



10 April 2023

Michael Hallett
9425 Ben Way
Cazadero, CA 95421

Re: File No. CPN22-0005
Site address: 22145 Koftinow Drive, Jenner, CA 95450
APN: 109-410-003

Your Coastal Permit with no hearing to allow for residential development on a vacant parcel, to include a 1,380 square foot residence with a maximum height of 25 feet, and associated site grading and the development of an onsite septic system, has been approved subject to the enclosed Conditions of Approval.

A Notice of Pending Action was mailed to each property owner within 100 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 objections were received. A Notice of Final Action will be sent to the California Coastal Commission on April 21, 2023, 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 15303(a), because the project involves the construction of a single family dwelling.

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 Sonoma, 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 CPN22-0005 and site address when making inquiries.

Sincerely,





Claudette Diaz
Project Planner

Enclosure: Conditions of Approval dated April 10, 2023

c: File No. CPN22-0005
Richard Walker, Property Owner



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: April 10 2023

File No.: CPN22-0005

Applicant: Michael Hallett

APN: 109-410-003

Owner: Richard Walker

Address: 22145 Koftinow Drive, Jenner, CA 95450

Project Description: Coastal Permit without Hearing to allow for residential development on a vacant parcel, to include a 1,380 square foot residence with a maximum height of 25 feet, and associated site grading and the development of an onsite septic system.

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

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.

COASTAL COMMISSION:

2. Construction during the dry season and/or dry periods: April 15 – October 15; if a rain event occurs in excess of one inch over a 24-hour period occurs during the construction phase, all activities shall cease for 24 hours after perceptible rain ceases. Deploy erosion control measures (e.g., weed-free straw waddle, weed-free straw bales) in the event of unseasonable rains.
3. Clearly delineate the literal extent of the seasonal wetland and roadside ditch with pin flags, construction fencing, or similar to inform construction personnel of these features. Formally inform all construction staff of the presence of these aquatic resources.
4. Spill prevention materials shall be on-site for all materials and equipment; all construction personnel shall stop work and deploy spill prevention materials in the event of escaped petrol, oil, solvents, paints, etc.
5. Develop habitat mitigation and monitoring plan (HMMP) outlining the rehabilitation of the upper portion of the existing compacted gravel road (Figure A-4) which will serve as the location for replacement tree plantings and other native species plantings. As part of the HMMP and following the Sonoma County Tree Protection Ordinance, an arborist should evaluate the arboreal value of the trees scheduled for removal to develop a compensation ratio. The



following standard protection measures for trees within the Project Area should be deployed to ensure the health of such during and post-construction:

- a. All construction activity (grading, filling, paving, landscaping etc.) should respect the root protection zone (RPZ) around all trees within the vicinity of the project area that are selected for preservation. The RPZ should be a distance of 1.0 times the dripline radius measured from the trunk of the tree. Exception to this standard could be considered on a case-by-case basis, provided that it is demonstrated that an encroachment into the RPZ will not critically damage the root system or the health of the tree, and is authorized by an ISA Certified Arborist or comparable specialist.
- b. Temporary protective fencing should be installed around the dripline of existing trees designated for preservation prior to commencement of any construction activity conducted within 25 feet of the tree canopy, of a tree designated for preservation. The fence should be clearly marked to prevent inadvertent encroachment by heavy machinery.
- c. If any trees require trimming and/or root pruning to accommodate construction, they should be pruned to American National Standards Institute (ANSI) A300 standards for tree care practices.
- d. An ISA Certified Arborist or tree specialist should be retained to perform any necessary pruning of trees during construction activity
- e. If grading takes place within the RPZ of a preserved tree, roots should be exposed using the least injurious method possible, and selective root pruning is the preferred method of removal.
- f. Roots exposed, as a result of construction activities should be covered with wet burlap to avoid desiccation, and should be buried as soon as practicable.
- g. Trenches which are required within the root protection zone of existing native trees should be bored (tunneled) under the root(s) using an auger or drill, rather than trenched, to avoid root disturbance.
- h. Construction materials and equipment should be properly stored away from existing trees to avoid spillage or damage to trees.

The HMMP will outline detailing soil remediation and amendment techniques; number, species, and container size of replacement trees; plant species palette of appropriate, native plants (e.g. evergreen huckleberry, sword fern); planting methods and plant spacing; short-term management, fertilization, and irrigation; success criteria, monitoring methods, and reporting requirements; and long-term management and contingency measures. The HMMP will be drafted by an arborist/biologist with consultation from a landscape architect with experience drafting of such plans. Implementation should be overseen by landscape professionals with experience with planting and maintaining native species.

