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May 14, 2026

To: Interested Agencies

The following application has been filed with the Sonoma County Permit and Resource Management Department.

File Number: CPH26-0004
Applicant Name: Ivan Rezvoy for IDR Drafting
Owner Name: Michael and Lisa Flowers Trust
Site Address: 1540 Ranch Rd., Bodega Bay
APN: 100-210-060
Zoning: R1 CC B6 4 DU, NONE

Project Description: Coastal Permit with hearing for new 1,935 Sq Ft manufactured primary residence and 306 Sq Ft detached garage on a 0.20-acre parcel.

We are submitting the above application for your review and recommendation. Additional information is on file in this office.

Responses to referrals should include a combination of any or all of the following details:

- (1) Statement of any environmental concerns or uncertainties your agency may have with the project.
- (2) Comments you wish to make regarding the merits of the project.
- (3) Identification of any missing information or application submittals that will preclude you from providing conditions and mitigations for this project in the future.
- (4) Your proposed conditions of approval and/or mitigations for this project.

After reviewing this application, please respond to the planner with your *marked* response below:

- ☐ Conditions will be provided and no further information is necessary.
- ☐ Conditions will be provided and additional information is necessary.
- ☐ Comments and/or concerns.
- ☐ No comments or conditions.

Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.



Your comments will be appreciated by May 28, 2026, and should be sent to the attention of:

CPH26-0004, Jennifer Faso (Jennifer.Faso@sonomacounty.gov). The Project Planner can also be reached at (707) 565-1683. **If no response is received by May 28, 2026, it will be assumed that no comments or conditions will be provided.**

Please send a copy of your comments to the applicant(s) or their representatives as indicated on the attached Planning Application.

- | | |
|--|---|
| ☒ Management Group | ☒ Water District – Bodega Bay PUD |
| ☒ Natural Resources | ☒ Recology Sonoma Marin (Disposal) |
| ☒ Road Naming | ☒ Sonoma Coast MAC |
| ☒ Assessor | ☒ Tribal Notification |
| ☒ Dist. 5 Director and Commissioners | ☒ Western SoCo Rural Alliance |
| ☒ Treasurer/Special Assessment | ☒ Coastwalk |
| ☒ Caltrans-State Dept of Transportation | ☒ Bodega Bay Concerned Citizens |
| ☒ Local Fire District – Sonoma County FPD | ☒ Bodega Bay Alliance for Sustainable Comm. |
| ☒ State Coastal Commission – Appealable? Yes | |
| ☒ Regional Water QCB: North Coast | |

Planning Application

PJR-001

Application Type(s):

- ☐ Admin Cert. Compliance
☐ Ag. or Timber Preserve/Contract
☐ Conditional Cert. of Compliance
☐ Cert. of Modification
☒ Coastal Permit
☐ Zoning Permit for: _____

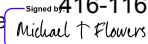
- ☐ Design Review Admin.
☐ Design Review Full
☐ General Plan Amendment
☐ Lot Line Adjustment
☐ Major Subdivision

File # _____

- ☐ Minor Subdivision
☐ Voluntary Merger
☐ Ordinance Interpretation
☐ Second Unit Permit
☐ Specific/Area Plan Amendment

- ☐ Use Permit
☐ Variance
☐ Zone Change
☐ Other: _____

By placing my contact information (name, address, phone number, email address, etc.) on this application form and submitting it to Sonoma County PRMD, I understand and authorize PRMD to post this application to the internet for public information purposes, including my contact information.

