



Type



Dccs



Plans

CPNO4-0001

Building Permit Number (List all associated with these documents)

9000

Street Number

Hwy 1

Street Name

Community Code

APN

COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
2550 VENTURA AVENUE, SANTA ROSA, CA 95403-2829
(707) 565-1900 FAX (707) 565-1103

Application Fees / Invoice for: CPN04-0001

Project Address: 10000 HWY 1
Cross Street: HWY 116

APN: 099-060-018

Status: STARTED
Printed: February 03, 2004
Initialized by: DZANINI
Activity Type: B-CPN 301

Description: COASTAL PERMIT FOR RED HILL TRAIL

Owner: STATE OF CALIFORNIA
C/O DEPT OF GEN SVC/R E SVC DIV
630 HOWE AVE
SACRAMENTO CA 95825-4731

Applicant: STATE OF CALIFORNIA
DEPT OF PARKS & RECREATION
NORTH BAY DISTRICT

PO BOX 123

Fees:

Item#	Description	Account Code	Tot Fee	Prev. Pmts	Cur. Pmts
737	NPDES REVW MIN DEV	025015-3140	300.00	.00	.00
1020	COASTAL PERM W/O HEARING	025015-3206	872.00	.00	.00
			\$1,172.00	\$0.00	

Total Fees: \$1,172.00

Total Paid: \$0.00

Balance Due: \$1,172.00

Refunds will not be authorized unless circumstances
conform with established PRMD refund policy provisions.

When validated below, this is your receipt.

5611A0000H02/03/04 SUBTTL

1172.00

Planning Application

PJR-001

File#:

CPNO 40001

Type of Application:

- | | | | |
|--|--|---|--|
| <input type="checkbox"/> Admin Cert. Compliance | <input type="checkbox"/> Design Review Comm./Ind. | <input type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Ag./Timber Preserve | <input type="checkbox"/> Design Review Residential | <input type="checkbox"/> Mobile Home Zoning Permit | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Cert. of Compliance | <input type="checkbox"/> Design Review Signs | <input type="checkbox"/> Ordinance Interpretation | <input type="checkbox"/> Zoning Permit |
| <input type="checkbox"/> Cert. of Modification | <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Second Unit Permit | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Coastal Permit | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Specific/Area Plan Amendment | |
| <input type="checkbox"/> Design Review Admin. | <input type="checkbox"/> Major Subdivision | <input type="checkbox"/> Use Permit | |

Applicant (Contact Person):

DEPT. OF PARKS & RECREATION / SHANNON

Name

P.O. BOX 123

Mailing Address

DUNCANS MILLS CA 95430

City/Town

State/Zip

707-869-2374

707-865-2046

Phone

Fax

Signature

Date

Owner, if other than Applicant:

STATE OF CALIF. DEPT. PARKS & REC.

Name

P.O. BOX 123

Mailing Address

DUNCANS MILLS CA 95430

City/Town

State/Zip

707-865-2391

707-865-2046

Phone

Fax

Signature

Date

Other Persons to be Notified: (Specify: Agent, Lender, Architect, Engineer, Surveyor, Other owner(s))

Name	Name	Name
Mailing Address	Mailing Address	Mailing Address
City/Town	City/Town	City/Town
State/Zip	State/Zip	State/Zip
Title	Title	Title
Phone	Phone	Phone
Fax	Fax	Fax

Project Information:

Address(es) 10,000 Hwy 1
097-160-001, 002.; 099-060-018
Assessor's Parcel Number(s)

Project Description: Construct new public access hiking trail to the Red Hill overlook, and create loop trail opportunities from the existing Pomo Canyon Trail at Sonoma Coast State Beach. Trail will be earth surface, 3 to 4 ft wide, totalling approx. 14,000 Lin. Ft. Project includes one wood trail bridge approx. 24 Lin. Ft.

Site Served by Public Water? ☐ yes ☒ no Site Served by Public Sewer? ☐ yes ☒ no Number of new lots proposed 0

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff

Planning Area: 1 Supervisorial District: 5 Current Zoning: LEACC SE/POP General Plan Land Use: POP 1A

Specific Plan: LCP S.P. Land Use: Needs CEQA Review? ☐ yes ☒ no 160

Commercial/Industrial Uses: (Enter numbers where applicable)

Bldg. sq. ft. Existing: Proposed: Existing Employees: New Employees:

Residential Uses: (Enter numbers where applicable)

New Single Family Homes: New Multi-Family Units: New Second Units:

New Manufactured Homes: New Units For Sale: New Units For Rent: Density Bonus Units: N/A

Violation? ☐ yes ☒ no; Application resolve planning violation? ☐ yes ☒ no; Penalty applicable? ☐ yes ☒ no; Civil Penalty Factor

Previous Files: 097-160-001 SUBJECT TO SCAPUS EASEMENT

Application accepted by DAUG Date 2/3/04

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue * Santa Rosa, CA * 95403-2829 * (707) 565-1900 * Fax (707) 565-1103

Indemnification Agreement

PJR-011

"As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in conjunction with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

CALIF. DEPARTMENT
OF PARKS & RECREATION

Applicant

Gregg S. [Signature] 20th. eqm.

Property Owner (if other than applicant)

2/3/04
Date

CPN 04-0001
File No.

NOTE: The purpose of the Indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue ❖ Santa Rosa, CA ❖ 95403-2829 ❖ (707) 565-1900 ❖ Fax (707) 565-110



DEPARTMENT OF PARKS AND RECREATION
North Bay District
P.O. Box 123
Duncans Mills, CA 95430

Ruth Coleman, Director

February 3, 2004

Mr. Doug Zanini
County of Sonoma
Permit & Resource Management Dept
2550 Ventura Ave.
Santa Rosa, CA 95403-1900

Dear Mr. Zannini:

The California Department of Parks and Recreation would like to submit a Coastal Permit Application for the Red Hill Trail Project, located at Sonoma Coast State Beach. This is a new hiking trail, (approx. 2 ½ miles) that will create loop trail opportunities originating from the popular Pomo Canyon Trail (Pomo Campground to Shell Beach). Additionally, the proposed trail will provide access to the newly acquired Red Hill Property. The project will be primarily new trail construction, with some road/trail re-construction, and obliteration of unwanted trails. The only structure proposed is a wood trail bridge over a seasonal drainage. All construction will be performed in-house by an experienced trail crew, following Department approved trail construction standards and guidelines. A Notice of Exemption has been filed to complete the CEQA process.

Enclosed is a Coastal Permit Application, and check (#133561 - \$1172) for the application fee. Also enclosed and part of the application are the following; Trail Plan and Details (dwg # 640-0124), Bridge Drawings (dwg# 657-0139), Assessor Parcel Maps of affected lands, a list of interested parties for notification purposes, and a copy of the filed Notice of Exemption. We respectfully request that you process this application.

In your review of the application and supporting documents, should you have any questions or need additional information, please feel free contact me. I can be reached at (707) 469-2374, or 707-484-5397. We look forward to working with you.

Sincerely,

Gary Shannon,
District Landscape Architect

52/53

156-019
156-031
156-033

2203

NOTE: THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSURED FOR THE ACCURACY OF THE DATA DELINEATED HEREON.

Pacific Ocean

Scale: 1" = 200'

Parcel Map No. 2715-A
Bk. 178 pt. 21, Rm. 2/10/72

ASSessor Sonoma County

Part of
W. S. M. Wright
Bodega Ranch

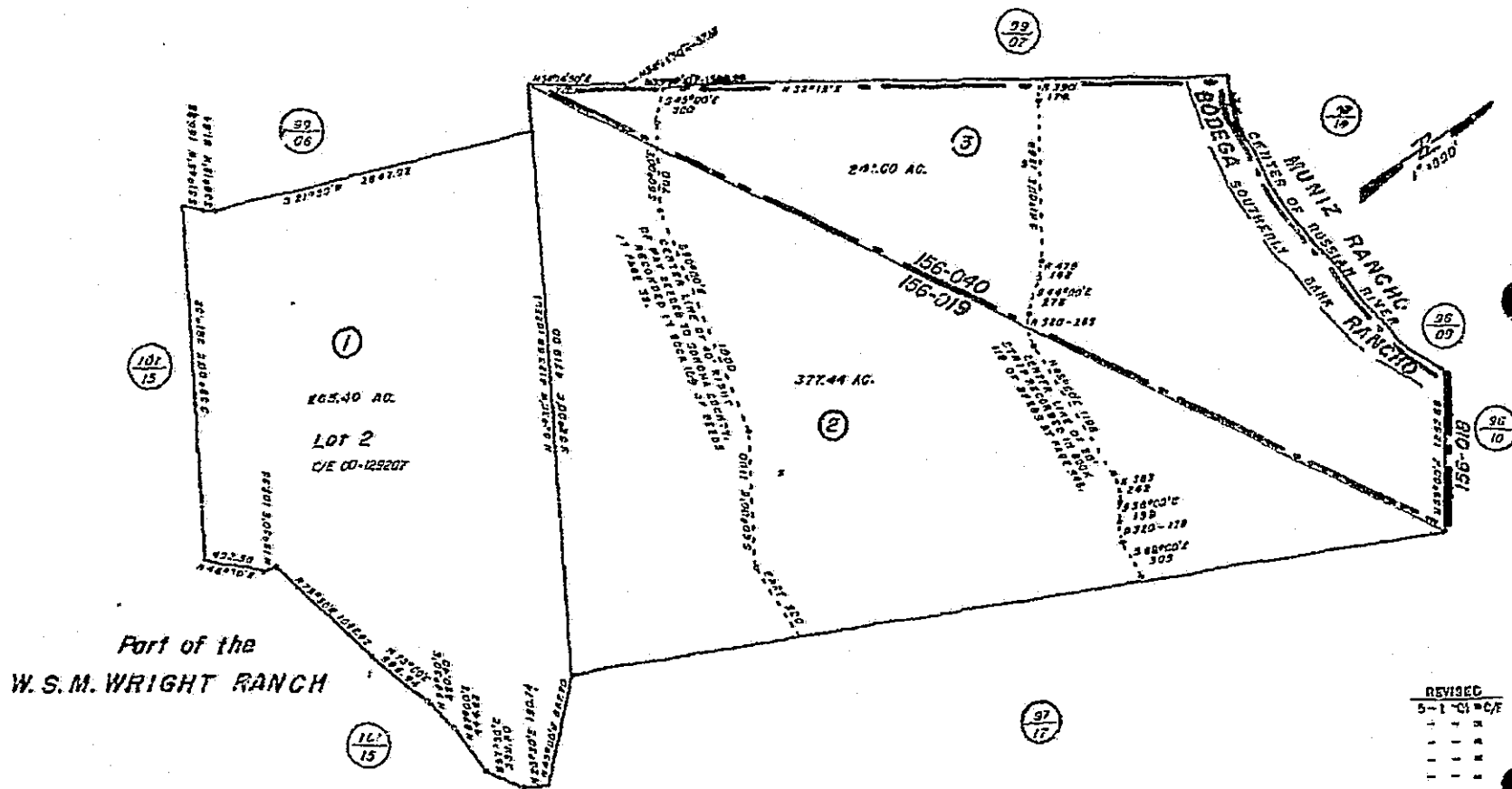
REVISED

Assessor's Map Bk. 99pg. 05
County of Sonoma, Calif.

