



September 6, 2024

Chris and Diane Feddersohn
22060 Kelly Ct.
Jenner, CA 95450

Re: File No. CPH24-0001
Site address: 22060 Kelly Ct., Jenner
APN: 109-390-026

Your application for a Coastal Permit with hearing for drilling and construction of a new well for existing single-family dwelling.

A Notice of Pending Action was mailed to each property owner within (100 feet /300 ft) 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. A Notice of Final Action will be sent to the California Coastal Commission on September 17, 2024, upon expiration of the local appeal period.

The Coastal Permit approval is based on a determination by the Permit and Resource Management Department that the project, as described in the revised 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 15302 and 15303 which provides for the replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity, and or new construction of small facilities or structures. The proposed project includes the drilling and construction of a new well to support an existing single-family residence.

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) 565-1931 or at Jacob.Sedgley@sonoma-county.org. Please refer to your file number (CPH24-0001) and site address when making inquiries.

Sincerely,

Project Planner

Enclosure: Conditions of Approval dated September 6, 2024, [as modified administratively on October 10, 2024](#)

c: File No. CPH24-0001



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: September 6, 2024 **File No.:** CPH24-0001
Applicant: Chris and Diane Feddersohn **APN:** 109-390-026
Owner: Chris and Diane Feddersohn
Address: 22060 Kelly Ct., Jenner, CA 95450

Project Description: Request for a Coastal Permit with hearing for drilling and construction of a new well for existing single-family dwelling.

NATURAL RESOURCES:

“The conditions below have been satisfied” BY _____ DATE _____

1. The proposed water well shall be completed so that the bottom of the well is at or above negative 33 feet mean sea level, equivalent to the bottom elevation of the neighboring well drilled under well permit WEL22-0079. A site map shall be provided to Permit Sonoma with the well permit application that includes the proposed well head location(s) marked with ground surface elevations. The ground surface elevation represents the maximum depth that the proposed well shall be drilled at the proposed location. Well location and depth shall be inspected and verified by Permit Sonoma staff. If the water well is found to have a bottom elevation below ~~sea level~~ negative 33 feet mean sea level, then the well shall be abandoned, or modified such that the screened interval of the well is ~~above sea level~~ at or above negative 33 feet mean sea level.
2. Water well(s) serving this project parcel shall be equipped to enable regular groundwater level monitoring, subject to approval by Permit Sonoma Professional Geologist or Environmental Health Specialist.
3. Totalizing water meter(s) to measure all groundwater extracted for the project parcel shall be installed, subject to approval by Permit Sonoma Professional Geologist or Environmental Health Specialist.
4. A complete Water Resources Monitoring application form (PJR-147) shall be submitted. The application shall include a Site Plan showing the location of the well(s) with the groundwater level measuring device(s), water storage ponds, tanks, and reservoirs, and the location of all water meter(s) shall be submitted to PRMD. The monitoring well(s) shall be marked with a measuring reference point. The well’s Global Positioning System (GPS) coordinates (in NAD83 California State Plane II or WGS 84lat./long.), ground elevation, and elevation of the top of the well casing shall be provided. The height of the water level measuring reference point above the ground surface shall be specified.



Operational Requirements:

5. Groundwater Metering, Meter Calibration, and Groundwater Level Monitoring shall be conducted consistent with Policies and Procedures adopted by Permit Sonoma.
 - a. Data shall be collected and reported to Permit Sonoma in January of the following year pursuant to Permit Sonoma’s most current groundwater monitoring guidelines.
 - b. Water meters shall be calibrated, and copies of receipts and correction factors shall be submitted to Permit Sonoma at least once every five years.
 - c. If the County determines that groundwater levels are declining in the local groundwater basin, then the applicant shall submit water quality sampling data and implement a Water Conservation Plan, subject to review and approval by Permit Sonoma.
6. Permit Sonoma Annual Well Monitoring Fee. The applicant/operator shall be responsible for payment of annual well monitoring fees for each year over the effective term of the permit. The annual well monitoring fee shall be paid by January 31 of each year the permitted operation is active.
7. Use of reverse osmosis or any other water treatment system for the purposes of lowering total dissolved solids is prohibited.

PLANNING:

“The conditions below have been satisfied” BY _____ DATE _____

8. This Coastal permit allows for the drilling and construction of a new well for existing single family dwelling on a 0.90-acre parcel. The use shall be operated in accordance with the proposal statement and site plan located in File No. CPH24-0001 unless otherwise modified by these conditions.
9. Any proposed modification, alteration, and/or expansion of the use as described by the application submitted on 3/28/24, 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.
10. All utilities shall be placed underground.



11. 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, 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.”

12. 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.

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.



FILE NO: CPH24-0001

CONDITION OF APPROVAL LANGUAGE APPLIED TO ALLOW MINOR MODIFICATION:

COA #9 : Any proposed modification, alteration, and/or expansion of the use as described by the application submitted on 3/28/24, 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.