PRINT CLEARLY									
APPLICANT					OWNER (IF OTHER THAN APPLICANT)				
Name Ivan Rezvoy					Name Michael Flowers				
Mailing Address 4241 Montgomery Dr #5016					Mailing Address PO Box 496				
City Santa Rosa			State CA	Zip 95405	City Verdi			State NV	Zip 89439
Day Ph 415 279 9055		Email irezvoy@gmail.com			Day Ph () (916)		Email tflowers@ssicctv.com		
Signature 				Date 12/01/2025		Signature 			Date 12/15/2025
Billing Responsible Party (At-Cost Only)					☐ Applicant ☒ Owner ☐ Other: _____				
OTHER PERSONS TO RECEIVE CORRESPONDENCE									
Name/Title					Name/Title				
Mailing Address					Mailing Address				
City			State	Zip	City			State	Zip
Day Ph ()		Email			Day Ph ()		Email		
PROJECT INFORMATION									
Address(es) 1540 Ranch Rd							City Bodega Bay		
Assessor's Parcel Number(s) 100-210-060									
Project Description New Manufactured Home with Detached Garage									
Acreage					Number of new lots proposed				
Site Served by Public Water? ☒ Yes ☐ No					Site Served by Public Sewer? ☒ Yes ☐ No				
TO BE COMPLETED BY PRMD STAFF									
Planning Area		Supervisory District		☐ Critical Habitat		☐ Urban Service		Groundwater ☐ 1 / 2	
Current Zoning				☐ NPDES		☐ Williamson Act		Availability ☐ 3 / 4	
				Specific/Area Plan			Subject to ☐ EX		
General Plan Land Use				Parcel Specific Policy			CEQA ☐ YES		
Application resolve planning violation? ☐ Yes ☐ No				Violation? ☐ Yes ☐ No			File No.		
Previous Files				Penalty application? ☐ Yes ☐ No					
Application accepted by				Date					
Approved by				Date					

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.

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.

Installation of new 3 bedroom 1935 SF manufactured home and detached 576 SF
detached garage. No propane tanks. Not trees to be removed.

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

Estimate the amount of grading in cubic yards: not to exceed 50 CY

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: 40 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: N/A. 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

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:

15'6"

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

Siding material	<u>JamesHardie Lap Plank</u>	Color	<u>Behr paint color Dolphin Fin LRV 59</u>
Trim material	<u>Ext. Cedar Trim, Painted</u>	Color	<u>Behr paint color Wite Stone LRV 85</u>
Chimney material	<u>N/A</u>	Color	<u></u>
Roofing material	<u>GAF Timberline HDZ® Shingles</u>	Color	<u>Weathered Wood</u>
Window frame material	<u>Vinyl</u>	Color	<u>Behr paint color Wite Stone LRV 85</u>
Door material	<u>Fiberglass</u>	Color	<u>Behr paint color Wite Stone LRV 85</u>

Fencing material N/A Color _____
Retaining wall material N/A Color _____
Other exterior materials N/A Color _____

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.

1 fixture near front and back doors, 1 fixture at the garage entry.

All lighting fixtures will be be downcast and shielded to prevent
light and glare beyond the parcel boundaries.

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

Total square footage of all structures: _____

Estimated employees per shift: _____

Estimated shifts per day: _____

Type of loading facilities proposed: _____

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: 3 Total: 3

Number of standard spaces: 3 Size: 9'x15'

Number of handicapped spaces: _____ Size: _____

12. What will be the method of sewage disposal?
☒ Community sewage system, specify Bodega Bay Public Utility District
☐ 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: Bodega Bay Public Utility District

☐ 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: 70 feet _____ miles
☐ On Site generation, Specify: _____
☐ None

Gas:

- ☐ Utility Company/Tank
☒ None

Coastal Permit Application

January 20, 2026

1540 Ranch Rd. Bodega Bay, CA 94923

APN: 100-210-060

Proposal Statement

Dear Sonoma County Planners & Coastal Commission Members,

We are Michael & Lisa Flowers, a married couple from Roseville, CA.

We purchased our lot located in Bodega Bay in 2023.

It's an unimproved parcel, 0.2 acres, near to Hwy 1 on a residential street.

We hope to install a 3-bedroom 1935 sq ft. manufactured home and a detached garage.

This home will be for vacation home use.

Our Construction professionals' team have been diligent about conforming to all requirements and setbacks as shown in the attached site plan. The residence will sit at an angle almost center in the lot as this seems to be the best space, almost the only space available for a small home.

We've chosen a retro, mid-century modern exterior, similar to some of the original homes off Hwy 1 and in the surrounding neighborhood. We will use a licensed contractor(s) and will comply with all Sonoma County and CA State building codes and requirements.

We are working closely with our team of professionals who have prepared the necessary documentation to support our permit applications. They are:

Harmony Home Improvements, Inc. as a General Contractor and coordination with the structural/civil engineer as required.

Pyramid GeoEngineering, Inc. for soil study and conformance reviews.