COUNTY ASSESSOR'S PARCEL MAP

TAX RATE AREA
56-040
156-019

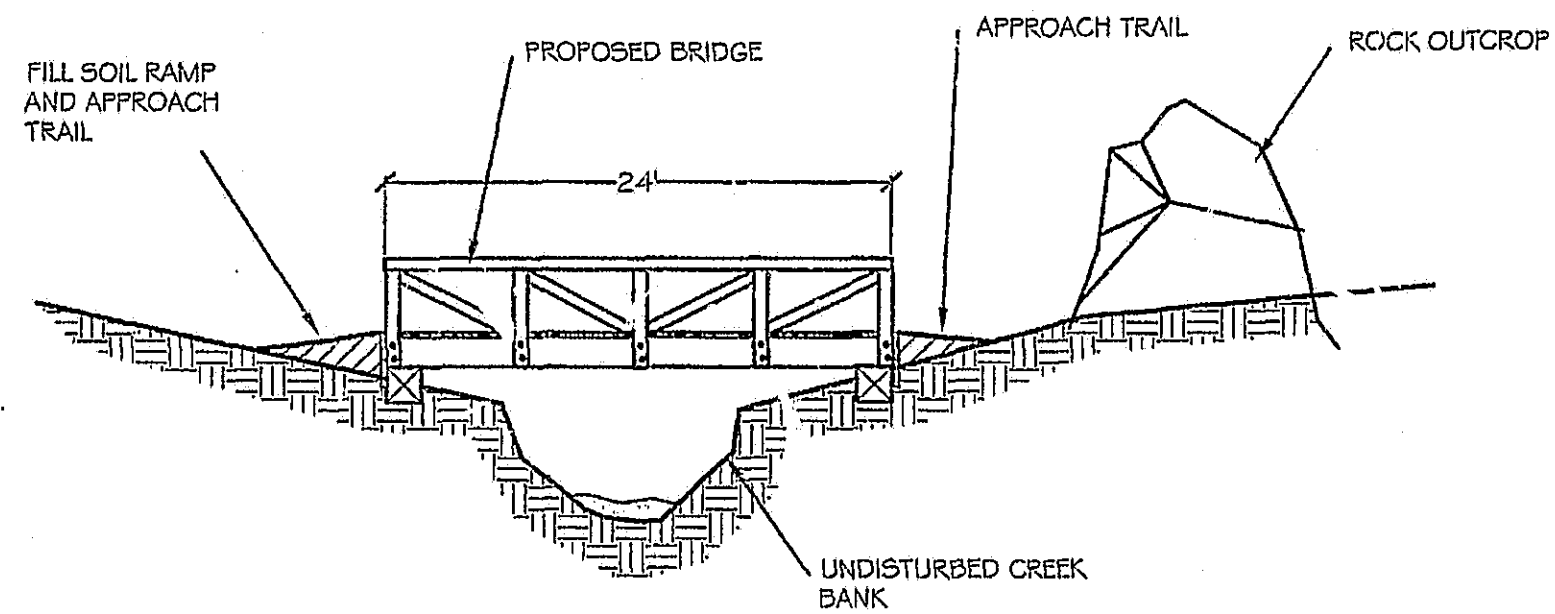
97-16



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN.

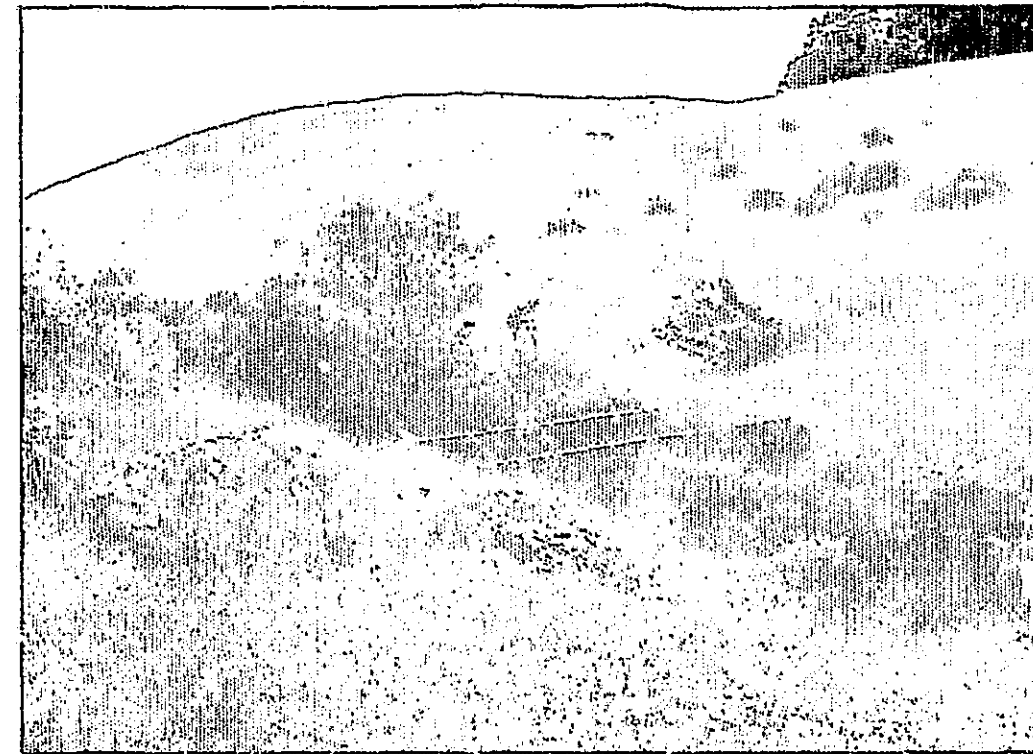
Assessor's Map Bk. 97 Pg. 16
Sanoma County, Calif.

REVISED
5-1-71 C/C/E PL



CROSS SECTION VIEW

NTS



PROPOSED BRIDGE SITE LOOKING UP STREAM FROM RIGHT BANK.



PROPOSED BRIDGE SITE WITH CLOSE UP VIEW OF STREAM CHANNEL.

DESIGNED	CS
DRAWN	OCT 03
CHECKED	

DATE	
REVISIONS	

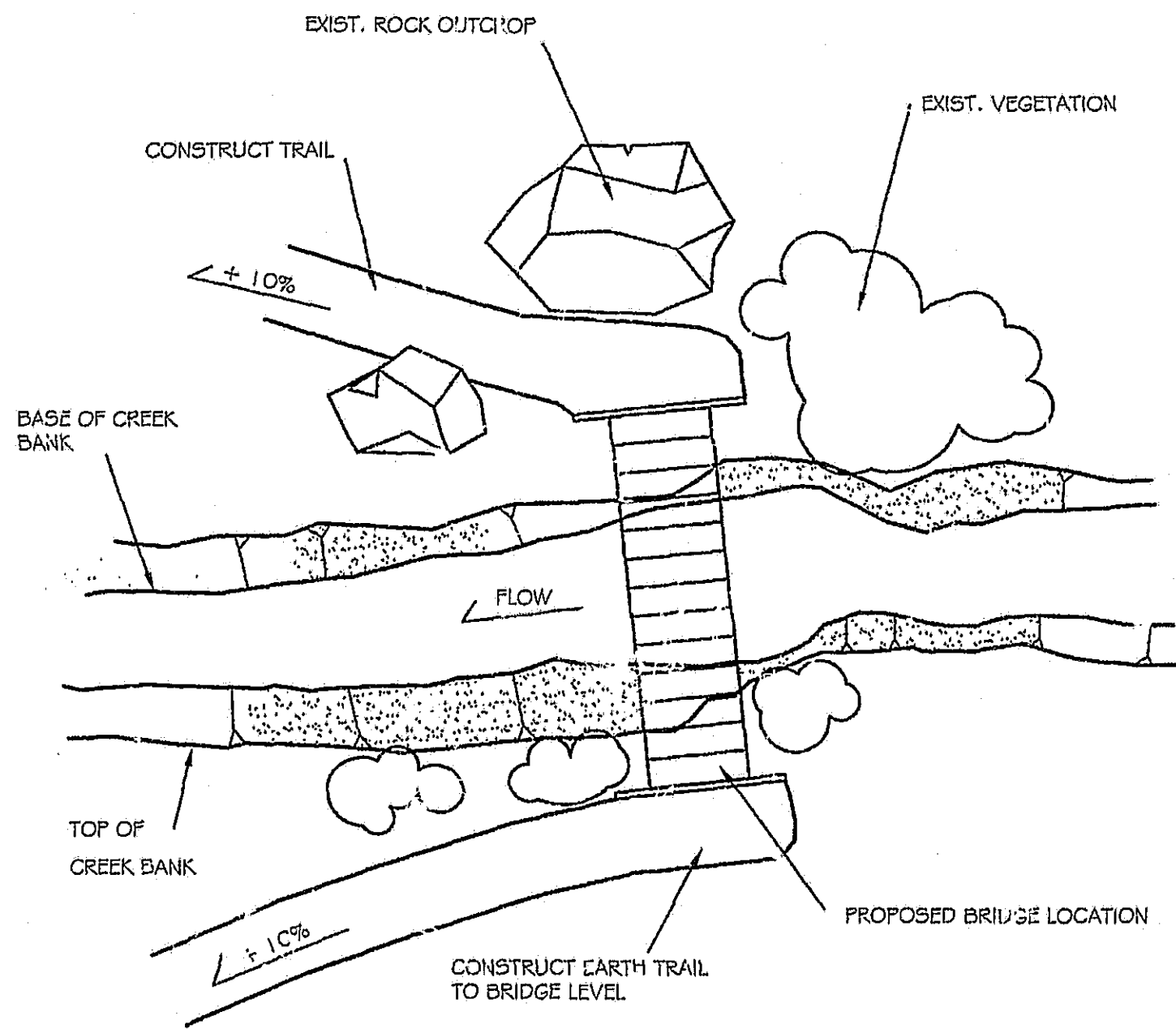
RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION

