



2550 Ventura Avenue
Santa Rosa, CA 95403

p: (707) 565-1900
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Scott Orr
Director

Michelle Arellano
Administration

Nathan Quarles
Engineering and Construction

Cecily Condon
Planning

Steve Mosiurchak
Fire Marshal

July 17, 2026

To: Interested Agencies

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

File Number: CPN26-0004
Applicant Name: Richard and Cheryl Lynn Popek
Owner Name: same
Site Address: 550 Hwy 1, Bodega Bay
APN: 100-180-041
Zoning: RR CC B6 5, G

Project Description: Coastal Permit with no hearing for a new 2,340 sq. ft. single-family residence with 676 sq. ft. attached garage, new 740 sq. ft. ADU with 2,860 sq. ft. attached garage, and associated site improvements on a 2.0-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 July 31, 2026, and should be sent to the attention of:

CPN26-0004, Jennifer Faso (Jennifer.Faso@sonomacounty.gov). The Project Planner can also be reached at (707) 565-1683. **If no response is received by July 31, 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 | ☒ Local Fire District – Sonoma County |
| ☒ Natural Resources | ☒ Recology Sonoma Marin (Disposal) |
| ☒ Road Naming | ☒ Caltrans-State Dept of Transportation |
| ☒ Assessor | ☒ State Coastal Commission – Appealable? No |
| ☒ Dist. 5 Director and Commissioners | ☒ Regional Water QCB: North Coast |
| ☒ Treasurer/Special Assessment | ☒ Sonoma Coast MAC |
| ☒ Water District – Bodega Bay PUD | ☒ Tribal Notification |
| ☒ Bodega Bay Alliance for Sustainable Comm. | ☒ Western SoCo Rural Alliance |
| ☒ Bodega Bay Concerned Citizens | |

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 <u>RICHARD POPEK</u>				Name _____			
Mailing Address <u>PO BOX 700</u>				Mailing Address _____			
City <u>BODEGA BAY</u>	State <u>CA</u>	Zip <u>94923</u>		City _____	State _____	Zip _____	
Day Ph <u>(707) 332-6160</u>	Email <u>RICHPOPEK@HOTMAIL.COM</u>			Day Ph () _____	Email _____		
Signature <u>[Signature]</u>			Date <u>6-1-16</u>	Signature _____			Date _____
Billing Responsible Party (At-Cost Only) ☐ Applicant ☐ Owner ☐ Other: _____							
OTHER PERSONS TO RECEIVE CORRESPONDENCE							
Name/Title <u>CHERYL RANDOLPH POPEK</u>				Name/Title _____			
Mailing Address <u>PO BOX 700</u>				Mailing Address _____			
City <u>BODEGA BAY</u>	State <u>CA</u>	Zip <u>94923</u>		City _____	State _____	Zip _____	
Day Ph <u>707-332-5043</u>	Email <u>RANDOLPH200@GMAIL</u>			Day Ph () _____	Email _____		
PROJECT INFORMATION							
Address(es) <u>550 HIGHWAY ONE</u>						City <u>BODEGA BAY</u>	
Assessor's Parcel Number(s) <u>100-180-041</u>							
Project Description <u>NEW CONSTRUCTION: ADU & GARAGE & RESIDENCE. WILL REQUIRE COASTAL PERMIT - GRADING & CONSTRUCTION PERMITS</u>							
Acreage <u>2</u>				Number of new lots proposed <u>0</u>			
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
General Plan Land Use		Specific/Area Plan		Subject to	☐ EX
		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.

UTILITY CONNECTIONS WERE INSTALLED AT
THE PROPERTY EDGE DURING CONSTRUCTION
OF LOWER PROPERTY.

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.

TWO STRUCTURES; ADU-GARAGE @ 3,600 SF AND
RESIDENCE W/ GARAGE @ APPROX. 2,700 SF; DRIVEWAY
EXTENSION FROM LOWER LOT (EASEMENTS); 1-500 GAL PROPANE
TANK; VEGETATION CLEAN-UP & GRADING FOR DRIVEWAY
& STRUCTURES.

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

Estimate the amount of grading in cubic yards:

4,200 (YDS³)

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: 300 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: NO

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 SITE IS ONLY VISIBLE FOR A SHORT DISTANCE HEADING SOUTH ON HWY ONE. SITE IS NOT VISIBLE HEADING NORTH ON HWY ONE.