CONDITIONS MODIFIED ADMINISTRATIVELY:

YES

- Condition #1 was modified to correct an administrative error. The last sentence of Condition #1 contradicted the first sentence in the same condition. The project planner was notified of the inaccuracy by both the applicant and Permit Sonoma's Natural Resources Division. Staff finds that the modification to the project is minor and would not cause any impacts not previously evaluated in the Coastal Permit. As such, no additional hearing or noticing is required per condition 9. Permit Sonoma staff will send a copy of the revised conditions to the California Coastal Commission.

ADDITIONAL INFORMATION:

- The following associated documentation to support modifying Condition(s) of Approval is attached:
 - Email dated October 10, 2024, and May 24, 2024, from the applicant and Robert Pennington detailing the revised condition.

Jacob Sedgley

From: June Angiolini <june@weeksdrilling.com>
Sent: Thursday, October 10, 2024 10:38 AM
To: Jacob Sedgley
Cc: Brandon Burgess; Robert Pennington; chrisfeddersohn@gmail.com
Subject: FW: CPH24-0001 Completion Review and Site Visit

EXTERNAL

Jacob,

Upon reviewing the final approval with conditions document attached to the permit, we noticed that the correction noted below has not been made.

Please verify and let us know when the revision has been completed.

Thank you.

June M Angiolini
Executive Assistant
Drilling Department
Weeks Drilling & Pump Co
(707) 837-3666

From: Robert Pennington <Robert.Pennington@sonoma-county.org>
Sent: Friday, May 24, 2024 9:14:23 AM
To: Brandon Burgess <brandon@weeksdrilling.com>
Cc: Jacob Sedgley <Jacob.Sedgley@sonoma-county.org>
Subject: RE: CPH24-0001 Completion Review and Site Visit

Sorry, that is a remnant from the earlier draft condition. The highlighted section should read as follows:

If the water well is found to have a bottom elevation below negative 33 feet mean sea level, then the well shall be abandoned, or modified such that the screened interval of the well is at or above negative 33 feet mean sea level.

From: Brandon Burgess <brandon@weeksdrilling.com>
Sent: Friday, May 24, 2024 9:03 AM
To: Robert Pennington <Robert.Pennington@sonoma-county.org>
Subject: FW: CPH24-0001 Completion Review and Site Visit

EXTERNAL

Robert,

Can you please clarify the highlighted section? It seems to be in contrast to the first sentence.

The proposed water well shall be completed so that the bottom of the well is at or above negative 33 feet mean sea level, equivalent to the bottom elevation of the neighboring well drilled under well permit WEL22-0079. A site map shall be provided to Permit Sonoma with the well permit application that includes the proposed well head location(s) marked with ground surface elevations. The ground surface elevation represents the maximum depth that the proposed well shall be drilled at the proposed location. Well location and depth shall be inspected and verified by Permit Sonoma staff. **If the water well is found to have a bottom elevation below sea level, then** the well shall be abandoned, or modified such that the screened interval of the well is above sea level.

I have also included a copy of the completion report for the neighboring well for quick reference. This well is screened aa110-130’.


Brandon Burgess
Weeks Drilling & Pump Co.
707-837-3840
brandon@weeksdrilling.com
[Facebook](#) | [Instagram](#) | [Website](#)

From: Jacob Sedgley <Jacob.Sedgley@sonoma-county.org>
Sent: Tuesday, May 21, 2024 8:35 AM
To: Brandon Burgess <brandon@weeksdrilling.com>; June Angiolini <june@weeksdrilling.com>
Cc: Anthony Macias <anthony@stewartspoint.org>; cliffhousetc@gmail.com
Subject: RE: CPH24-0001 Completion Review and Site Visit


Brandon,

See attached. Apologies, I had assumed he’d sent these to you. Please let me know if you have any comments or concerns with the proposed conditions.

Best regards,



Jacob A. Sedgley
Planner II
2550 Ventura Avenue, Santa Rosa, CA 95403
www.PermitSonoma.org
o: (707) 565-1900
d: (707) 565-1931
Jacob.Sedgley@sonoma-county.org



Lobby hours: Monday, Tuesday, Thursday, Friday 8:00 AM to 4:00 PM. Wednesday 10:30 AM to 4:00 PM.

Planning Questions? Check out our FAQ Page! <https://permitsonoma.org/divisions/planning/planningandzoningfaqs>

From: Brandon Burgess <brandon@weeksdrilling.com>
Sent: Tuesday, May 21, 2024 8:31 AM
To: Jacob Sedgley <Jacob.Sedgley@sonoma-county.org>; June Angiolini <june@weeksdrilling.com>
Cc: Anthony Macias <anthony@stewartspoint.org>; cliffhousetc@gmail.com
Subject: RE: CPH24-0001 Completion Review and Site Visit

EXTERNAL