APPROVED _____ DATE _____

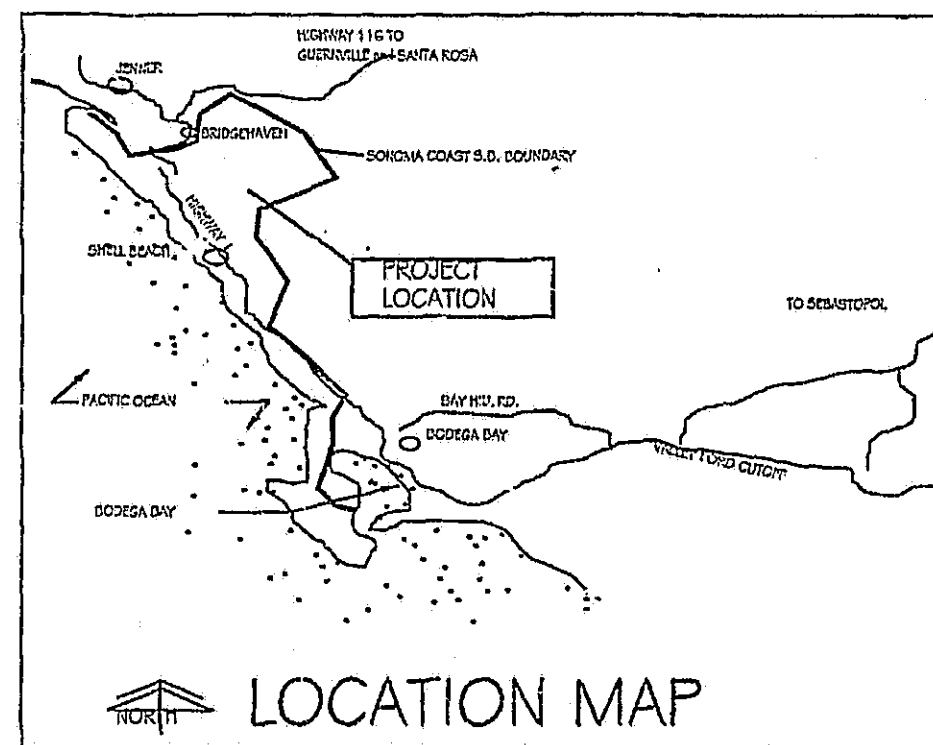
SONOMA COAST STATE BEACH
RED HILL TRAIL BRIDGE

DRAWING NO.
657-0139

SHEET NO.
2
OF
3



BRIDGE SITE PLAN



PROPOSED BRIDGE SITE LOOKING UPSTREAM FROM LEFT BANK

NOT TO SCALE

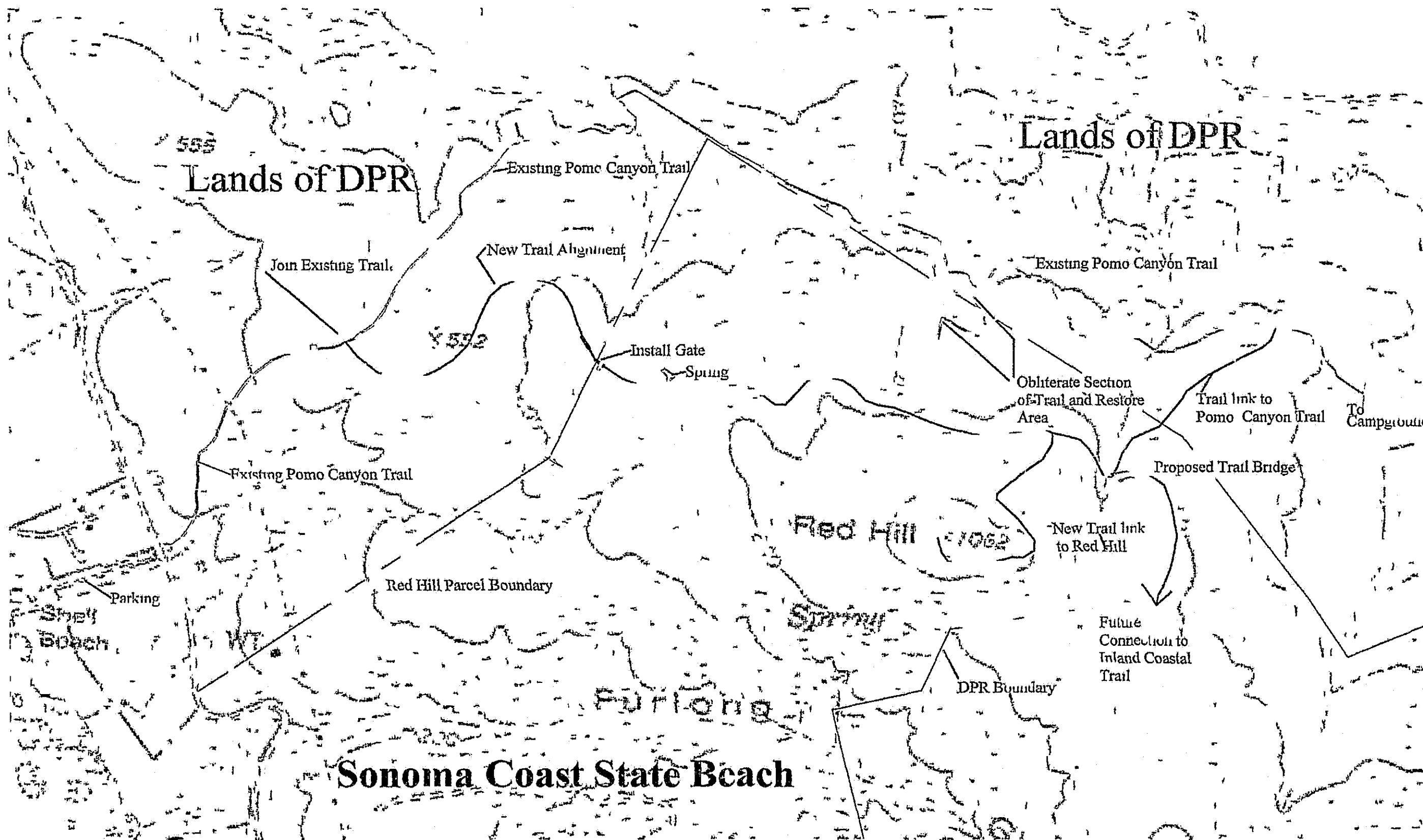
DESIGNED GS	DATE	REVISIONS	DATE
DRAWN OCT 03			
CHECKED			

RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION	APPROVED	DATE
--	----------	------

SONOMA COAST STATE BEACH REDHILL TRIAL BRIDGE
--

DRAWING NO. 657-0139

SHEET NO. OF 3



USGS Quad 'D' Mills

Trail Data Collected with Trimble GPS 3/10/01 Scale 1" = 400'