Infinity Engineering, LP for structural calculations.

Clayton Homes of West Sacramento as a manufactured homes retailer.

IDR Drafting as drafting and permit facilitation services.

We respectfully request your review and approval of our Coastal Permit application.

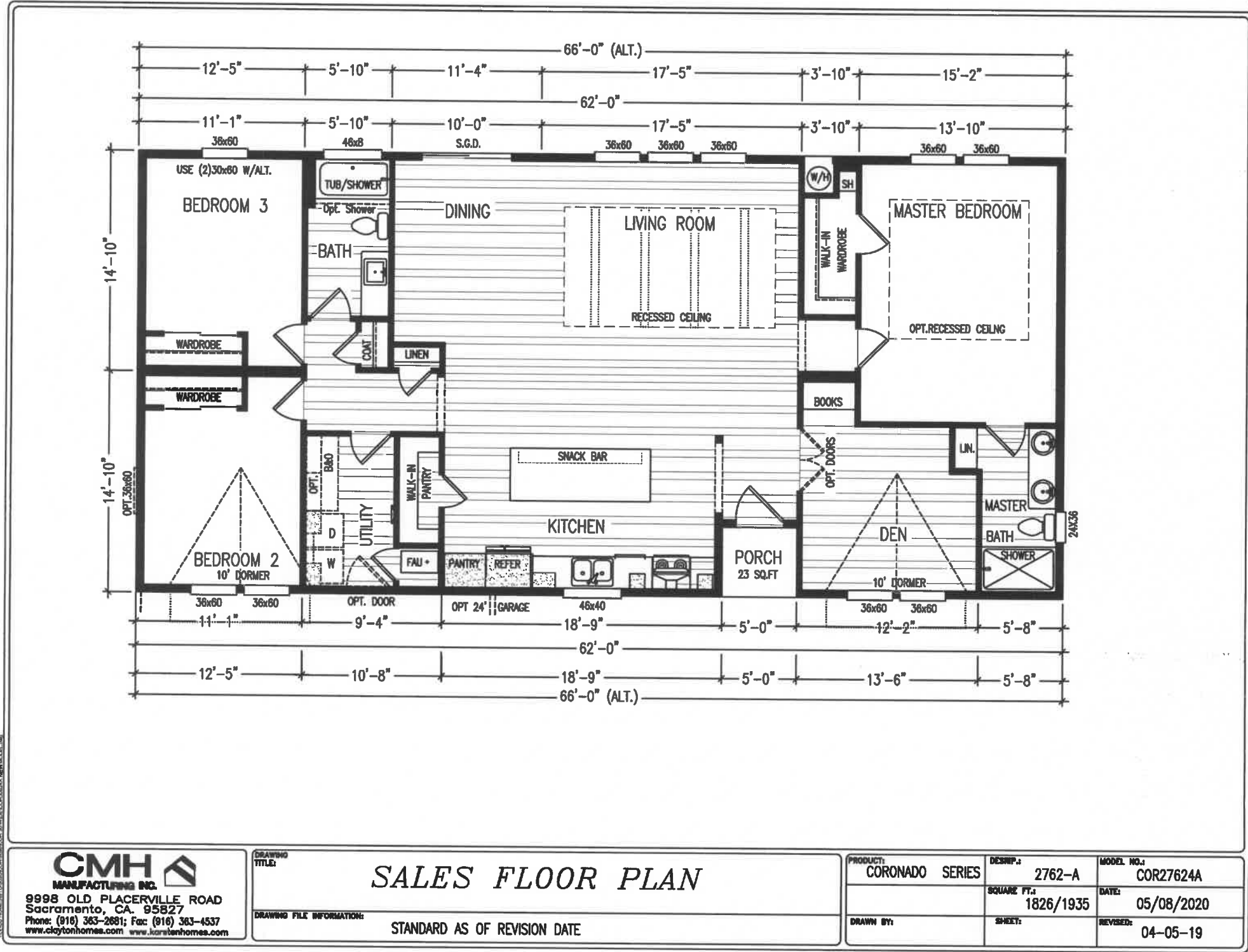
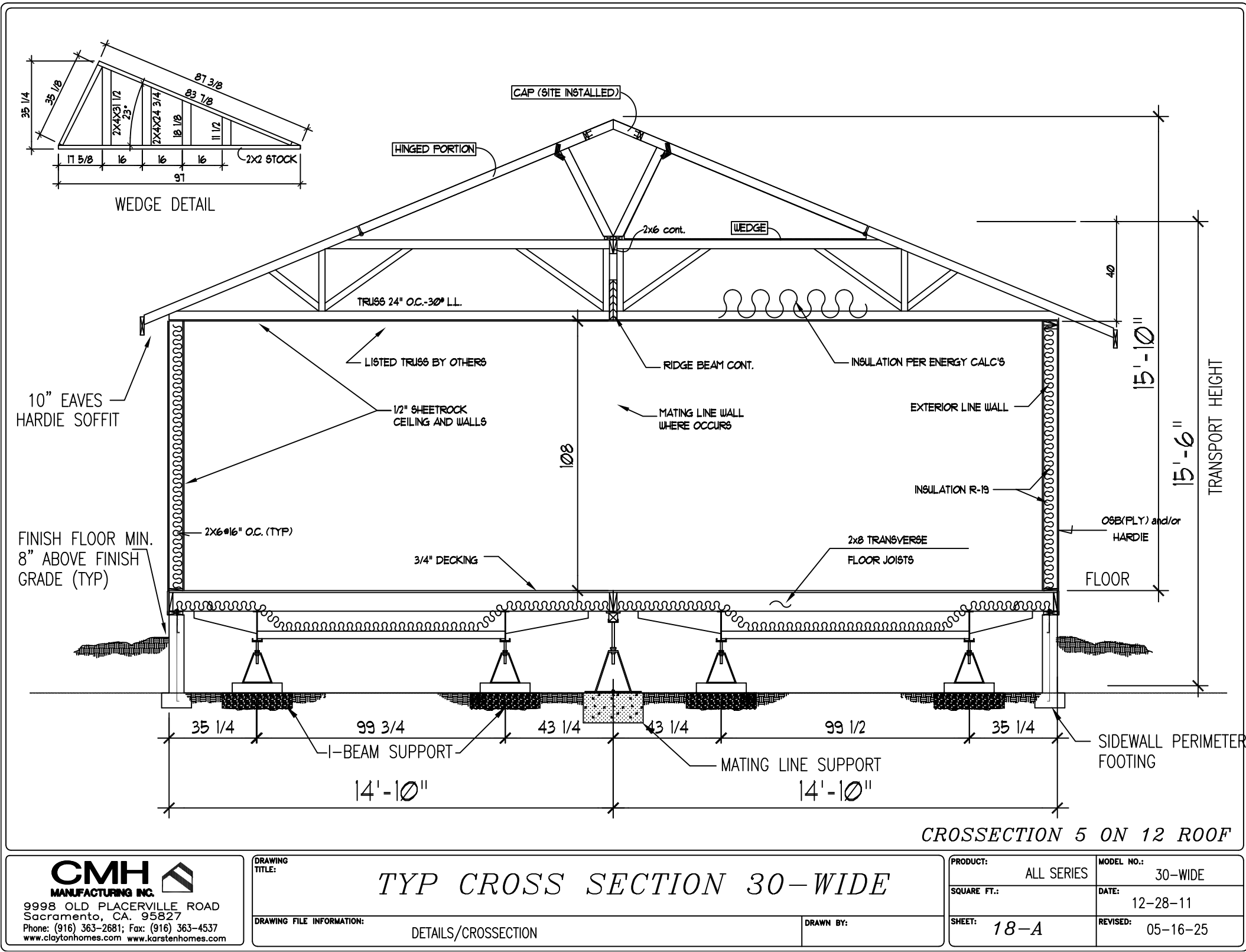
