

Coastal Permit Application Supplemental Information

PURPOSE:

This form is to be completed by applicants in order to provide additional information regarding a Coastal Permit application. The more details that are provided, the easier it will be to promptly process the Coastal Permit application. Please answer all questions. Indicate "Not Applicable" or "N/A" for those questions which do not pertain to the proposed project. It is important that applicants provide complete answers to all questions.

1. Are there existing structures or improvements on the property? ☒ Yes ☐ No
If yes, describe below and identify the use and size of each structure or improvement.

Single Family Home 3709 SF, Garage 862 SF

Private Well, Engineered Septic System

Driveway with parking area, propane tank, water storage tanks

2. Describe the project and include structure sizes(s) (in square feet), improvements such as wells, septic systems, grading, vegetation removal, roads, driveways, propane tanks, oil tanks, water storage tanks, solar panels, etc.

New Ground Mount Solar System 8.4 KW DC and Energy Storage System. New PV Array to be installed on developed area at rear of house currently used for parking storage (East side). Inverter and energy storage to be installed inside garage in north east wall.

Solar array 420 SF (14' 9" W X 28' 6" L X 8' 5" H) Black w/ anti-reflective glass. No Grading or tree removal will be required.

6 SF of soil to be dug for 6 concrete piers. PV array will not be visible from Highway 1 corridor, and located over 500' away. Also public views will be blocked by existing house, natural elevation of driveway westside, & trees / vegetation on North, East & South

3. Is any grading or road/driveway construction planned? ☐ Yes ☒ No

Estimate the amount of grading in cubic yards: _____

If greater than 50 cubic yards or if greater than 2 feet of cut or 1 foot of fill will result, a grading plan and permit will be required.

Estimate the length of the proposed road/driveway: _____ feet.

4. Will vegetation be removed on areas other than the building sites and roads?

☐ Yes ☒ No

If yes, explain: _____

5. Are there any water courses, anadromous fish streams, sand dunes, rookeries, marine mammal haul-out areas, wetlands, riparian areas, rare or endangered plants, animals or habitat which support rare and endangered species located on the project site or within 100 feet of the project site? If yes explain:

N/A

6. How many trees will be removed to implement the project: 0. Indicate on the site plan all trees to be removed which are greater than 9 inches in diameter (measured four feet from the ground). If applicable, please indicate on the site plan the size, location and species of all on-site trees that provide screening from public view areas.

7. Will the proposed development be visible from:

- ☐ A. State Highway 1? ☐ Yes ☒ No
☐ B. Other Scenic Corridor? (see list below) ☐ Yes ☒ No
☐ C. Park, beach, or recreation area? ☐ Yes ☒ No

If you answered yes, explain N/A

Scenic Corridors: Stewarts Point-Skaggs Springs Road, Fort Ross Road, Myers Grade/Seaview Road, Highway 116, Willow Creek (paved portion), Coleman Valley Road, Bay Hill Road, Bodega Highway and Petaluma-Valley Ford Road.

8. Height of structure(s) in feet (measured from average grade to the highest point of the structure). Identify height of building(s) on architectural elevations:

8' 5"

9. Describe all exterior materials and colors of all proposed structures

Siding material N/A Color _____

Trim material N/A Color _____

Chimney material N/A Color _____

Roofing material N/A Color _____

Window frame material N/A Color _____

Door material N/A Color _____

Fencing material N/A Color _____

Retaining wall material N/A Color _____

Other exterior materials Aluminum, Steel, Non reflective Glass Color Flat Black

10. Will there be any new exterior lighting? ☐ Yes ☒ No
If yes, 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.

11. If the project is commercial, industrial, or institutional, complete the following:

Total square footage of all structures: N/A

Estimated employees per shift: N/A

Estimated shifts per day: N/A

Type of loading facilities proposed: N/A

Will the proposed project be phased? ☐ Yes ☒ No

If Yes, explain your plans for phasing: _____

Parking will be provided as follows:

Number of Spaces:

Existing: _____ Proposed: _____ Total: _____

Number of standard spaces: _____ Size: _____

Number of handicapped spaces: _____ Size: _____

12. What will be the method of sewage disposal?

☐ Community sewage system, specify _____

☒ Septic Tank (indicate primary and replacement leachfields on plot plan)

☐ Other, specify _____

13. What will be the domestic water source?

☐ Community water system, specify supplier: _____

☒ Well ☒ On-site ☐ Off-site

☐ Spring ☐ On-site ☐ Off-site

☐ Other, specify _____

14. Utilities will be supplied to the site as follows:

Electricity:

☒ Utility Company (service exists to the parcel)

☐ Utility Company requires extension of services to site: _____ feet _____ miles

☐ On Site generation, Specify: _____

☐ None

Gas:

☐ Utility Company/Tank

☐ None

1)Completed application form PJR-001. ✓

2) Proposal statement. ✓

Current use of property is residential use, Improvement goal are as follows

•Goal 1- Install Small-Scale Renewable Energy system at our residence (Solar and Battery Storage), to help meet climate targets and reduce carbon footprint.