DESIGNED
DH
DATE
APR 2003
DRAWN
CS
CHECKED
DH/CS

DATE
APR 2003

REVISIONS
Ownership Changes

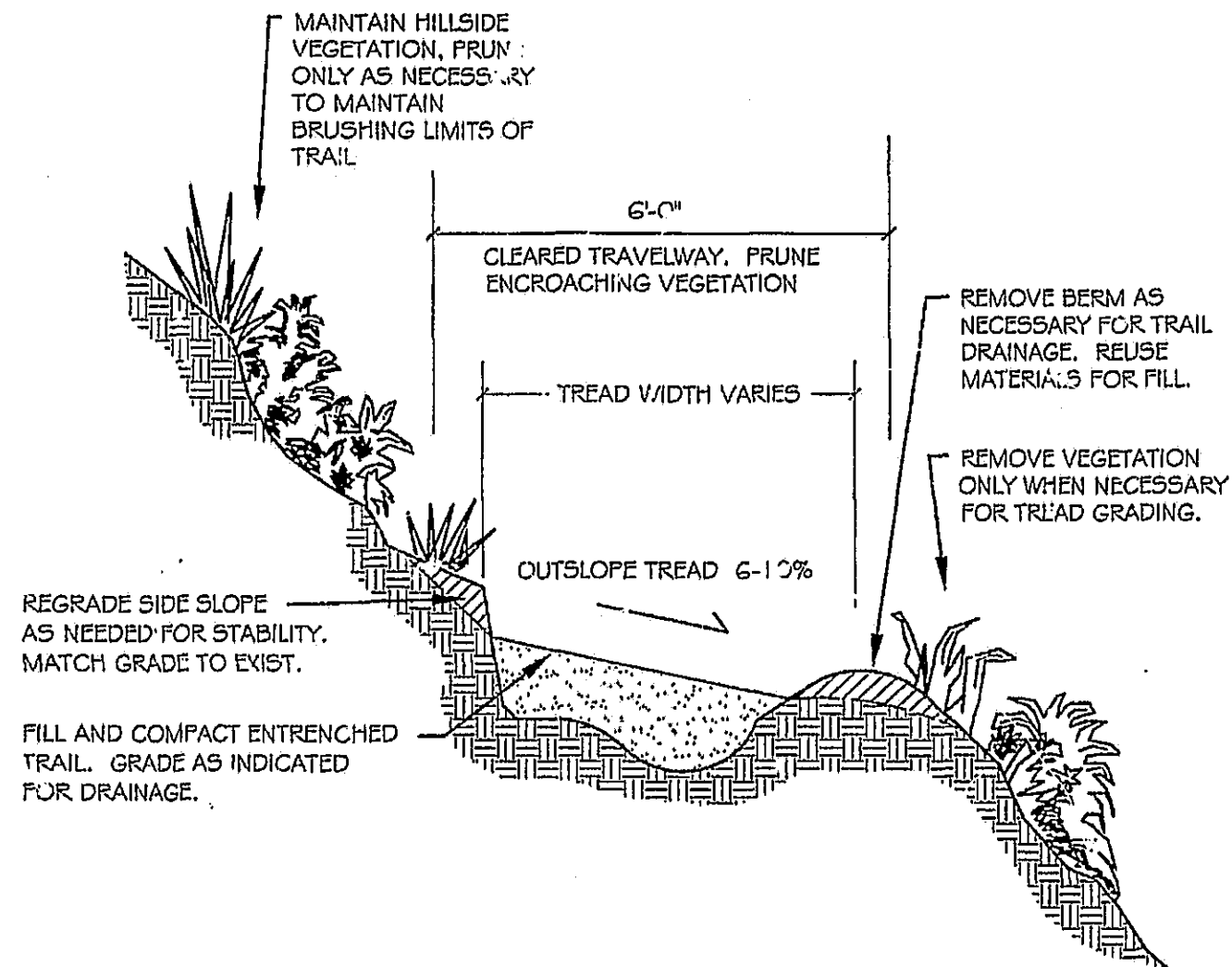
RESOURCES AGENCY OF CALIFORNIA
DEPARTMENT OF PARKS AND RECREATION

Sonoma Coast State Beach
RED HILL TRAIL
TRAIL IMPROVEMENT PLAN

DRAWING NO
640 0124

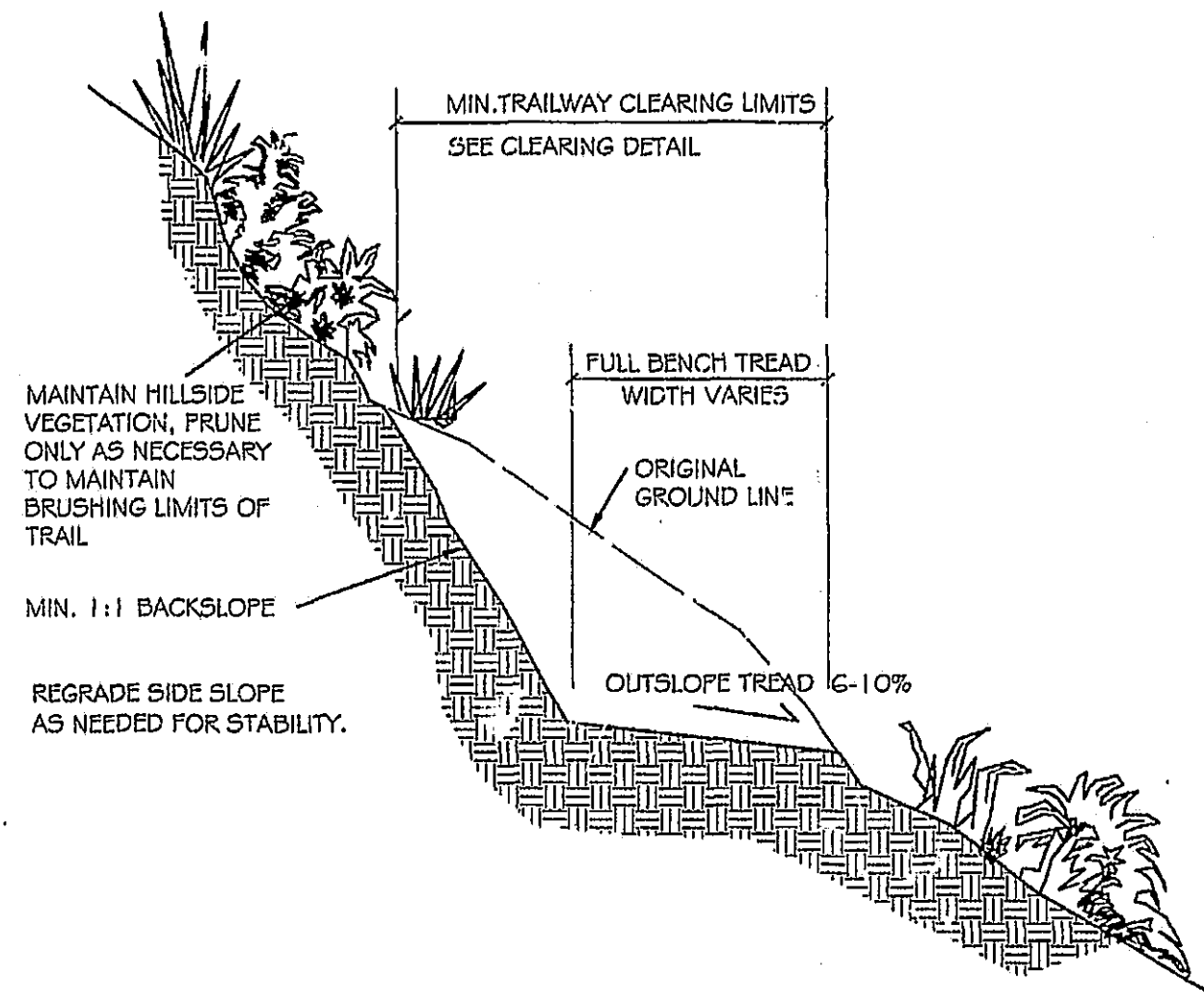
SHEET NO
1
OF
3





TRAIL TREAD REHABILITATION TYPICAL DETAIL

NOT TO SCALE



FULL BENCH TRAIL CONSTRUCTION TYPICAL DETAIL

NOT TO SCALE

DESIGNED	GS
DRAWN	11/03
CHECKED	GS

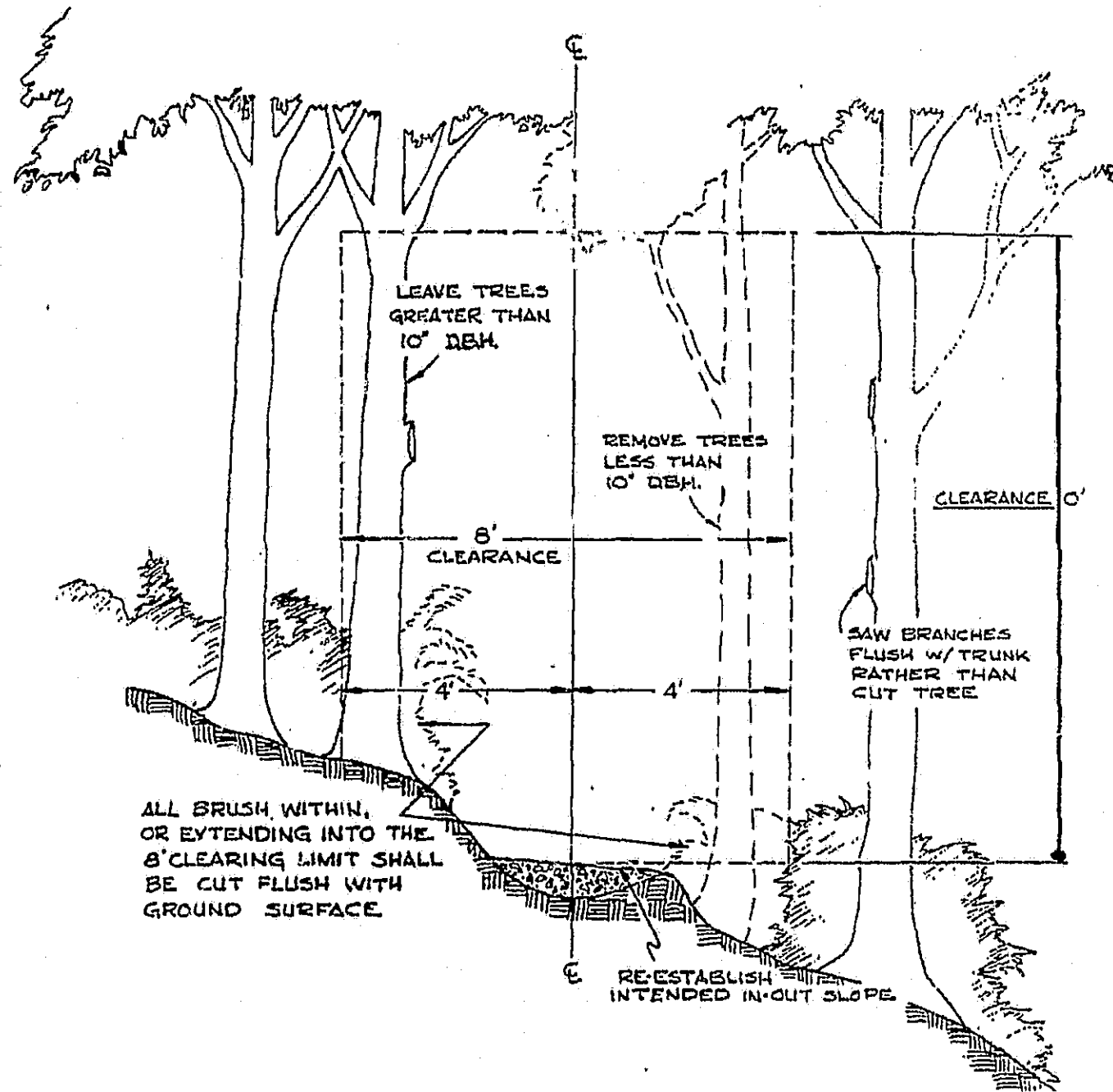
REVISIONS	DATE

RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION	APPROVED _____ DATE _____
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Sonoma Coast State Beach RED HILL TRAIL Construction Details

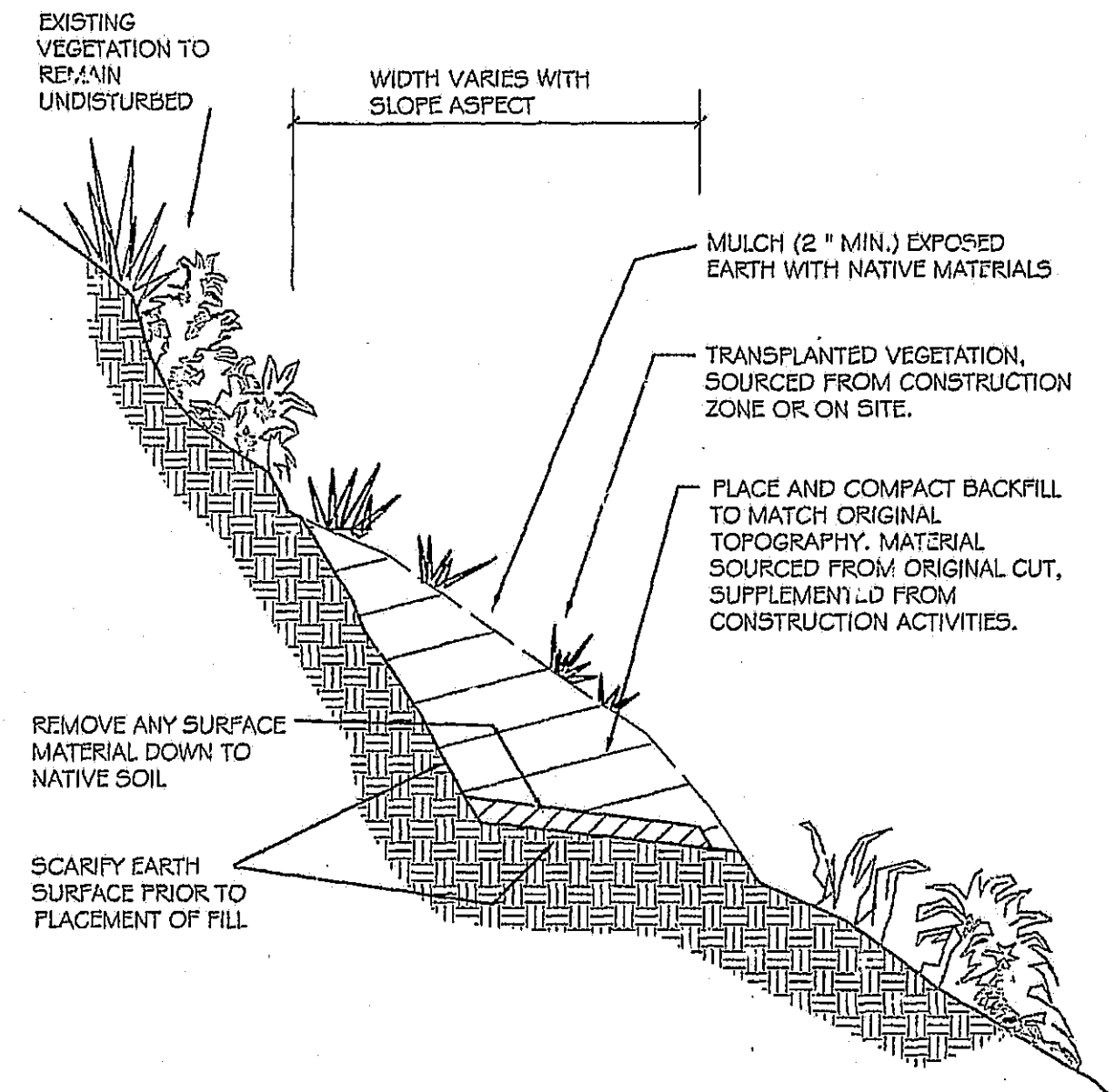
DRAWING NO.	G40-0124
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SHEET NO.	3 OF 3
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TRAIL CLEARING LIMITS

