.com), or you can review the digital project application in more detail by contacting me at 707-565-7387, at Claudette.Diaz@sonoma-county.org, or planner@sonoma-county.org. Please refer to the file number **CPN22-0005** and site address when making inquiries.

No response is necessary at this time unless you need additional information on the project. Please be advised that you will receive a separate public notice related to action to be taken on the project.

Thank you for your input.

Sincerely,

Claudette Diaz  
Project Planner

:AL

c: File No. CPN22-0005  
Michael Hallett  
Richard T Walker

109-410-001  
DA SILVA RAUL L TR & ROBB BETH A TR  
1386 MASONIC AVE  
SAN FRANCISCO, CA 94117

109-410-016  
GALLO JOHN R  
11548 BECKWITH RD  
MODESTO, CA 95358

109-410-004  
HAMILL MEGAN ET AL  
5910 CHANNEL DR  
SANTA ROSA, CA 95409

109-410-013  
HELLMAN DAVID M TR  
PO BOX 4242  
SAN RAFAEL, CA 94913

109-200-037  
LORENZINI GIANNI LIFE EST  
PO BOX 68  
STEWARTS POINT, CA 95480

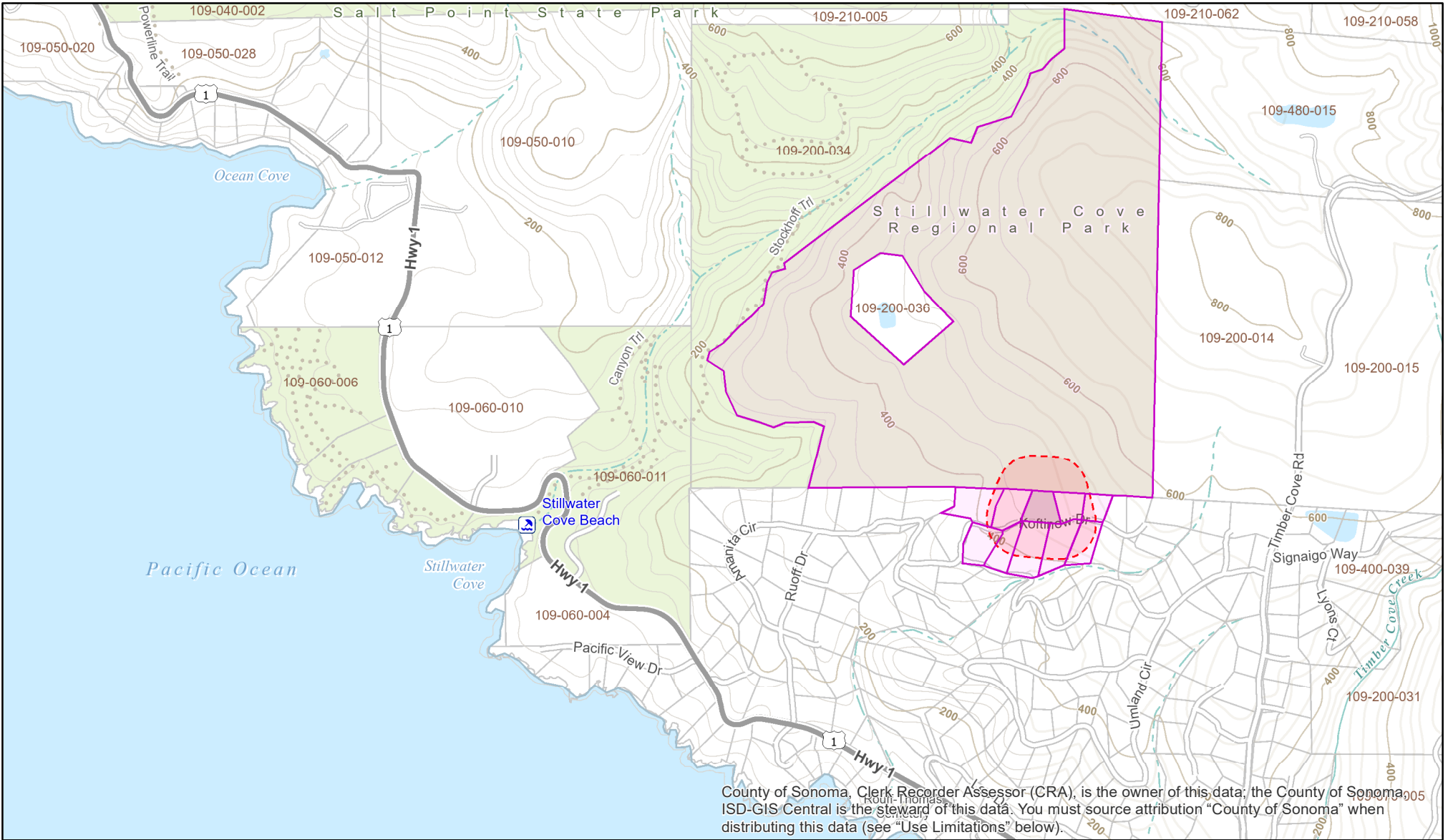
109-410-005  
MCCARTHY CHARLES ERIC TR & MCCARTHY NANCY LI TR  
37127 OAK ST  
FREMONT, CA 94536