6. Install temporary high-visibility fencing during construction between the seasonal wetland and the Proposed Project to prevent incursion of personnel, materials, and equipment. Construction should occur during the dry periods to reduce erosion and sediment migration potential that could compromise this habitat. The fencing shall be removed upon completion of the Project. Develop an HMMP (Recommendation 41) that will provide native plantings in the adjacent upland area to increase buffering capacity.



7. Install temporary high-visibility fencing during construction between the seasonal wetland, which hosts the plant, and the Proposed Project to prevent incursion of personnel, materials, and equipment. Construction should occur during the dry periods to reduce erosion and sediment migration potential that could compromise these plants. The fencing shall be removed upon completion of the Project.
8. Tree/vegetation removal and initial ground disturbance should occur from August 16 to January 31, outside of the general bird nesting season. If tree/vegetation removal during this time is not feasible, a pre-construction nesting bird survey should be performed by a qualified biologist no more than 14 days prior to the initiation of tree removal or ground disturbance is recommended. The survey should cover the Project Area (including tree removal areas) and surrounding areas within 500 feet. If active bird nests are found during the survey, an appropriate no-disturbance buffer should be established by the qualified biologist. Once it is determined that the young have fledged (left the nest) or the nest otherwise becomes inactive (e.g., due to predation), the buffer may be lifted and work may be initiated within the buffer.
9. Tree/vegetation removal and initial ground disturbance should occur from August 16 to January 31, outside of the nesting and supportive foraging season of Northern Spotted Owl(NSO). If tree/vegetation removal during this time is not feasible, three pre-construction/NSO surveys should be performed by a qualified biologist beginning at least 21 days, but no more than 28 days, prior to the initiation of tree removal or ground disturbance. The first survey should be followed by two subsequent surveys separated by 7 to 14 days. The surveys should follow those outlined in Protocol for Surveying Proposed Management Activities that May Impact Northern Spotted Owls (USFWS 2012)4. If NSO are deemed absent, no further actions are recommended. If NSO are detected, the biologist(s) should determine if such are nesting within or immediately adjacent to the Study Area, and if necessary apply the metrics outlined in Estimating the Effects of Auditory and Visual Disturbance to Northern Spotted Owls and Marbled Murrelets in Northwestern California (USFWS 2006) to determine if the Proposed Project would create an impact to NSO and provide recommendations (i.e., limited auditory disturbance, shift timing of construction) to reduce the level of potential impact.

PLANNING:

10. This Coastal Permit allows the applicant to construct a 1,356 square foot residence with a maximum height of 24 feet and associated site grading and onsite septic system. The use shall be operated in accordance with the proposal statement and site plan located in File No. CPN22-0005 unless otherwise modified by these conditions.
11. Any proposed modification, alteration, and/or expansion of the use as described by the application submitted on March 2, 2023, 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.



12. All utilities shall be placed underground.
13. Landscaping plans must comply with the County Water Efficient Landscape Ordinance. The measures in the plan shall be implemented by the applicant and verified by PRMD staff prior to Certificate of Occupancy or operation of the use.
14. Low-flow showerheads and faucet aerators shall be installed in all project dwelling units (Low water use toilets are currently required by State Law).
15. All building and/or grading permits shall have the following note printed on plan sheets: "In the event that archaeological resources such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work shall be halted in the vicinity of the find and County PRMD Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. PRMD staff may consult and/or notify the appropriate tribal representative from tribes known to PRMD to have interests in the area. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic resources include hearths, firepits, or house floor depressions whereas typical mortuary resources are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than 50 years of age including trash pits older than fifty years of age. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. PRMD may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by PRMD - Project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense.

"If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, 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, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed." Mitigation Monitoring: No permits for any construction activities shall be issued until the above note appears on the construction plans.

16. All site development including grading, building and septic installation shall be done in compliance with the County Tree Protection Ordinance, including protection of trees with a



chain link fence at the dripline, and replacement of damaged or removed trees. The projects grading and landscape plans shall detail all tree protection implementation measures.

Permit Sonoma shall not sign off the grading, building or septic permit for issuance until the project grading and landscape construction documents clearly show all tree protection measures have been implemented (as required in the County Tree Protection Ordinance). In addition, occupancy shall not be granted until a site inspection has been conducted, and the applicant has provided written verification from the project's arborist, landscape architect or contractor, that the tree protection measures were complied with.

Prior to issuance of Building, Grading and/or Septic permits the following notes shall be placed on each set of the aforementioned plans:

- a. Substantial barriers shall be placed around those trees designated for retention. The barriers shall be comprised of chain link fencing at the protected perimeters of the trees. The barriers shall remain in place for the duration of all site work.
 - b. Prior to commencement of site work, the applicant shall provide proof to the Project Planner, via photographs, that all required tree protection barriers have been installed in the appropriate locations.
17. 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.
18. 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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