NOT TO SCALE



TRAIL OBLITERATION / REHABILITATION

TYPICAL DETAIL

NOT TO SCALE

DESIGNED	GS
DRAWN	11/03
CHECKED	GS

DATE	
REVISIONS	

RESOURCES AGENCY OF CALIFORNIA	DATE
DEPARTMENT OF PARKS AND RECREATION	APPROVED

Sonoma Coast State Beach
RED HILL TRAIL
 Construction Details

DRAWING NO.
G40-0124

SHEET NO.
2 OF 3

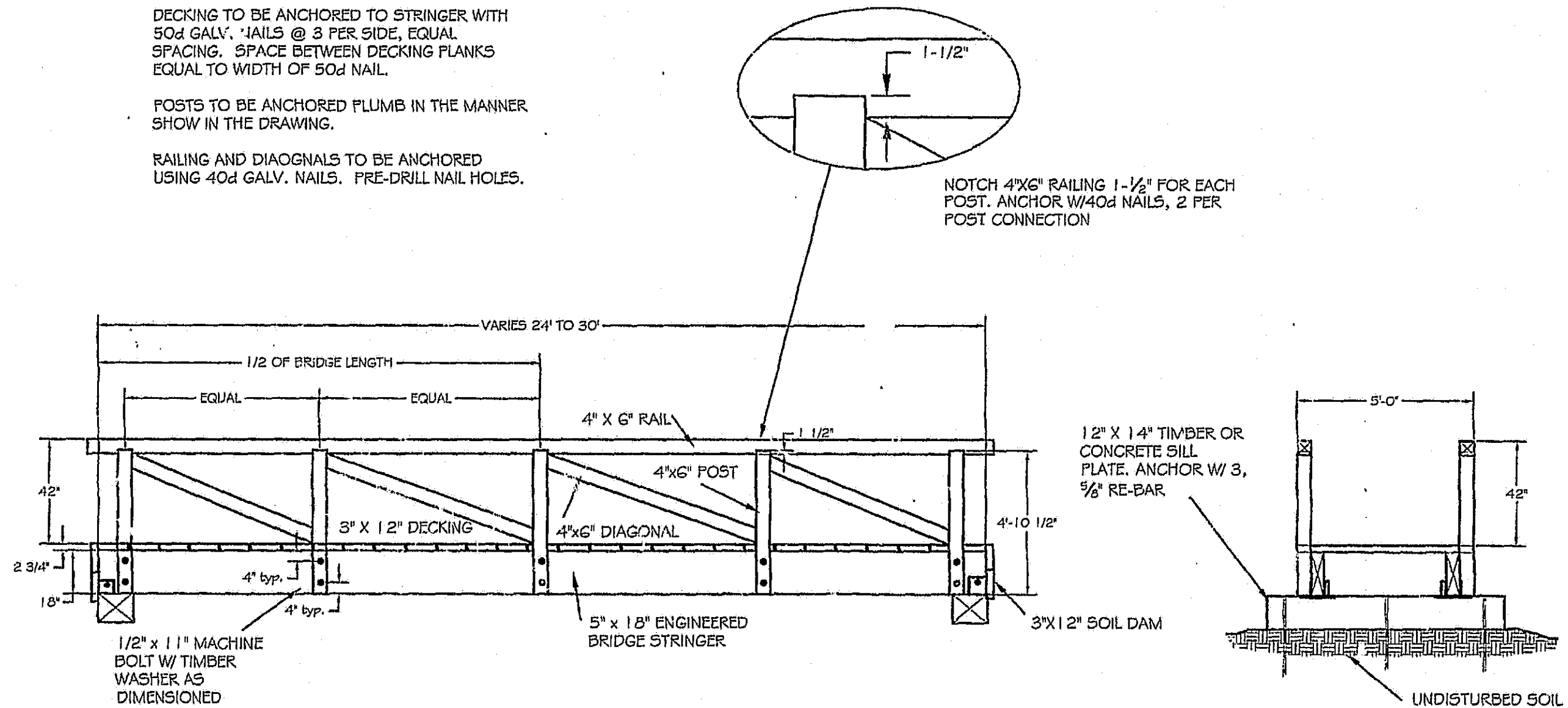
NOTES:

ALL RAILING AND DECKING MATERIALS TO BE ROUGH SAWN REDWOOD.

DECKING TO BE ANCHORED TO STRINGER WITH 50d GALV. NAILS @ 3 PER SIDE, EQUAL SPACING. SPACE BETWEEN DECKING PLANKS EQUAL TO WIDTH OF 50d NAIL.

POSTS TO BE ANCHORED PLUMB IN THE MANNER SHOW IN THE DRAWING.

RAILING AND DIAOGNALS TO BE ANCHORED USING 40d GALV. NAILS. PRE-DRILL NAIL HOLES.



SIDE ELEVATION VIEW

SCALE: 1/4" = 1'-0"

END ELEVATION

DESIGNED GS	DATE
DRAWN OCT 03	REVISIONS
CHECKED	

RESOURCES AGENCY OF CALIFORNIA DEPARTMENT OF PARKS AND RECREATION	DATE
APPROVED	

SONOMA COAST STATE BEACH RED HILL TRAIL PROJECT STD. PEDESTRIAN TRAIL BRIDGE
--

DRAWING NO. 657-0139

SHEET NO. 3 OF 3



NOTICE OF EXEMPTION

TO: Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95814

FROM: Department of Parks and Recreation
1416 Ninth Street
P.O. Box 942896
Sacramento, CA 94296-0001

PROJECT TITLE: Redhill Loop Trail

LOCATION: Sonoma Coast State Beach

COUNTY: Sonoma

DESCRIPTION OF THE NATURE AND PURPOSE OF PROJECT:

Develop public trail access to the recently acquired Redhill property at Sonoma Coast State Beach. Construct 6,800 feet of new 3-4 ft. wide, full bench construction trail with appropriate 10% grades. Re-grade 5,600 feet of existing trail or existing road to facilitate proper drainage. Obliterate 1,880 feet of existing trail, restoring it to the natural contours.

PUBLIC AGENCY APPROVING THE PROJECT: California Department of Parks and Recreation

NAME OF DIVISION OR DISTRICT CARRYING OUT THE PROJECT: North Bay District

EXEMPT STATUS:

- ☐ Declared Emergency (Section 15269(a))
☐ Emergency Project (Section 15269(b) and (c))
☐ Statutory Exemption (Section)
☒ Categorical Exemption

Class: 1, 4 Section: 15304

REASONS WHY PROJECT IS EXEMPT: Project consists of the repair and minor alteration of existing public facilities and topographical features, involving negligible expansion of use beyond current levels, and minor alterations in the condition of land, water, and vegetation which will not involve the removal of healthy, mature, scenic trees, included as "trail or road repairs" and "trail removal, construction and realignment" as included in the Department of Parks and Recreation's list of exempt activities in accordance with CCR § 15300.4

CONTACT: David Boyd
North Bay District

PHONE NO.: (415) 893-1587x21
EMAIL.: dboyd@parks.ca.gov



Joseph P. Mette III, District Superintendent

DATE

12/4/03

Department of Parks and Recreation
Red Hill Trial Project
Interested Groups/Foundations/Organizations
January 2004

Group Name	Address	Phone	E-mail	Contact	Activity / Park Interaction
Sonoma Coast Advisory Committee	POB 13 , Jenner, Ca. 95450			Kathy Lowery	DPR / Coastal Advisory Group
Stewards of Slavianska	POB 221 Duncans Mills , Ca. 95430	707 869-9177	SOS@mcn.org	Michele Luna	Co-operating Association
Sonoma County Coastwalk	1389 Cooper Rd. Sebastopol , Ca. 95473	707 829-6689		Richard Nichols	Coastal Access and Protection Advocacy
Hood Mountain Adventures	POB 1334 Sebastopol, Ca. 95473	707 824-0543		Harrison Hood	Outdoor Education
Surfrider Foundation	122 S. El Camino Real #67 San Clemente, Ca. 92672	949 492-8170			Coastal Environmental Awareness / Access Advocacy
Sonoma County Trails Council	POB 832 Windsor, Ca 95492-032	707 539-5338		Ellen Blinn	Trail Use Advocacy
Audubon Society	POB 1911 Santa Rosa, Ca. 95407	707 546-7492			Bird Watching, Bird Census and Preservation
Bodega Bay Marine Lab (U.C. Davis)	POB 247 Bodega Bay, Ca. 94923	707 875-2211		Will Newman, Dr. Peter Connors	Marine Research and Scientific Consultation
LandPaths	POB 4648 Santa Rosa , Ca. 95402	707 544-7248		Craig Anderson	Environmental Education and Public Access Advocacy
Sonoma County Agricultural Preservation and Open Space District	747 Mendocino Ave #100 Santa Rosa 95401	707 524-7360 FAX: 524-7370			Land Acquisition And environmental easements
Sierra Club Redwood Chapter	632 5 th Street Santa Rosa, 95401	707 54-7651		Carol Vellutini	Environmental Protection And advocacy
California State Park Foundation	POB 548 Kentfield, Ca. 94914	415 258-9975	Calpark@calparks.org	Susan Smart	State Park Support and Advocacy
California Native Plant Society		707 882-1655		Lori Hubbart	Environmental Education and Flora Advocacy

Group Name	Address	Phone	E-mail	Contact	Activity
Nature Conservancy	201 Mission Street, San Francisco, Ca., 94105	415 281-0462		Craig Mayer	Land Acquisition and Access Advocacy

Federated Indians of Graton Rancheria
P.O. Box 481
Novato, CA 94948
(707) 566-2288
Contact: Tim Campbell, Cultural Resource Officer

Kashaya Band of Pomo Indians
3535 Industrial Drive, Suite B2
Santa Rosa, CA 95403
(707) 591-0583
Contact: Lester Pinola, Chairman

Otis Parrish / Kashaya Pomo / NAGPRA
642 Adams Street
Albany, CA 94706
(510) 528-1125 (Home)



COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

To: Interested Agencies

February 26, 2004

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

File Number: CPN04-0001
Applicant Name: State Dept. of Parks & Recreation
Owner Name: State Dept. of Parks & Recreation
Site Address: 10000 Hwy 1, Jenner
A.P.N. 097-160-001, -002; 099-060-018

Request for a Coastal Permit with no hearing to construct a new public access hiking trail to the Red Hill Overlook. Trail is approximately one mile long.