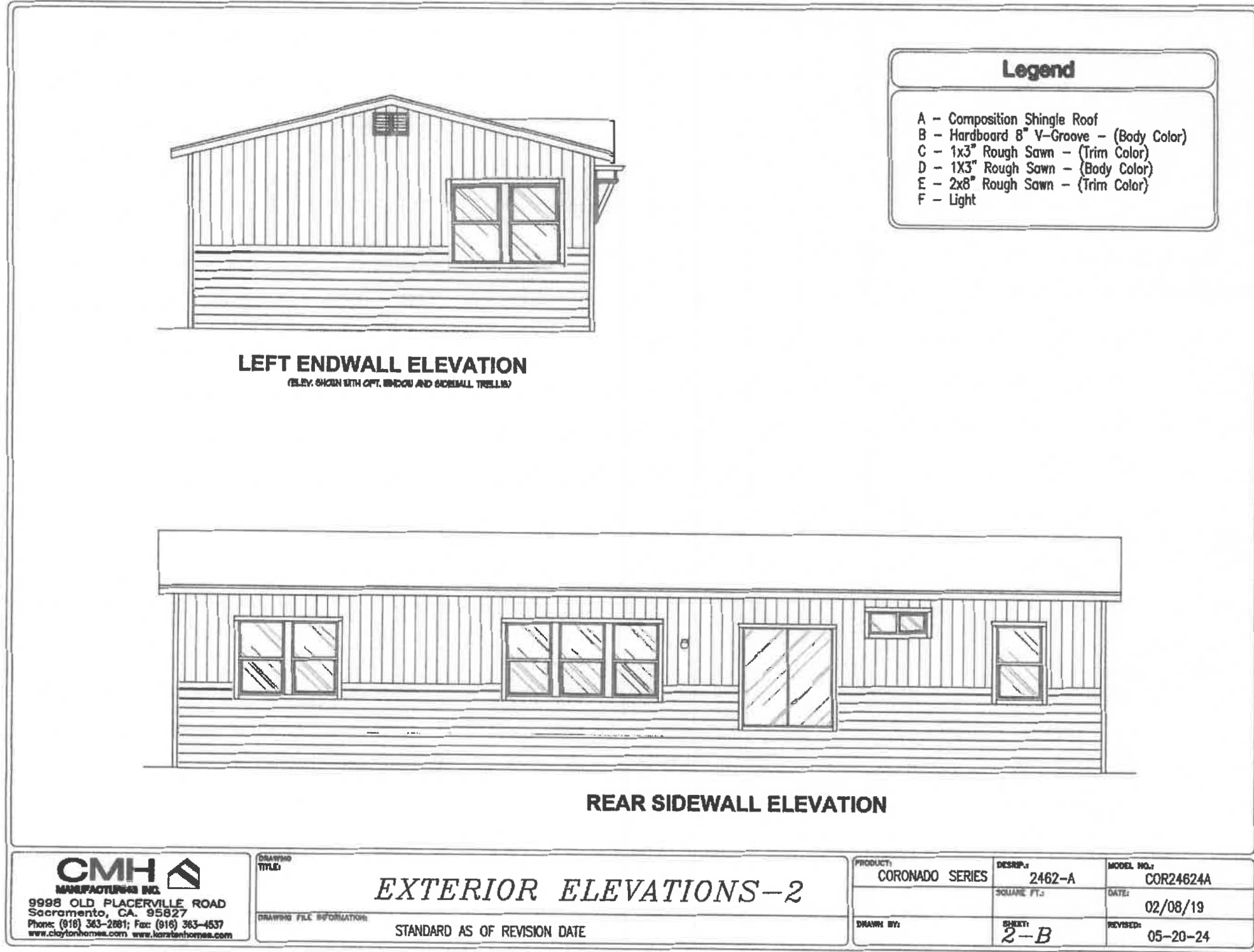
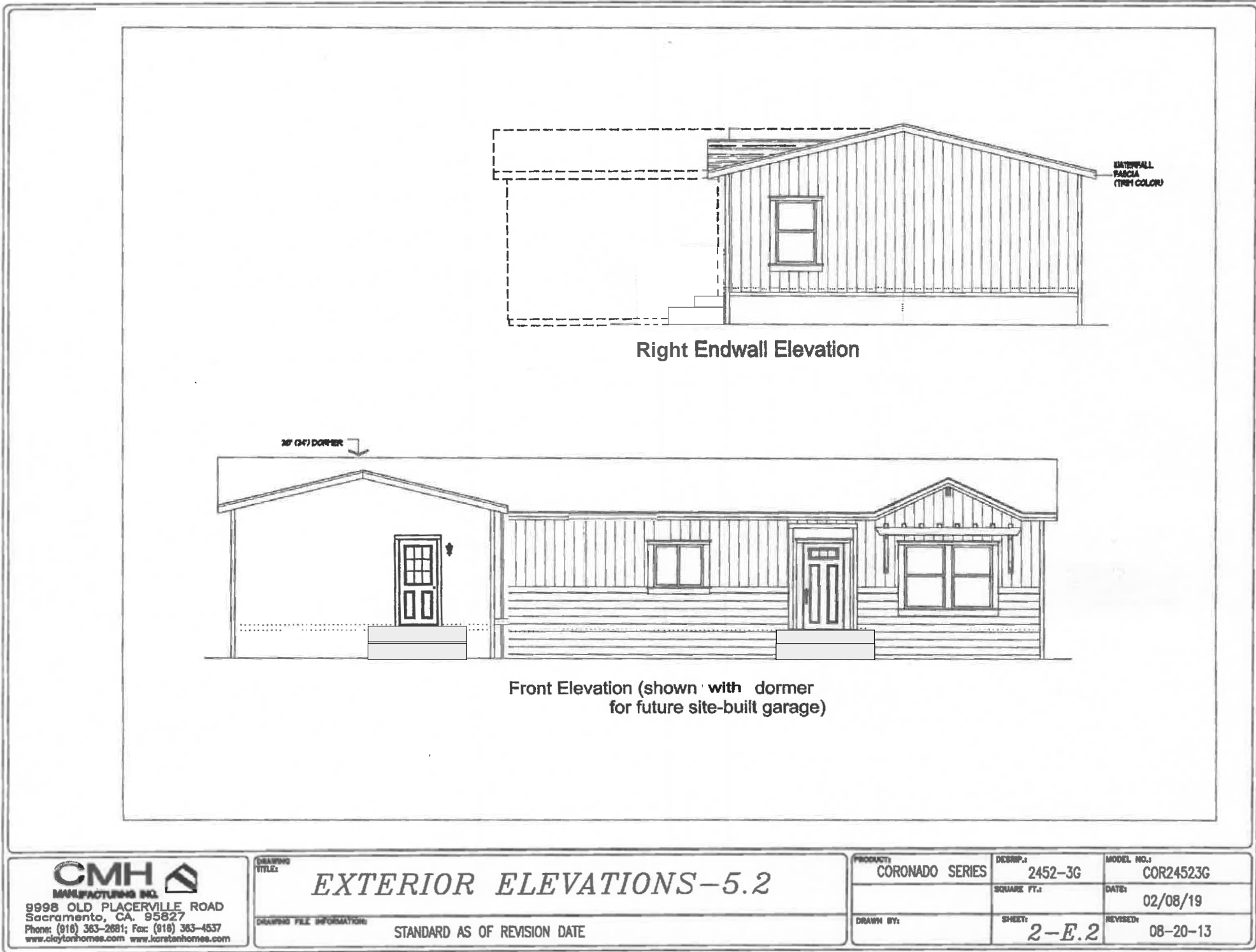
If you have any questions, please call or email us anytime. We look forward to working with you on our project.