•Goal 2- Implement reliable life safety / emergency infrastructure at our home year round

Note: The last 2 years Sonoma coastal residents had NO power after large storms and many times, for up a 1 week. This is due to large trees coming down or PGE automated safety system that shuts power when winds are high. Additionally, when fires occur, utility companies cut power and critical safety systems homes do not function, including residence not able to call emergency service 911

Additional life safety systems that do not function are; Well pumps and controls, water storage / purification system, water booster pumps for fire sprinklers, water pumps for drinking water and bathing, pumps and controls for sanitary septic systems, Communications for emergency services (911), Security system and alarms. Also, that will not function are Food preparation and storage equipment, home heating and medical equipment.

This project will not increase change in noise, traffic or site appearance from Highway 1 corridor or neighboring properties.

Project will include installation of 8.4 KW Ground Mounted Photovoltaic System & Energy Storage system for single family residence. PV array will be installed on area currently used for parking and storage at residence.

No grading or tree removal will be required. Size of array will be 14'9" X 28' 6" and 8' 5" high. Location of array is 50' beyond end of gravel driveway in back yard of house.

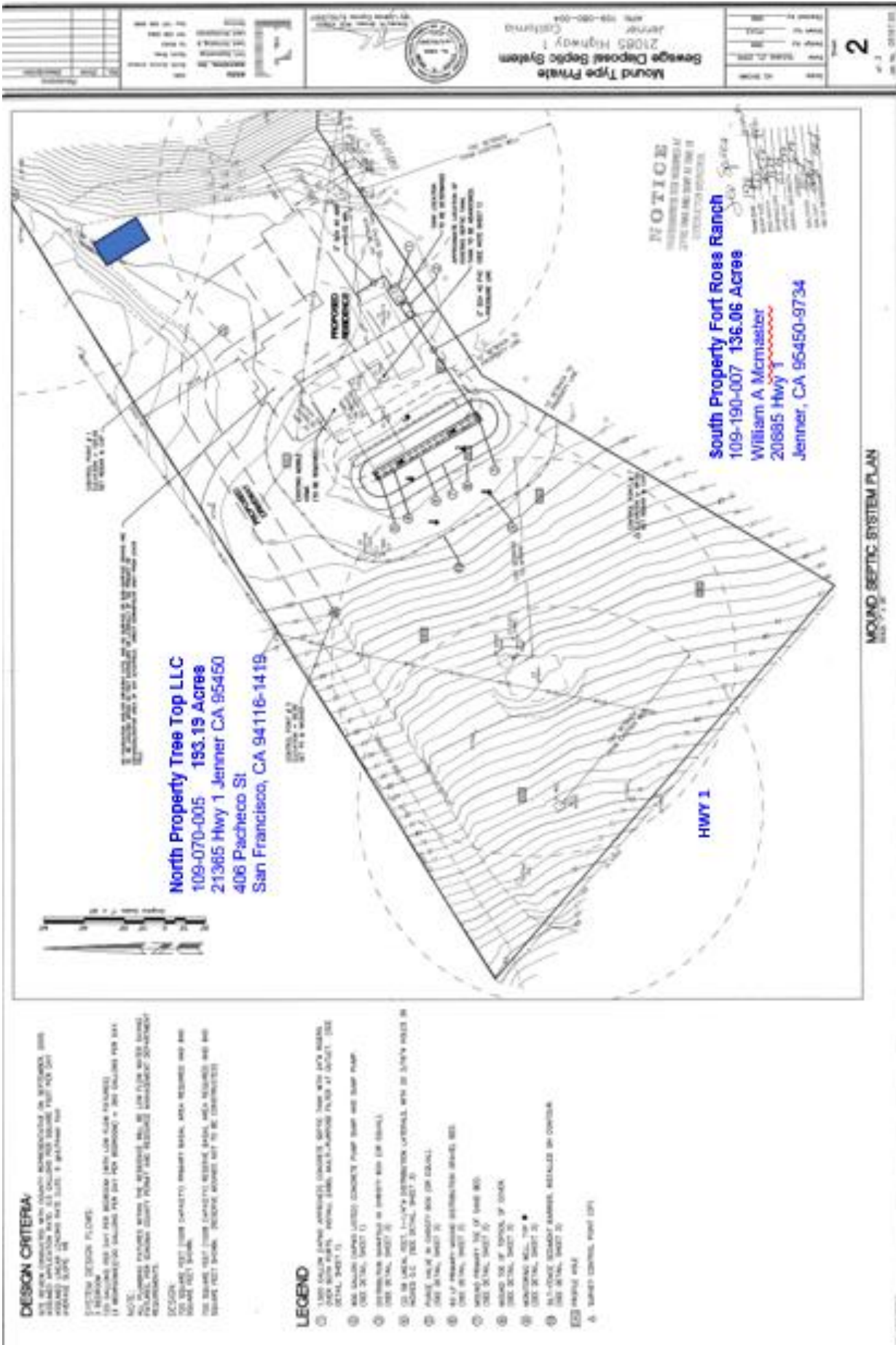
PV Array will be approx. 500' from Hwy 1 and not visible from highway 1 corridor. Public views are blocked on west by house and elevation in driveway driving toward backyard. North, east and south view are blocked by large trees, vegetation and natural terrain. 6 SF of soil will be augured for 6 total 12" piers. Invertor, batteries will be installed inside garage