109-410-012  
MUCK TERRY C & ADENEY FRANCES S  
63 MONTEL ST  
OAKLAND, CA 94611

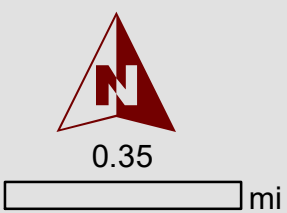
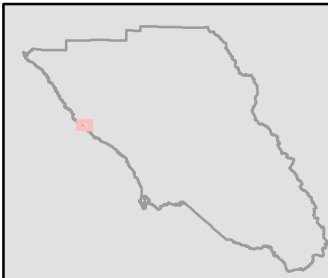
109-410-014  
SALAM ABEED U & CHOUDHURY TANITA  
1417 WOOD ST  
OAKLAND, CA 94607

109-410-003  
WALKER RICHARD T TR & BOOKEY BLAINE M TR  
218 MIGUEL ST  
SAN FRANCISCO, CA 94131

109-410-015  
WILLIAMS DAVID RICHARD TR & WILLIAMS RENE HOLLY TR  
22331 SANTA PAULA AVE  
CUPERTINO, CA 95014



County of Sonoma, Clerk Recorder Assessor (CRA), is the owner of this data; the County of Sonoma, GIS Central is the steward of this data. You must source attribution "County of Sonoma" when distributing this data (see "Use Limitations" below).



### County of Sonoma

**Produced by:**  
SoCoMap Date: 3/22/2022 Time: 4:50:05 PM  
2615 Paulin Dr, Santa Rosa, CA 95403 (707)565-2030  
**Projection and Coordinate System Tics:**  
California State Plane Coordinate System, Zone II, NAD 83, US survey feet.  
**Data Source:**  
Sonoma County GIS Central, Sonoma County Public Safety Consortium.  
Reasonable effort has been made to ensure the accuracy of the map and data provided; nevertheless, some information may not be accurate. The positional accuracy is not intended to represent map accuracy from a published record of survey. The maps and associated data are provided without warranty of any kind. Do not make a business decision based on this data before validating your decision with the appropriate County agency or other government entity.

**From:** [Amy Loukonen](#)  
**To:** [MICHAEL@COUNTRYARCHITECT.COM](mailto:MICHAEL@COUNTRYARCHITECT.COM); [rtw101@gmail.com](mailto:rtw101@gmail.com)  
**Cc:** [Claudette Diaz](#)  
**Bcc:** [permitsonoma-reply](#)  
**Subject:** CPN22-0005 (22145 Koftinow Dr., Jenner) Early Neighborhood Notification  
**Date:** Wednesday, March 23, 2022 10:30:00 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[CPN22-005 Early Neighborhood Notification.pdf](#)

---

Greetings,

Please find the attached Early Neighborhood Notification mailed on March 23, 2022 for the project in the subject line.

Kind Regards,  
--Amy

*Amy Loukonen*

Senior Office Assistant

[www.PermitsSonoma.org](http://www.PermitsSonoma.org)

County of Sonoma

Planning Division | Natural Resources

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-6186 | Office: 707-565-1900

Fax: 707-565-1103



Due to the Public Health Orders, online tools remain the best way to access Permit Sonoma's services like permitting, records, scheduling inspections, and general questions. You can find out more about our extensive online services at [PermitsSonoma.org](http://PermitsSonoma.org).

The Permit Center has reopened with limited capacity Monday, Tuesday, Thursday, Friday from 8:00 AM – 4:00 PM; Wednesday, 10:30 AM – 4:00 PM.

Thank you for your patience as we work to keep staff and the community safe.