



July 5, 2023

SENT VIA EMAIL

John Clayton Howland
22050 Timber Cove Road
Jenner, CA 95450

Re: Notice of Project Status
File No. CPN23-0006
Site Address: 22091 Lyons Court, Jenner, CA 95450
APN: 109-400-015

We have completed our initial review of the above referenced application for a Coastal Permit with no hearing for new 838 sq ft single-family dwelling with covered porch and deck and associated improvements on a 1.16-acre parcel. Pursuant to Government Code Section 65943, Permit Sonoma must notify you that your application is either complete or incomplete. Your application was received on June 13, 2023, and processing has begun. Based upon the information submitted, we have determined that your application is incomplete and cannot be processed until additional information is provided. The following lists the information that will be required prior to initiating further processing of the permit:

Coastal Permit Application Requirements

1. **Proposal statement.** *This should be a one- or two-page letter fully describing the current use of the property and how you propose to change it. This should include information regarding the kind of use, the structures proposed, magnitude or size of the use, the intensity of the use and the frequency of the use. Discuss changes in noise, traffic and site appearance that will result from the proposal, quantified where possible. Indicate any planned future use beyond the present proposal.*
2. **Architectural Review Committee.** *Construction of new homes in the Timber Cove subdivision are subject to architectural review by the homeowner's association. Evidence of such preliminary/final approval must accompany this application.*
3. **Preliminary Architectural Plans.** *The following is required to complete this submittal item:*
 - a. **Materials and colors.** *Provide a diagram with material and colors details for the roof, siding, trim, and windows. Include proposed paint and finish as appropriate. Provide color photographs of the materials.*
 - b. **Lighting.** *Please provide lighting details and specifications for all exterior lighting fixtures. All lighting fixtures must be downcast and shielded to prevent*



light and glare beyond the parcel boundaries. Identify the location of all exterior lighting on the site plan or building plan.

Additional Application Requirements

1. **Biotic Report**
 - a. Prepared by a professional biologist analyzing the site, clearly identifying the limits of disturbance and survey area and methodology. Refer to Referral Agency Comments from Deborah Waller on behalf of Permit Sonoma, Natural Resources, dated June 30, 2023.
 - b. Biotic report or other documentation shall demonstrate project compliance with the Sonoma County Tree Ordinance (see [Sonoma County Code § 26C-320\(I\)](#)).
2. **Water Service Letter.** Must be included with the application if water services are proposed to be provided by a service district, public agency, or community system.

Other Comments

1. **Archaeological Report.** As of the date of this letter, County staff have not received comment from the Sonoma State University Northwest Information Center, nor any local Native American Tribal Governments. Comments may be received after the date of this letter, and archaeological report may be required.

We would welcome an opportunity to meet with you and your project team to discuss all items raised in this letter. Likewise, if you have any questions regarding this request or need some clarification or additional time to compile the information, please contact me at (707) 565-1931 or Jacob.Sedgley@sonoma-county.org.

Sincerely,

Project Planner

ec: File No. CPN23-0006
Blake Hilegas, Supervising Planner

Enclosure(s):

- Referral Agency Comments



Sonoma County Permit and Resource Management Department
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900
www.PermitSonoma.org



From: [Deborah Waller](#) on behalf of [PermitSonoma-NaturalResources](#)
To: [Jacob Sedgley](#)
Subject: RE: CPN23-0006 Completeness Referral Packet - Respond by July 3, 2023
Date: Friday, June 30, 2023 7:41:05 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Regarding the completeness review for the subject project, CPN23-0006, Natural Resources Division requests a Biological Resource Assessment analyzing the site, clearly identifying the limits of disturbance and survey area and methodology. The report should describe biological resources, potential direct and indirect impacts, and any proposed avoidance, minimization, and mitigation measures. Once completed, the report should undergo technical review by the Natural Resources Division. Conditions of Approval will be provided following submittal and review of the Biological Resources Assessment.

Thank you,

Deborah Waller

Deborah Waller

Senior Environmental Specialist
Natural Resources Division
www.PermitsSonoma.org
County of Sonoma
2550 Ventura Avenue, Santa Rosa, CA 95403
Direct: 707-565-1713 | Office: 707-565-1900



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Permit Sonoma's public lobby is open Monday, Tuesday, Thursday, Friday from 8:00 AM to 4:00 PM, and Wednesday from 10:30 AM to 4:00 PM.

From: Liz Goebel <Liz.Goebel@sonoma-county.org>
Sent: Monday, June 19, 2023 11:04 AM
To: Charles Rivers <Charles.Rivers@sonoma-county.org>; FirePrevention <FirePrevention@sonoma-county.org>; Steve Mosiurchak <Steve.Mosiurchak@sonoma-county.org>; Cecily Condon <Cecily.Condon@sonoma-county.org>; Melody Richitelli <Melody.Richitelli@sonoma-county.org>; Scott Orr <Scott.Orr@sonoma-county.org>; Tennis Wick <Tennis.Wick@sonoma-county.org>; PermitSonoma-NaturalResources <PermitSonoma-NaturalResources@sonoma-county.org>; Steve

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Cc: Jacob Sedgley <Jacob.Sedgley@sonoma-county.org>

Subject: CPN23-0006 Completeness Referral Packet - Respond by July 3, 2023

Hi Everybody,

Please see the following link to the Completeness Referral regarding the project in the subject line: <https://share.sonoma-county.org/link/AR92IrcatHg/>

If you have any questions, you may reach out to planner Jacob Sedgley at jacob.sedgley@sonoma-county.org or (707) 565-1931. Please respond by July 3, 2023.

Thank you!

Liz Goebel

She/Her

Administrative Assistant

County of Sonoma

Planning Division | Project Review

2550 Ventura Avenue, Santa Rosa, CA 95403

(707) 565-1947

www.PermitSonoma.org