Note: A roof mounted PV system was explored however not feasible because neighboring property on south has 80-90 trees that are 100' tall near property line and shades 80-90% of roof. Roof has tree debris after winds and storms. Roof on residence is 1-2 story, fire resistant concrete tile, but maintenance is difficult, dangerous, and expensive as tiles are fragile / brittle to walk on. The tiles easily grow moss and mildew. Many solar contractors will not work on tile roof

Note: Our hope is to expedite the permit process based on Memo California Coastal Commission Director sent to coastal communities with requests to create/ expedite Small-Scale Renewable Energy systems:

https://documents.coastal.ca.gov/assets/lcp/LUPUpdate/Small%20Scale%20Renewables%20Guidance%20Memo_Nov%202023%20Final.pdf

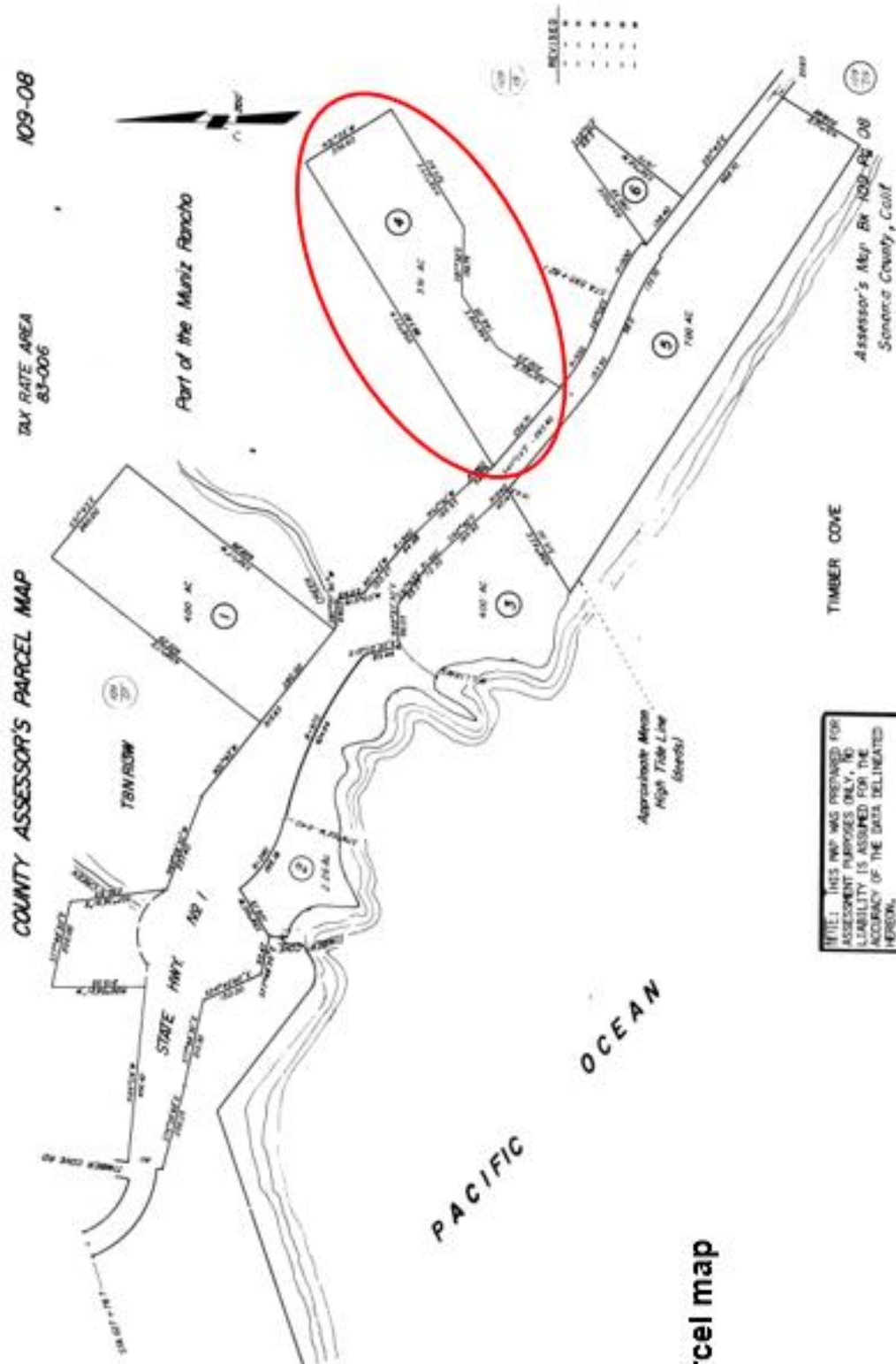
Site plan. Plan set in complete ✓Electronic plan sent



Aerial View shown with google maps



Sonoma County Parcel map shown



Assessor's parcel map

USGS quad map with the site outlined