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

Responses to referrals should include: (1) statement of any environmental concerns or uncertainties your agency may have with the project; (2) any comments you wish to make regarding the merits of the project; and (3) your proposed conditions and mitigations for this project. Responsible agencies under CEQA are requested to indicate whether permits will be required for this project.

Your comments will be appreciated by March 11, 2004 and should be sent to the attention of CPN04-0001, Doug Zanini (dzanini@sonoma-county.org).

Please send a copy of your comments to the applicant(s) or their representatives.

Please check the appropriate box and return or reply by e-mail to the address above.

☐ No comments ☐ Comments attached ☐ Comments to be forwarded
☐ Please send meeting/hearing notices regarding this project.

☐ County Surveyor
☐ Health
☐ E/H Consumer Prot. - Jerry Meshulam
☐ Sanitation
☐ Land Develop-PRMD
☐ Public Works (La Plaza) - J. Kottage
☐ Public Works (La Plaza) - J. Foster
☐ Ag Commissioner
☐ Flood & Drainage Review
☐ PRAC Planner
☐ General Plan Staff
☐ Northwest Information Center, S.S.U.
☐ Milo Baker Chapter Conservation Committee
☐ Public Works - Transit
☐ Building Inspection
☐ Army Corps of Engineers
☐ P.G. & E.
☐ Pacific Bell
☐ Sheriff - Crime Prevention
☐ LAFCO
☐ ALUC/CLUP - Bob Gaiser
☐ Board of Supervisors - Supervisor

☐ County Communications - George Waters
☐ Fire Marshal
☐ Fire District -
☐ School District -
☐ Santa Rosa School District
☐ Water District -
☒ State Coastal Commission
☐ Caltrans (State)
☐ State Fish & Game
☐ State Department of Forestry
☐ State Department of Health
☐ State Parks and Recreation
☒ Regional Water Quality Control-Northern
☐ Regional Air Pollution Control
☒ Regional Parks Department
☐ City of Dept.
☐ Treasurer/Special Assessment
☐ Assessor
☐ Landmarks Commission
☐ CDC - Affordable Housing
☒ Other: Jenner Community Club
☒ Other: Sonoma Coast Advisory Committee

- ☒ Owner: Stewards of Slavia, nka
- ☒ Other: Sonoma County Coastwalk
- ☒ Other: Hood Mtn. Adventures
- ☒ Other: Sunrider Foundation
- ☒ Other: Sonoma County Trails Council
- ☒ Other: Audubon Society
- ☒ Other: Bodega Bay Marine Lab (U.C. Davis)
- ☒ Other: Land Paths

- ☒ Other: SCAPOSD
- ☒ Other: Sierra Club Redwood Chapter
- ☒ Other: California Native Plant Society
- ☒ Other: Nature Conservancy
- ☒ Other: Federated Indians of Graton Rancheria
- ☒ Other: Kashaya Band of Pomo Indians
- ☒ Other: Otis Parrish/Kashaya Pomo/NAGPRA

From: Reno Franklin <reno@stewartpointtrancheria.com>
To: "dzanini@sonoma-county.org" <dzanini@sonoma-county.org>
Date: 5/3/04 11:45AM
Subject: CPN04-0001

Dear Mr. Zanini,

The proposed plan CPN04-0001 has been reviewed by the cultural resources coordinator of the Kashia Band of Pomo Indians and we have found no cultural resources within the plans proposed boundaries. However, the area was used in older times by both Kashia Pomo and Miwok Indians and there is a high likelihood that some cultural deposits may be unearthed. The Kashia Band of Pomo Indians requests notification if any cultural deposits are located in this plan and reserves the right to have any and all cultural deposits belonging to the Kashia Pomo Tribe repatriated in an appropriate manner. We thank you for your prompt notification to the Kashia Pomo Tribe and look forward to working with you in the future. If you have any questions please feel free to contact me.

Reno Keoni Franklin
Kashia Pomo Tribe
3535 Industrial Drive Suite B-2
Santa Rosa, CA 95403
(707) 591-0580 ext. 105

July 30, 2004

Sonoma County Permit Department
2550 Ventura Ave. Santa Rosa, CA 95403

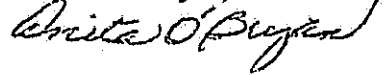
Attention: Doug Zanini - File # CPN04-0001

Today we received notice of an application for a new public access hiking trail and a bridge over a "seasonal drainage" below Red Hill and above Bridgehaven. It appears that this application was made in February, this notice was mailed to us July 28 and is the first notice we have received. A decision is to be made August 11, giving us 11 days to respond, 4 of those days fall on a weekend.

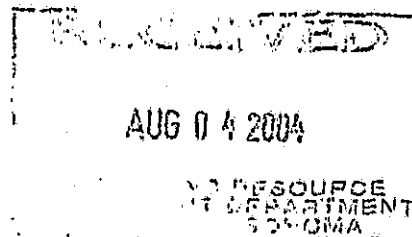
This plan would have serious consequences for Bridgehaven as this watershed is our water source. We hold water rights, permit number 12988, application number 19470, license number 9372 for the "unnamed stream" which surfaces below and to the north of Red Hill and runs downhill to Bridgehaven.

This water supplies eleven lots and residences on Willow Creek Road, the Sizzling Tandoor Restaurant, five permanent occupancy cabins, and a 41 space Trailer Park with a live-in population of 16 persons, the other spaces are storage with irregular usage. The Water Treatment Operator is Jaime O'Bryan, available at fax number 707-865-2473, and he lives on-site.

AJO, L.P. - Anita O'Bryan, Partner



Cc: Certified mail to Doug Zanini
California State Parks, Gary Shannon & Joseph P. Mette III, David Lloyd
Jaime O'Bryan, WTO



Mr. Doug Zanini
County of Sonoma
PRMD
2550 Ventura Ave
Santa Rosa, CA 95403-1900

Dear Mr. Zanini,

8/4/04

The Pacific View Water Company has received the 7/28/04 notice for trail development (file # CPN04-0001, parcel #s 097-160-001, -002 and 099-060-018) at 9000 Hwy 1 Jenner.

Owners of the Pacific View Water Company have the following concerns about the proposed coastal permit to construct a new public access hiking trail connecting to the Red Hill Outlook trail:

We are concerned that the proposed public trail access will compromise the security of our water tank. This is our water company's only tank and is the only source of water for 9 homes (2 of these homes are park ranger residences). Currently there is no fence enclosure around the water tank and no signs are posted that the tank is private property. As private land a fence was not required, but now that the red hill land is being opened to the public a fence will be required and we would like to know who will help us pay for this fence.

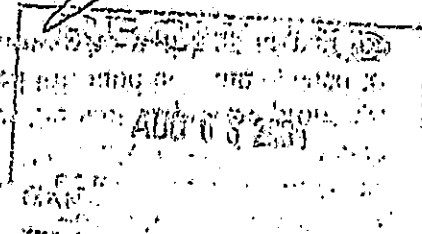
We are concerned that the new trail will increase the possibility of fire danger in the area. Our water tank is a wooden structure and would be destroyed in a fire. Our water company fire insurance premium will inevitably go up with the public access being opened to red hill. What is being planned with the new trail to mitigate fire risk? If we are required to install a concrete tank to mitigate the fire risk who will help us pay for this new tank?

The natural springs and seasonal run-offs on the red hill property may contribute to our underground water supply. We want to be assured that there will be no re-direction of these natural water run offs and that nothing will be done to contaminate them. For example we do not want herbicides used to clear the trails that may run off into the springs and we do not want the public bathing in the springs or using them for bathroom purposes, etc.

We look forward to your response on our concerns.

Doug Wilgis
7790 Hwy 1
PO BOX 824

Bodega Bay CA 94923
(707) 875-2161
President of the Pacific View Water Company



California Native Plant Society

Dorothy King Young Chapter - P.O. Box 985 - Point Arena, CA 95468

March 11, 2004

County of Sonoma

Permit and Resource Management Department

Fax: 707-565-1103

Attn: Doug Zanini

Re: CPN04-0001 Redhill Loop Trail Project - State Parks

Dear Mr. Zanini:

As Conservation Chair for the Dorothy King Young Chapter of the California Native Plant Society (CNPS), I have reviewed the Planning Application for the proposed Redhill Loop Trail. CNPS is concerned that a Categorical Exemption was not appropriate for this trail project.

The documents do not indicate that seasonal plant and wetland surveys were conducted, so we wonder how the trail proponents can justify a Categorical Exemption under the California Environmental Quality Act (CEQA). It is our hope that Sonoma County's Coastal Permit office will consider our comments carefully.

This project certainly requires seasonally appropriate biological surveys, as well as wetland delineation. CNPS members who are familiar with the project site believe that CNPS List 1-B plants may be affected. These are Species of Concern for the Department of Fish and Game (DFG), even if not state or federally listed.

There is no way to tell from the planning application whether the type of trail planned is appropriate for the natural habitat on the site. For example, CNPS supports the use of boardwalks through wetland areas.

CNPS has also gathered from the Coastwalk newsletter that State Parks is working actively with Coastwalk and the Coastal Conservancy to develop a comprehensive trail proposal that would involve all of the Sonoma coastal State Parks, from Salt Point south.

We are very concerned that this larger project could also be approved via a Categorical Exemption, which would be very inappropriate, and perhaps could be challenged in court.

It is most regrettable that State Parks would place outdoor recreation ahead of resource protection, but that is what seems to be happening here. With careful planning and environmental review, we believe both interests can be accommodated.

Please keep us informed as to Sonoma County's determination on this project. CNPS would like to see full environmental review, with botanical surveys and wetland delineations. The Redhill Loop Trail project may seem like a small project, but it could set a dangerous precedent.

Sincerely,



Lori Hubbard, Conservation Chair

Dorothy King Young Chapter - California Native Plant Society

707-882-1655 V

707-882-1645 F

From: "Richard Nichols" <rnichols@coastwalk.org>
To: <dzanini@sonoma-county.org>
Date: 3/9/04 4:06PM
Subject: Red Hill Trail CPN04-0001

The Board of Directors of Coastwalk asked to write in support of the coastal permit being requested by Sonoma Coast State Beach for hiking trail construction at Red Hill. A low impact trail is appropriate for this site. This project within the coastal zone is an important connector trail to the Kortum Trail, a part of the California Coastal Trail system.