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:

ADU/GARAGE @ 28' ; RESIDENCE @ 27'.
AVERAGE GRADE @ 105'

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

Siding material	<u>METAL</u>	Color	<u>BLACK</u>
Trim material	<u>METAL</u>	Color	<u>BLACK</u>
Chimney material	<u>METAL</u>	Color	<u>BLACK</u>
Roofing material	<u>METAL</u>	Color	<u>BLACK</u>
Window frame material	<u>FIBERGLASS</u>	Color	<u>BLACK</u>
Door material	<u>FIBERGLASS</u>	Color	<u>BLACK</u>

Fencing material NONE Color _____
Retaining wall material NONE Color _____
Other exterior materials NONE 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.

DRIVEWAY BOLLARDS FOCUSED ON SURFACE, DOWN LIGHTS IN EAVES OF STRUCTURES, ALL ARE DOWNCAST & SHIELDED, SEE LIGHTING PLAN ATTACHED # 15

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: PHASE 1
PHASE 2
PHASE 3
PHASE 4
PHASE 5
PHASE 6
PHASE 7
PHASE 8
PHASE 9
PHASE 10
PHASE 11
PHASE 12
PHASE 13
PHASE 14
PHASE 15

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 BBPMD
☐ 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: BBPUP

☐ 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

SCALE: 1/8" = 1'-0"