Sincerely yours,

Michael Flowers

Signed by:

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GENERAL FLOOR PLAN NOTES:

- ALL SIDING FINISH, TRIM & COLORS TO BE SAME FOR SKIRT WALL AS THE MFR'D HOME OR PER DETAILS ON SHEET S2.
- 18"x24" min. CRAWL SPACE ACCESS WITHIN 20' OF PLUMBING - THROUGH OUTSIDE WALL, FOUNDATION WELL or INSIDE MFR'D HOME THROUGH FLOOR.
- STEPS TO BE MAXIMUM OF 3 RISERS WITHOUT NEEDING HANDRAILS. RISERS TO BE 4" min. to 7.75" max., TREADS TO BE 10" min., NO RISER or TREAD SHALL EXCEED MORE THAN 3/8" FROM THE SMALLEST TO THE LARGEST. 3' min. LANDINGS (IN ANY DIRECTION). STEP TO RESIDENCE TO HAVE A STEP UP OF 1/4" min. TO 1" max. OR 4" min. TO 7 3/4" max. @ TOP LANDING TO TOP OF THRESHOLD @ DOOR.
- HANDRAILS (REQUIRED @ STAIR/STEPS OF MORE THAN 3 RISERS) TO BE 1-1/2" dia. @ 33" TO 38" ABOVE NOSE OF STAIRS WITH RETURN TO POST OR WALL.