Richard Nichols
Executive Director
Coastwalk
7207 Bodega Ave.
Sebastopol CA 95472
707-829-6689
707-829-0326 fax
www.coastwalk.org
www.californiacoastaltrail.info

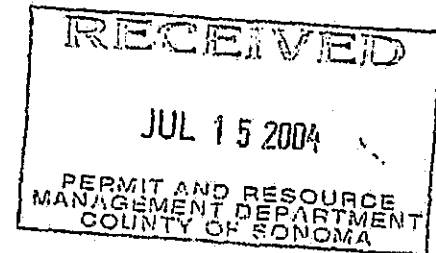
CC: "Gary Shannon" <yshannon@mch.org>



DEPARTMENT OF PARKS AND RECREATION

Ruth Coleman, Director

North Bay District
25381 Steelhead Blvd
P.O. Box 123
Duncans Mills, CA 95430



July 13, 2004

Doug Zanini
County of Sonoma
Permit and Resource Management Department
2550 Ventura Ave.
Santa Rosa, CA 95403

Re: CPN04-0001 - Redhill Trail Project, Sonoma Coast State Beach
10000 HWY 1 JEN

Dear Mr. Zanini

In March of 2004, we received correspondence from the California Native Plant Society, via your office. Essentially this letter questioned the seasonal plant survey that was conducted as part of the project. We understand that the coastal permit processing has been suspended until we could re-examine this issue.

We have enlisted the services of Barry Baba, Restoration Ecologist to conduct another round of seasonal plant surveys for the project. Attached is the plant list of species found by Mr. Baba. Surveys were conducted on April 5th, April 30th, and May 31st of 2004. No rare or endangered plants were found in the area.

We are hopeful you can continue to process this permit so that we can begin preparations to implement the project. If you have any questions, I can be reached at 707-869-2374.

Sincerely,

Gary Shannon
District Landscape Architect

Cc. Brendan O'Neil
Lori Hubbert, CNPS

PLANT INVENTORY
PROPOSED RED HILL TRAIL, SONOMA COAST STATE BEACH

Spring 2004
by Barry Baba

FERNS AND FERN ALLIES

DRYOPTERIDACEAE (WOOD FERN FAMILY)

Pteridium aquilinum var. *pubescens*

Bracken

DRYOPTERIDACEAE (WOOD FERN FAMILY)

Dryopteris arguta

Coastal wood fern

Polystichum munitum

Western sword fern

GYMNOSPERMS

Pinaceae (PINE FAMILY)

Pseudotsuga menziesii var. *menziesii*

Douglas-fir

Taxodiaceae (BALD CYPRESS FAMILY)

Sequoia sempervirens

Redwood

ANGIOSPERMS, DICOTS

ANACARDIACEAE (SUMAC or CASHEW FAMILY)

Toxicodendron diversilobum

Western poison oak

APIACEAE (CARROT FAMILY)

*Anthriscus caucalis**

Bur-chervil

Heracleum lanatum

Cow parsnip

Ligusticum apiifolium

Lovage

Lomatium utriculatum

California gold

Osmorhiza chilensis

Sweet cicely

Sanicula arctopoides

Footsteps-of-spring

Sanicula bipinnata

Poison sanicle

Sanicula bipinnatifida

Purple sanicle

Sanicula crassicaulis

Pacific sanicle

Yabea microcarpa

California hedge parsley

ASTERACEAE (SUNFLOWER FAMILY)

Achillea millefolium

Yarrow

Baccharis pilularis

Coyote brush

*Bellis perennis**

English daisy

Carduus pycnocephalus

Italian thistle

Cirsium remotifolium

Fringebract thistle

*Cirsium vulgare**

Bull thistle

Eriophyllum lanatum var. *arachnoideum*

Coastal woolly sunflower

Eryngium armatum

Coyote-thistle

*Gnaphalium purpureum**

Purple cudweed

*Hypochaeris glabra**

Smooth cat's-ear

*Hypochaeris radicata**

Rough cat's-ear

Lasthenia californica

California goldfields

Layia platyglossa

Coastal tidy-tips

* non-native plants of California (Hickman, 1993)

<i>Psilocarphus tenellus</i> var. <i>tenellus</i>	Slender woolly-heads
<i>Soliva sessilis</i> *	Lawn burweed
<i>Sonchus oleraceus</i> *	Common sow thistle
<i>Taraxacum officinale</i> *	Dandelion
<i>Wyethia angustifolia</i>	Narrow leaf mules ears
<u>BERBERIDACEAE</u> (BARBERRY FAMILY)	
<i>Berberis pinnata</i> ssp. <i>pinnata</i>	Shiny-leaf Oregon-grape
<u>BETULACEAE</u> (BIRCH FAMILY)	
<i>Corylus cornuta</i> var. <i>californica</i>	California hazelnut
<u>BORAGINACEAE</u> (BORAGE FAMILY)	
<i>Myosotis discolor</i> *	Blue scorpion-grass
<u>BRASSICACEAE</u> (MUSTARD FAMILY)	
<i>Barbarea orthoceras</i>	American winter cress
<i>Cardamine californica</i>	Milk maids
<i>Cardamine oligosperma</i>	Western bittercress
<u>CAPRIFOLIACEAE</u> (HONEYSUCKLE FAMILY)	
<i>Lonicera</i> sp.	Honeysuckle
<i>Symphoricarpos albus</i> var. <i>laevigatus</i>	Snowberry
<u>CARYOPHYLLACEAE</u> (PINK FAMILY)	
<i>Cerastium arvense</i>	Field chickweed
<i>Cerastium glomeratum</i> *	Mouse-ear chickweed
<i>Spergula arvensis</i> var. <i>arvensis</i> *	Stickwort
<i>Spergularia rubra</i> *	Ruby sand-spurrey
<u>CONVOLVULACEAE</u> (MORNING-GLORY FAMILY)	
<i>Calystegia purpurata</i> ssp. <i>purpurata</i>	Climbing morning-glory
<u>CRASSULACEAE</u> (STONECROP FAMILY)	
<i>Crassula connata</i>	Sand pigmy-weed
<i>Dudleya farinosa</i>	Live-forever
<i>Sedum spathulifolium</i>	Broad-leaved stonecrop
<u>CUCURBITACEAE</u> (GOURD FAMILY)	
<i>Marah oreganus</i>	Coast man-root
<u>ERICACEAE</u> (HEATH FAMILY)	
<i>Vaccinium ovatum</i>	California huckleberry
<u>FABACEAE</u> (LEGUME FAMILY)	
<i>Lathyrus vestitus</i>	Hillside pea
<i>Lotus angustissimus</i> *	Slenderpod deerweed
<i>Lotus corniculatus</i> *	Birdfoot trefoil
<i>Lotus formosissimus</i>	Witch's-teeth
<i>Lotus micranthus</i>	Hill lotus
<i>Lotus purshianus</i> var. <i>purshianus</i>	Spanish clover
<i>Lupinus bicolor</i>	Miniature lupine
<i>Lupinus variicolor</i>	Varied lupine
<i>Medicago polymorpha</i> *	Common burclover
<i>Trifolium albopurpureum</i> var. <i>dichotomum</i>	Branched Indian clover
<i>Trifolium barbigerum</i> var. <i>barbigerum</i>	Bearded clover

<i>Trifolium dubium</i> *	Shamrock
<i>Trifolium repens</i> *	White clover
<i>Trifolium subterraneum</i> *	Subterranean clover
<i>Trifolium willdenovii</i>	Tomcat clover
<i>Vicia americana</i> ssp. <i>americana</i>	American vetch
<i>Vicia sativa</i> ssp. <i>nigra</i> *	Narrow-leaved vetch
<u>FAGACEAE (OAK FAMILY)</u>	
<i>Lithocarpus densiflorus</i> var. <i>densiflorus</i>	Tan oak
<u>GERANIACEAE (GERANIUM FAMILY)</u>	
<i>Erodium botrys</i> *	Long-beaked filaree
<i>Erodium cicutarium</i> *	Red-stemmed filaree
<i>Erodium moschatum</i> *	White-stemmed filaree
<i>Geranium carolinianum</i>	Carolina geranium
<i>Geranium dissectum</i> *	Cut-leaved geranium
<i>Geranium molle</i> *	Dove's-foot geranium
<u>GROSSULARIACEAE (GOOSEBERRY)</u>	
<i>Ribes menziesii</i>	Canyon gooseberry
<u>HYDROPHYLLACEAE (WATERLEAF FAMILY)</u>	
<i>Phacelia californica</i>	California phacelia
<u>LAMIACEAE (MINT FAMILY)</u>	
<i>Monardella villosa</i> ssp. <i>villosa</i>	Common coyote mint
<i>Prunella vulgaris</i> var. <i>lanceolata</i>	Self-heal
<i>Satureja douglasii</i>	Yerba-buena
<i>Stachys ajugoides</i> var. <i>rigida</i>	Rigid hedge nettle
<u>LAURACEAE (LAUREL FAMILY)</u>	
<i>Umbellularia californica</i>	California bay
<u>LINACEAE (FLAX FAMILY)</u>	
<i>Linum bienne</i> *	Narrow-leaf flax
<u>LYTHRACEAE (LOOSESTRIFE FAMILY)</u>	
<i>Lythrum hyssopifolium</i> *	Hyssop loosestrife
<u>MALVACEAE (MALLOW FAMILY)</u>	
<i>Sidalcea malvaeflora</i> ssp. <i>malvaeflora</i>	Common checker mallow
<u>ONAGRACEAE (EVENING PRIMROSE FAMILY)</u>	
<i>Camissonia ovata</i>	Suncup
<u>PAPAVRACEAE (POPPY FAMILY)</u>	
<i>Eschscholzia californica</i>	California poppy
<i>Platystemon californicus</i>	Cream cups
<u>PLANTAGINACEAE (PLANTAIN FAMILY)</u>	
<i>Plantago erecta</i>	Erect plantain
<i>Plantago lanceolata</i> *	English plantain
<u>POLEMONIACEAE (PHLOX FAMILY)</u>	
<i>Linanthus parviflorus</i>	Common linanthus

* non-native plants of California (Hickman, 1993)

POLYGONACEAE (BUCKWHEAT FAMILY)

Eriogonum latifolium

*Rumex acetosella**

Coast buckwheat

Sheep-sorrel

PORTULACACEAE (PURSLANE FAMILY)

Calandrinia ciliata

Claytonia perfoliata ssp. *perfoliata*

Red maids

Common miner's lettuce

PRIMULACEAE (PRIMROSE FAMILY)

*Anagallis arvensis**

Dodecatheon hendersonii

Trientalis latifolia

Scarlet pimpernel

Mosquito-bills

Starflower

RANUNCULACEAE (BUTTERCUP FAMILY)

