



August 22, 2022

SENT VIA EMAIL

LACO Associates
ATTN: Samantha Thomas
1550 Airport Boulevard, Suite 120
Santa Rosa, CA 95403

Re: File No: CPH22-0006
Site address: 10609 and 10625 Highway 1, Jenner, CA 95450
APN: 099-140-089, 099-140-090

Your request for a Coastal Development Permit with waiver of public hearing to allow a geotechnical investigation consisting of six vertical borings to develop geotechnical design criteria to reestablish foundation support for existing decking at the Jenner Inn on two parcels totaling 0.5 acres, located at 10609 and 10625 Highway 1, Jenner, CA.

A Notice of Pending Action was mailed on August 10, 2022, to each property owner within 300 feet of the proposed project and any comments were required to be submitted to the County within 10 days as per Section 26C-344(b). No comments were received as a result of this notice. A Notice of Final Action will be sent to the California Coastal Commission on Friday, September 2, 2022, upon expiration of the local appeal period.

The Coastal Permit approval is based on a determination by Permit Sonoma that the project, as described in the application and as conditioned, conforms with the plans, policies, requirements and standards of the Sonoma County Coastal Program and the California Coastal Act. In addition, it is the determination of the 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, Existing Facilities because the project involves the investigation of borings to develop a geotechnical report for existing structures.

The Coastal Permit shall be issued for the use as described on the application form, the proposal statement, the site plan submitted to this department and as modified by the Conditions of Approval. Any modifications of the use, expansion or alteration shall be submitted for review and approval by the Permit and Resource Management Department, Project Review Division, in advance of the proposed change and may, at the discretion of the department, require a new Coastal Permit with or without a public hearing.

This decision may be appealed to in writing, along with an appeal fee, within 10 (ten) calendar days of the date of this letter to the Sonoma County Board of Zoning Adjustments per Section 26C-347 of the Sonoma County Zoning Ordinance.



If you have any questions, feel free to contact me at (707) 565-7387 or at Claudette.Diaz@sonoma-county.org. Please refer to your file number CPH22-0006 and site address when making inquiries.

Sincerely,



Claudette Diaz
Project Planner

Enclosure: Conditions of Approval dated August 22, 2022

cc: File No. CPH22-0006



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



CONDITIONS OF APPROVAL

Date:	August 22, 2022	File No.:	CPH22-0006
Applicant:	LACO Associates	Owner:	10609-10625 Coast Hwy Owner LLC, c/o Arthur Moretti
APN:	099-140-089, 099-140-090	Address:	10609 and 10625 Highway 1, Jenner, CA 95450

Project Description: Coastal Development Permit with Hearing to allow a geotechnical investigation consisting of six vertical borings to develop geotechnical design criteria to reestablish foundation support for existing decking at the Jenner Inn on two parcels totaling 0.5 acres.

BUILDING:

1. The applicant shall apply for and obtain building related permits from the Permit and Resource Management Department. The necessary applications appear to be, but may not be limited to, site review, building permit, and grading permit.

PLANNING:

The conditions below have been satisfied BY _____ DATE _____

1. This Coastal Permit with waiver of Hearing to allow a geotechnical investigation consisting of six vertical borings to develop geotechnical design criteria to reestablish foundation support for existing decking at the Jenner Inn on two parcels totaling 0.5 acres. The use shall be operated in accordance with the application submittals located in File No: CPH22-0006 unless otherwise modified by these conditions.
2. Any proposed modification, alteration, and/or expansion of the use as described by the application submitted on May 18, 2022, 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 Coastal Permit and additional environmental review.
3. Cultural Resources: All grading and building permits plans involving ground disturbing activities shall include the following notes:
"If paleontological resources or prehistoric, historic or tribal cultural resources are encountered during ground-disturbing work, all work in the immediate vicinity shall be halted and the operator must immediately notify the Permit and Resource Management Department (PRMD) – Project Review staff of the find. The operator shall be responsible for the cost to have a qualified paleontologist, archaeologist or tribal cultural resource specialist under contract to evaluate the find and make recommendations to protect the resource in a report to PRMD. Paleontological resources include fossils of animals, plants or other organisms. Prehistoric resources include humanly modified stone, shell,



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or bones, hearths, firepits, obsidian and chert flaked-stone tools (e.g., projectile points, knives, choppers), midden (culturally darkened soil containing heat-affected rock, artifacts, animal bone, or shellfish remains), stone milling equipment, such as mortars and pestles, and certain sites features, places, cultural landscapes, sacred places and objects with cultural value to a California Native American tribe. Historic resources include all by-products of human use greater than fifty (50) years of age including, backfilled privies, wells, and refuse pits; concrete, stone, or wood structural elements or foundations; and concentrations of metal, glass, and ceramic refuse.

If human remains are encountered, work in the immediate vicinity shall be halted and the operator shall notify PRMD and the Sonoma County Coroner immediately. At the same time, the operator shall be responsible for the cost to have a qualified archaeologist under contract to evaluate the discovery. If the human remains are determined to be of Native American origin, the Coroner must notify the Native American Heritage Commission within 24 hours of this identification so that a Most Likely Descendant can be designated and the appropriate measures implemented in compliance with the California Government Code and Public Resources Code.”

4. 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 here by granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-335 and 26C-335.2 of the Coastal Zoning Ordinance.

5. In any case where a Coastal 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 26C-348 of the Coastal Zoning Ordinance.



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