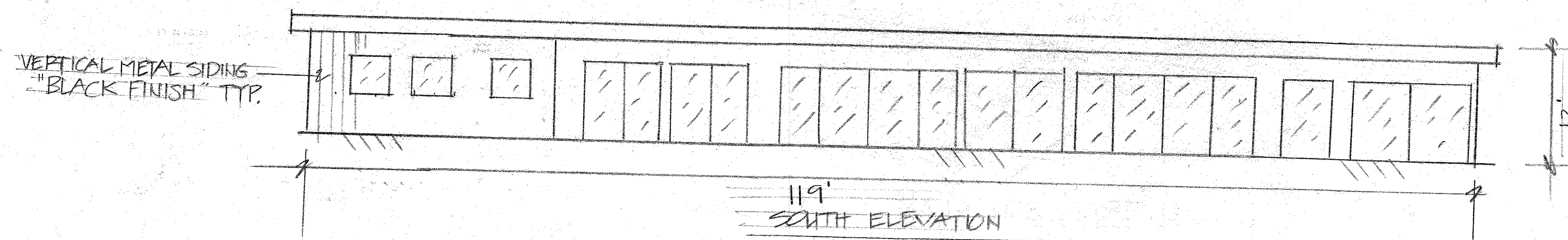
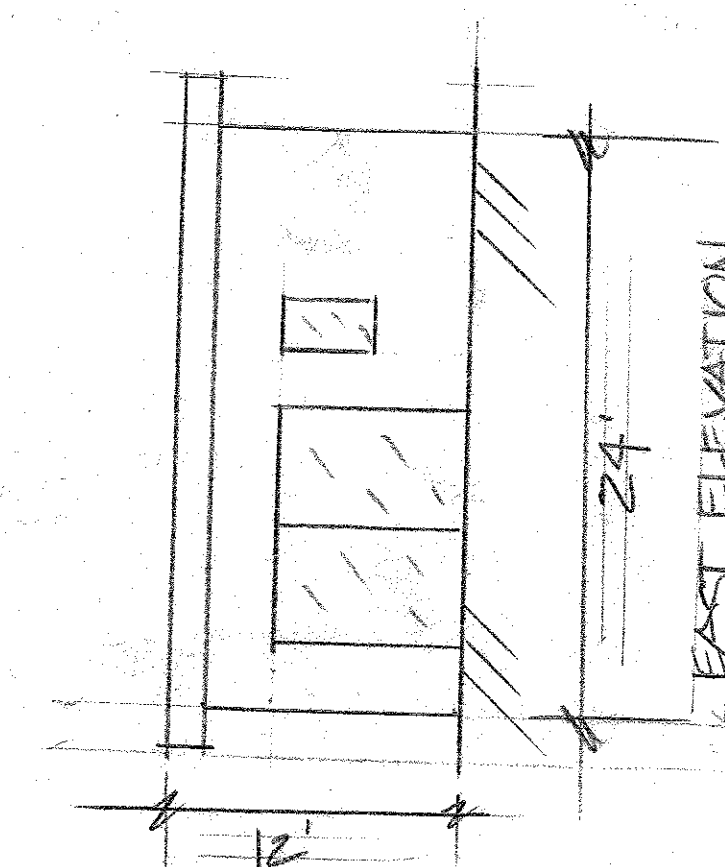
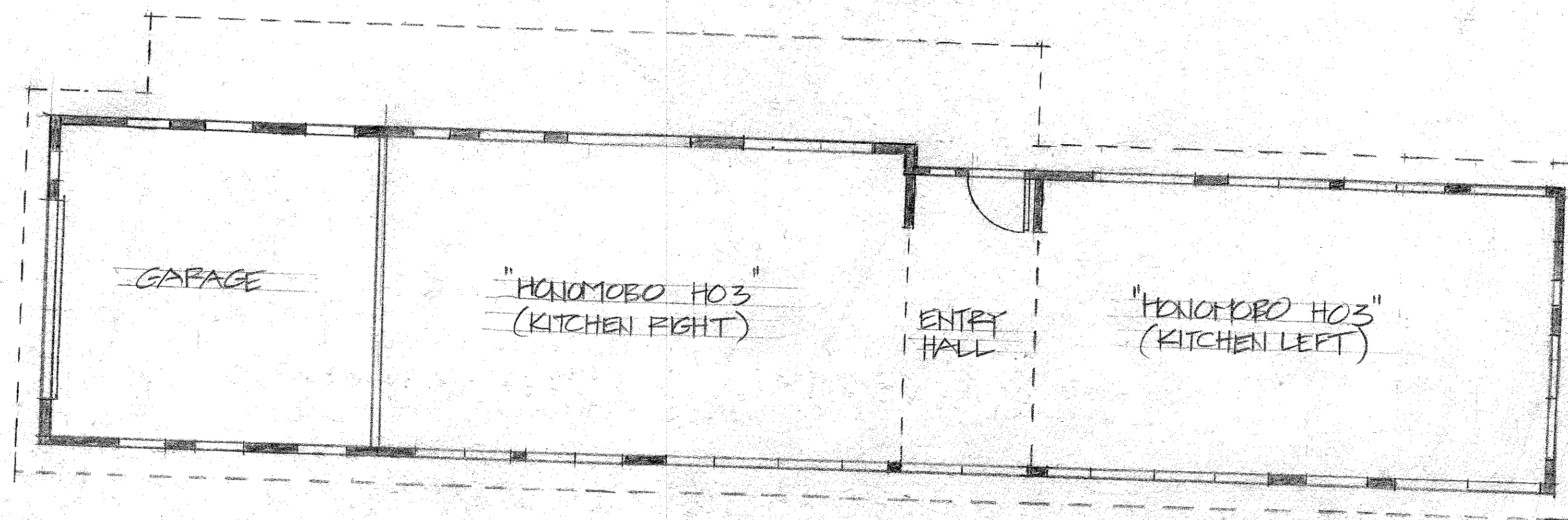
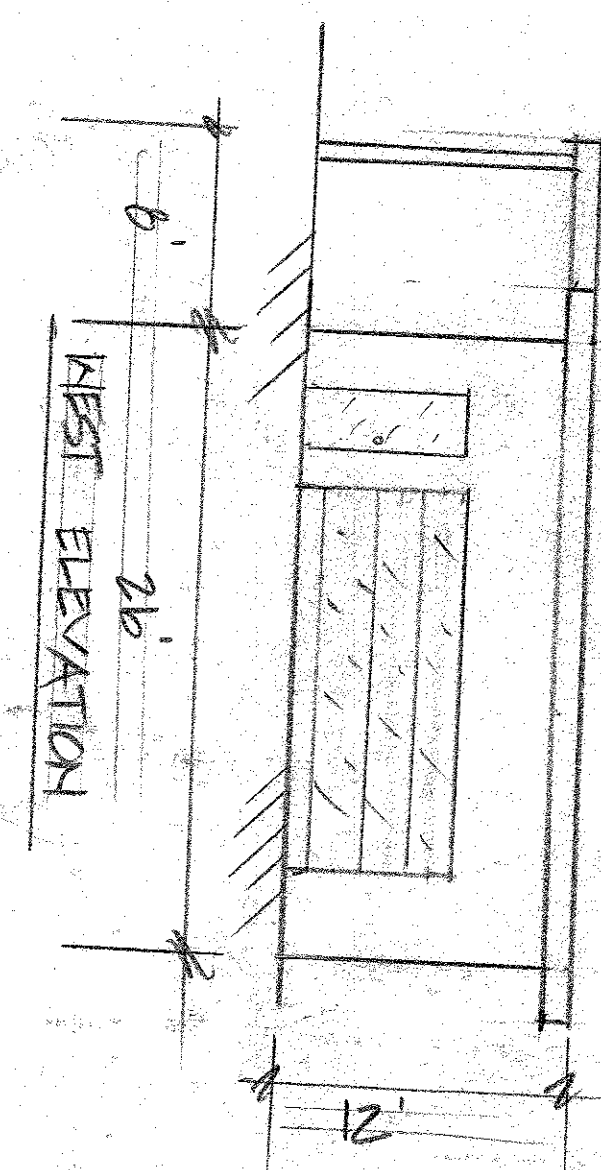
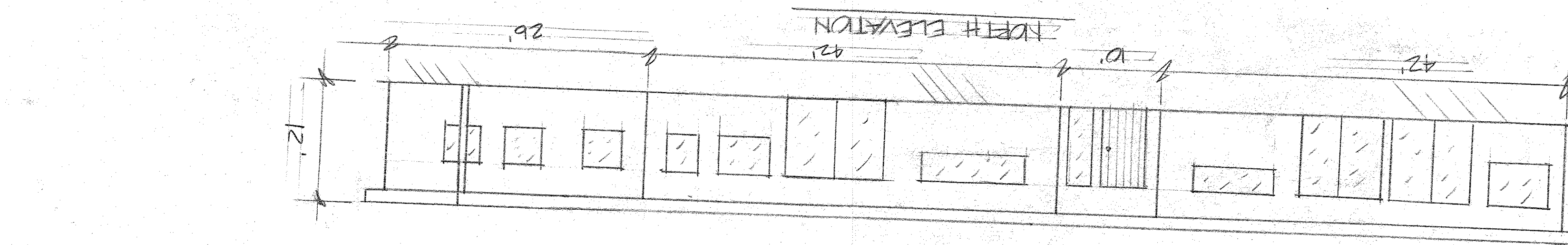
RICH POPEK