Delphinium nudicaule

Ranunculus californicus

Red larkspur

California buttercup

RHAMNACEAE (BUCKTHORN FAMILY)

Rhamnus californica ssp. *californica*

California coffeeberry

ROSACEAE (ROSE FAMILY)

Acaena pinnatifida var. *californica*

Aphanes occidentalis

Fragaria vesca

Holodiscus discolor

Potentilla glandulosa ssp. *glandulosa*

*Rosa eglanteria**

Rosa gymnocarpa

Rubus parviflorus

Rubus spectabilis

Rubus ursinus

California acaena

Western lady's mantle

Wood strawberry

Oceanspray

Sticky cinquefoil

Sweet-brier

Wood rose

Thimbleberry

Salmonberry

California blackberry

RUBIACEAE (MADDER FAMILY)

Galium aparine

Galium californicum ssp. *californicum*

Galium porrigens var. *porrigens*

*Sherardia arvensis**

Goose grass

California bedstraw

Climbing bedstraw

Filed-madder

SAXIFRAGACEAE (SAXIFRAGE)

Lithophragma affine

Tellima grandiflora

Woodland star

Fringe cups

SCROPHULARIACEAE (FIGWORT FAMILY)

Castilleja subinclusa ssp. *franciscana*

Mimulus aurantiacus

Scrophularia californica ssp. *californica*

Triphysaria pusilla

Franciscan paintbrush

Bush monkeyflower

California figwort

Dwarf owl's-clover

URTICACEAE (NETTLE FAMILY)

Urtica dioica ssp. *gracilis*

American stinging nettle

VALERIANACEAE (VALERIAN FAMILY)

Plectritis brachystemon

Pale plectritis

VIOLACEAE (VIOLET FAMILY)

Viola adunca

Western dog violet

* non-native plants of California (Hickman, 1993)

ANGIOSPERMS, MONOCOTS

CYPERACEAE (SEdge FAMILY)

<i>Carex densa</i>	Dense sedge
<i>Carex gynodynamis</i>	Hairy sedge
<i>Carex obnupta</i>	Slough sedge
<i>Carex subbracteata</i>	Small-bract sedge
<i>Carex tumulicola</i>	Foothill sedge

IRIDACEAE (IRIS FAMILY)

<i>Iris douglasiana</i>	Douglas iris
<i>Sisyrinchium bellum</i>	Blue-eyed grass

JUNCACEAE (RUSH FAMILY)

<i>Juncus bufonius</i> var. <i>bufonius</i>	Common toad rush
<i>Juncus occidentalis</i>	Western rush
<i>Juncus patens</i>	Spreading rush
<i>Juncus phaeocephalus</i> var. <i>phaeocephalus</i>	Brownhead rush
<i>Luzula comosa</i>	Common wood rush

LILIACEAE (LILY FAMILY)

<i>Dichelostemma capitatum</i> ssp. <i>capitatum</i>	Blue dicks
<i>Disporum hookeri</i>	Fairy bells
<i>Trillium ovatum</i> ssp. <i>ovatum</i>	Western trillium
<i>Triteleia laxa</i>	Ithuriol's spear
<i>Zigadenus fremontii</i>	Star lily

POACEAE (GRASS FAMILY)

<i>Aira caryophyllaea</i> *	Silver European hairgrass
<i>Avena barbata</i> *	Slender wild oat
<i>Avena fatua</i> *	Wild oat
<i>Briza maxima</i> *	Rattlesnake grass
<i>Briza minor</i> *	Little quaking grass
<i>Bromus carinatus</i> var. <i>carinatus</i>	California brome
<i>Bromus diandrus</i> *	Ripgut grass
<i>Bromus hordeaceus</i> *	Soft-chess brome
<i>Bromus laevipes</i>	Chinook brome
<i>Bromus madritensis</i> ssp. <i>rubens</i> *	Red brome
<i>Calamagrostis</i> sp.	Reed grass
<i>Danthonia californica</i> var. <i>californica</i>	California oatgrass
<i>Deschampsia elongata</i>	Slender hairgrass
<i>Elymus glaucus</i>	Blue wildrye
<i>Festuca californica</i>	California fescue
<i>Festuca idahoensis</i>	Idaho fescue
<i>Festuca rubra</i>	Red fescue
<i>Hordeum brachyantherum</i> ssp. <i>californicum</i>	California barley
<i>Hordeum marinum</i> ssp. <i>gussoneanum</i> *	Mediterranean barley
<i>Hordeum murinum</i> ssp. <i>leporinum</i> *	Hare barley
<i>Koeleria macrantha</i>	Junegrass
<i>Lolium multiflorum</i> *	Italian ryegrass
<i>Lolium perenne</i> *	Perennial ryegrass
<i>Nassella pulchra</i>	Purple needlegrass
<i>Poa annua</i> *	Annual bluegrass
<i>Poa secunda</i> ssp. <i>secunda</i>	One-sided bluegrass
<i>Trisetum canescens</i>	Tall trisetum
<i>Vulpia bromoides</i> *	Six-weeks fescue

* non-native plants of California (Hickman, 1993)

July 30, 2004

Sonoma County Permit Department
2550 Ventura Ave. Santa Rosa, CA 95403

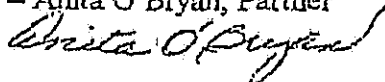
Attention: Doug Zanini - File # CPN04-0001

Today we received notice of an application for a new public access hiking trail and a bridge over a "seasonal drainage" below Red Hill and above Bridgehaven. It appears that this application was made in February, this notice was mailed to us July 28 and is the first notice we have received. A decision is to be made August 11, giving us 11 days to respond, 4 of those days fall on a weekend.

This plan would have serious consequences for Bridgehaven as this watershed is our water source. We hold water rights, permit number 12988, application number 19470, license number 9372 for the "unnamed stream" which surfaces below and to the north of Red Hill and runs downhill to Bridgehaven.

This water supplies eleven lots and residences on Willow Creek Road, the Sizzling Tandoor Restaurant, five permanent occupancy cabins, and a 41 space Trailer Park with a live-in population of 16 persons, the other spaces are storage with irregular usage. The Water Treatment Operator is Jaime O'Bryan - available at fax number 707-865-2473, and he lives on-site.

AJO, L.P. - Anita O'Bryan, Partner



Cc: Certified mail to Doug Zanini
California State Parks, Gary Shannon & Joseph P. Mette III, David Boyd
Jaime O'Bryan, WTO



COUNTY OF SONOMA
PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403-2829
(707) 565-1900 FAX (707) 565-1103

August 2, 2004

Jamie O'Bryan
Water Treatment Operator
Via Fax # 865-2473

RE: CPN04-0001 Red Hill Trail

Dear Mr. O'Bryan:

I received a fax from Anita O'Bryan raising concerns about the potential impact of the proposed Red Hill trail on the watershed and the Bridge Haven water supply. I looked at the map of the proposed trail and it appears to be quite a long distance from the stream flowing to Bridge Haven, however I would like to make sure that I understand the concern.

Anita included your fax number as a contact. Please give me a call at 565-2397 so that we can discuss this further. Thank you.

Sincerely,

Doug Zanini
Project Planner



Pending Action on a Coastal Permit No Public Hearing Required

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue, Santa Rosa, CA 95403

(707) 565-1900 FAX (707) 565-1103

Date: July 28, 2004

Planner:

Doug Zanini

For a development located within the Sonoma County Coastal Zone.

Application Filing Date:	February 3, 2004
File No:	CPN04-0001
Applicant:	State Department of Parks and Recreation
Assessor's Parcel No:	097-160-001, -002 and 099-060-018
Proposed Project Location:	90000 Highway 1, Jenner
Zoning:	LEA (Land Extensive Agriculture), CC (Coastal Combining), SR (Scenic Resource), PQP (Public/Quasi-Public)
Supervisory District:	5
Project Description:	Request for a Coastal Permit to construct a new public access hiking trail approximately one mile long to the Red Hill Overlook Trail.

It is the determination of the State Parks Department that the project is categorically exempt from the provisions of the California Environmental Quality Act pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15301 & 15302.

Date Application Will Be Acted Upon:

August 11, 2004

(14 days from mailing)

A 10 calendar day public comment period from the date of this notice allows interested persons to inform the County, in writing, of any concerns they have regarding the proposed project.

Please submit any comments by:

August 7, 2004

(10 days hence)

Comments will be reviewed prior to local decision making. This project does not require a public hearing unless the administrative decision is appealed.

X Not appealable to the Coastal Commission.



Notice of Final Action on a Coastal Permit

Sonoma County Permit and Resource Management Department
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Date: August 30, 2004

File:	CPN04-0001
Applicant:	California Dept. of Parks & Recreation
Address:	P.O. Box 123
City, State, Zip:	Duncans Mills, CA 95430
Planner:	Doug Zanini

This notice is being distributed to the Coastal Commission and those who requested notice. The following project is located within the Coastal Zone. The project decision has been completed.

Project Description: Coastal Permit to construct a new public access hiking trail approximately one mile long to the Red Hill Overlook Trail.

Project Location: 9000 Highway 1, Jenner

Assessor's Parcel Number: 097-160-001, -002 and 099-060-018

X APPROVED by the Permit and Resource Management Department on August 30, 2004.

Conditions of Approval: See attached.

Findings: The project, as described in the application and as conditioned, conforms with the plans, policies, requirements and standards of the Sonoma County Coastal Program. See attached.

X Not appealable to the Coastal Commission.

Conditions of Approval

Date: August 30, 2004 File No.: CPN04-0001
Applicant: California Dept. of Parks & Recreation APN: 097-160-001, -002 and 099-060-018
Address: 90000 Highway 1, Jenner

Project Description: Coastal Permit to construct a new public access hiking trail approximately one mile long to the Red Hill Overlook Trail.

Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.

PLANNING:

"The conditions below have been satisfied" BY _____ DATE _____

1. This Coastal Permit allows for construction of a new public access hiking trail approximately one mile long to the Red Hill Overlook Trail. The use shall be operated in accordance with the proposal statement and site plan located in File# CPN04-0001 unless otherwise modified by these conditions.
2. Any proposed modification, alteration, and/or expansion of the use as described by the application submitted on February 3, 2004, and as authorized by this coastal permit shall require the prior review and approval of the Permit and Resource Management Department or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified use permit and full environmental review.
3. The applicant shall include these conditions of approval on a separate sheet(s) of blueprint plan sets to be submitted for building and grading permit applications.
4. If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American and prehistoric, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated.
5. This permit shall be subject to revocation or modification by the Permit and Resource Management Department if: (a) the Department finds that there has been non-compliance with any of the conditions or (b) the Department finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.

In any case where a zoning permit, coastal permit, use permit, or variance permit has not been used within two (2) years after the date of granting thereof, or for such additional period as may be specified in the permit, such permit shall become automatically void and of no further effect provided, however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26-92-130 of the Sonoma County Code.