NOTES:

EACH BUILDING SHELL HAVE ADDRESS IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET. FRONTING THE PROPERTY. THE ADDRESS MUST BE INTERNALLY OR EXTERNALLY ILLUMINATED AND REMAIN ILLUMINATED AT ALL HOURS OF DARKNESS. NUMBERS MUST BE A MINIMUM 4 INCHES IN HEIGHT WITH 1/2 INCH STROKE FOR RESIDENTIAL OCCUPANCIES. THE ADDRESS MUST BE CONTRASTING IN COLOR TO THEIR BACKGROUND. (CRC-R319.1, SANTA ROSA CITY CODE (SRCC) 1844.505.1)

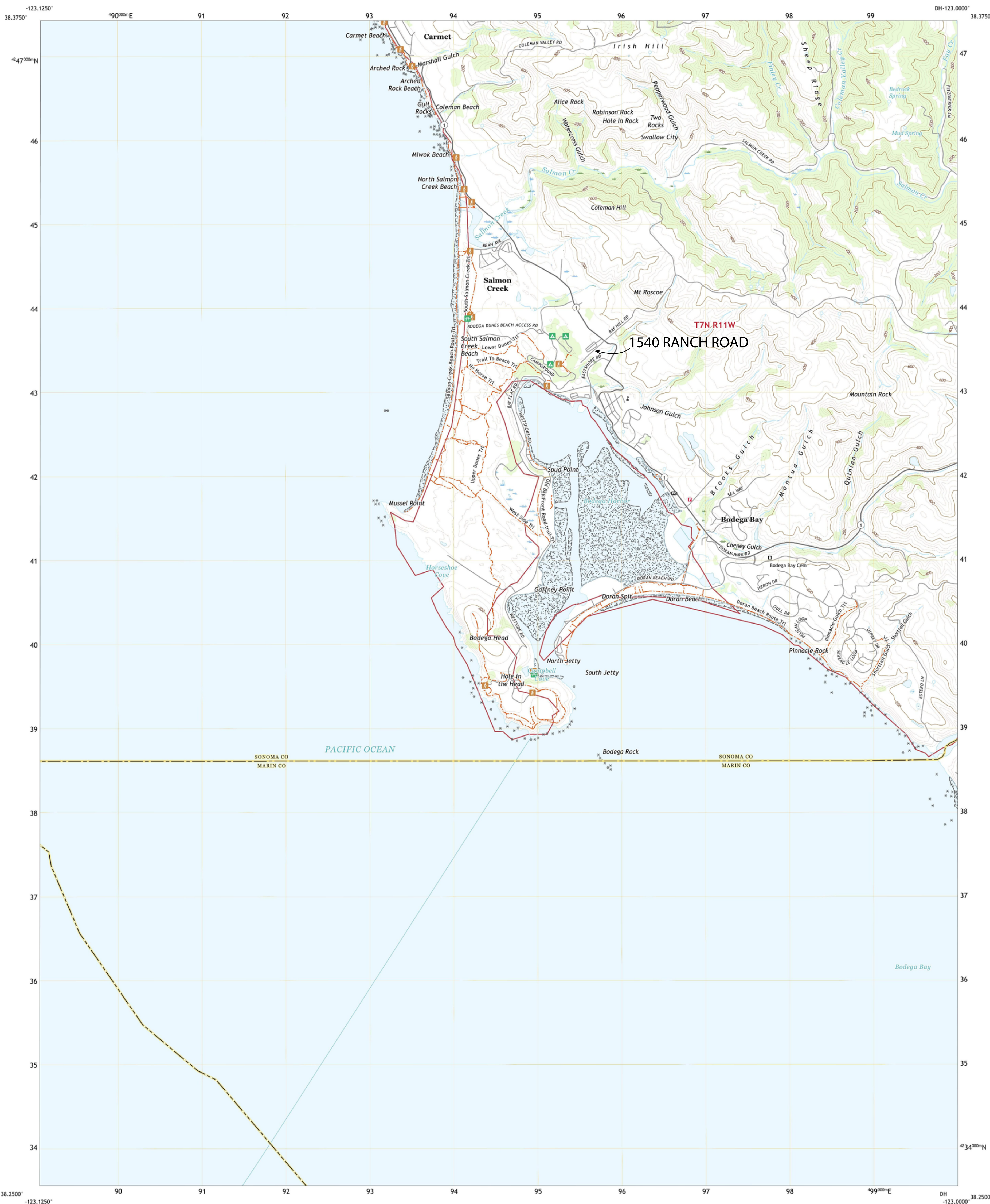
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Date 08 12/01/2025		
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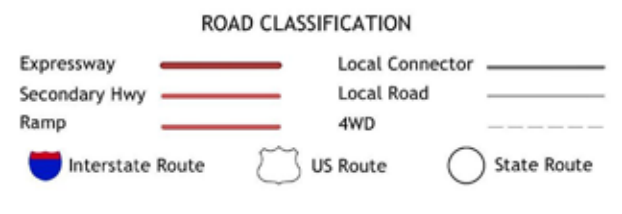
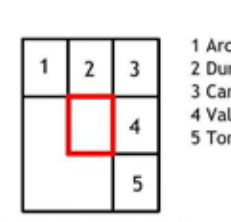
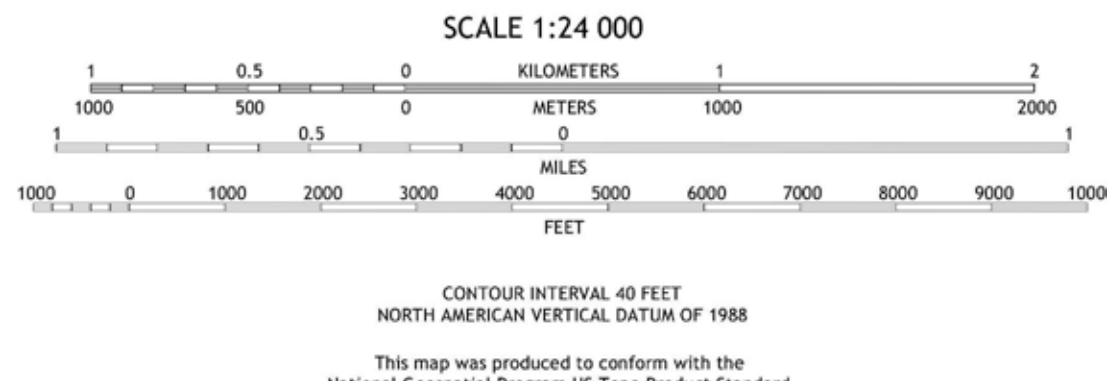
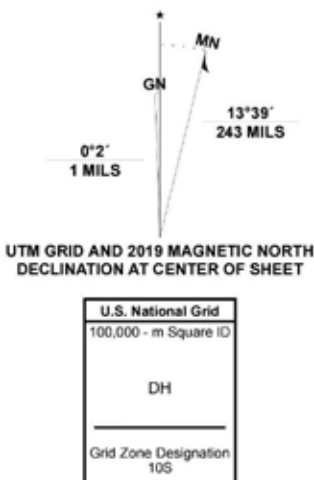
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



BODEGA HEAD QUADRANGLE
CALIFORNIA, 7.5 MINUTE SERIES
BODEGA HEAD QUADRANGLE
CALIFORNIA
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84). Projection and
1 000-meter grid/Universal Transverse Mercator, Zone 10S
This map is not a legal document. Boundaries may be
generalized for this map scale. Private lands within government
reservations may not be shown. Obtain permission before
entering private lands.
Imagery.....NAIP, June 2020 - June 2020
Roads.....U.S. Census Bureau, 2016
Names.....GHS, 1981 - 2021
Hydrography.....National Hydrography Dataset, 2004 - 2021
Contours.....National Elevation Dataset, 2020
Boundaries.....Multiple sources; see metadata file 2019 - 2021
Public Land Survey System.....BLM, 2020
Wetlands.....FWS National Wetlands Inventory 1985 - 2002



BODEGA HEAD, CA
2021

P3