707-332-6160

550 HWY ONE APT#100-180-041

PODEGA BAY, CA 94923

RICHPOPEK@HOTMAIL.COM



NOTES:
1. "HONOMOBO" MODULAR BUILDINGS W/ CUSTOM GARAGE & ENTRY

SCALE: 1/8" = 1'-0"

POPEK
DESIGN BUILD
P.O. Box 700, Bodega Bay, CA 94923
707.332.6160

PROPOSED RESIDENCE
550 HWY ONE
BODEGA BAY, CA 94923
APN # 100-180-041

POPEK DESIGN BUILD
P.O. Box 700, Redding Bay, CA 94923
707 332 6160



BODEGA BAY PUBLIC UTILITY DISTRICT

P.O. BOX 70 • 265 DORAN PARK ROAD • BODEGA BAY, CALIFORNIA 94923

TELEPHONE 707-875-3332

FAX 707-875-9610

January 28, 2026

To Whom It May Concern:

Re: 550 Hwy 1
Bodega Bay, CA

AP: 100-180-041

The above mentioned property is within the water and sewer service boundary of the Bodega Bay Public Utility District. Water and sewer service is available at this time. If a water and sewer permit is not applied for within three months of the date of this letter, availability will be on a first come first serve basis.

Please call if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Vickie Watts". The signature is fluid and cursive.

Vickie Watts
Office Administrator/District Clerk



PROPERTY SITE

550 HWY ONE
VIEW FROM HWY ONE -
HEADING SOUTH
APH #100-180-041

POPEK DESIGN BUILD
P.O. Box 700, Bodega Bay, CA 94923
707 332 6160



PROJECT: 550 HWY ONE
BODEGA BAY CA,
AP# 100-180-041
SITE RENDERING: VIEW HEADING
SOUTH ON HWY 1 - PROPOSED STRUCTURES
POPEK DESIGN/BUILD
707-332-6160



SITE IS NOT VISIBLE
FROM HIGHWAY

PROJECT: 550 HWY 1
BODEGA BAY, CA
AP# 100-180-041
VIEW: HEADING NORTH
ON HWY 1
POPEK DESIGN/BUILD
707-332-6160