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August 7, 2025

Jim Huntington  
P.O. Box 643  
Occidental, CA 95465

Re: File No. CPN23-0004  
Site Address: 22135 Amanita Circle, Jenner, CA 95450  
APN: 109-380-007

Your Coastal Permit with no hearing for new 1,112 sq ft single-family dwelling and associated improvements on a 1.83 acre parcel has been approved subject to the enclosed Conditions of Approval.

A Notice of Pending Action was mailed to each property owner within 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 8/18/2025 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 revised application and as conditioned, conforms with the plans, policies, requirements and standards of the Sonoma County Coastal Zoning Code, 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 for new construction of a single-family residence in a residential zone.

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 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.



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



If you have any questions, feel free to contact me at (707) 565-1931 or at Jacob.Sedgley@sonomacounty.gov. Please refer to your file number CPN23-0004 and site address when making inquiries.

Sincerely,

Project Planner

Enclosure: Conditions of Approval dated 8/7/2025

c: File No. CPN23-0004



**Permit Sonoma**  
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900  
[www.PermitSonoma.org](http://www.PermitSonoma.org)



## Conditions of Approval

**Date:** 8/7/2025

**File No.:** CPN23-0004

**Applicant:** Jim Huntington

**APN:** 109-380-007

**Owner:** Nicole Evelyn Jaureguy and Margaret Caroline Malmquist-West

**Address:** 22135 Amanita Circle, Jenner, CA 95450

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**Project Description:** Coastal Permit with no hearing for new 1,112 sq ft single-family dwelling and associated improvements on a 1.83-acre parcel.

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

### GENERAL:

1. Real Estate Disclosure. Disclosure documents related to any future marketing and/or sale of the property/residence, including but not limited to marketing materials, sales contracts, and similar documents, shall notify potential buyers of all terms and conditions of this coastal development permit (CDP). A copy of this CDP shall be provided in all real estate disclosures.

### BUILDING:

2. The applicant shall apply for and obtain building related permits from Permit Sonoma. The necessary applications appear to be, but may not be limited to, a building permit.
3. The applicant shall apply for and obtain a building related permit from Permit Sonoma for the proposed residence, porch, and deck areas. Plans and supporting documentation shall justify the proposed design in accordance with the currently adopted Sonoma County Code of Ordinances. Construction inspections shall occur and the building permit finalized (or approved for occupancy) prior to occupancy of the structure.
4. If, after Building Division approval, any changes to plans, drawings, documents or specifications required pursuant to any conditions herein specified occur, these changes shall be brought to the appropriate department for review and approval prior to any construction or improvements. Also, these changes shall be reviewed by all departments involved in the initial approval of the subject plans, drawings, documents or specifications that are proposed for change.

### PUBLIC INFRASTRUCTURE:

5. The Applicant shall pay Traffic Mitigation fees to the County of Sonoma, as required by Chapter 26, Article 98 of the Sonoma County Code, prior to issuance of a building permit for any new building or prior to any new use of an existing building. Evidence of payment shall be submitted to the Planning Division, Project Review Section of Permit Sonoma prior to clearance of these conditions. Credit is granted for existing, legal uses.



**PLANNING:**

“The conditions below have been satisfied” BY \_\_\_\_\_ DATE \_\_\_\_\_

6. This Coastal Permit allows the applicant to construct a new 1,112 sq ft single-family dwelling and associated improvements on a 1.83-acre parcel. The use shall be operated in accordance with the site plan dated August 21, 2024, prepared by Timothy Schram with Adobe Associates, the Biological Resources Assessment dated February 28, 2025, prepared by Lucy Macmillan, M.S., and the Seasonal Wetland Restoration Plan dated June 10, 2025, prepared by Lucy Macmillan, M.S., located in File No. CPN23-0004 unless otherwise modified by these conditions.

PRE-CONSTRUCTION REQUIREMENTS:

7. Tribal Monitoring. Prior to any earth moving activity, the applicant shall retain a tribal monitor and/or qualified principal archaeological investigator to oversee the cultural resources-related mitigation efforts. The principal investigator shall meet professional qualifications in the discipline of archaeology as defined in the Secretary of Interior's Standards and have demonstrated the ability to work cooperatively with the Tribe by honoring the Tribe's values and protection measures. The principal investigator may monitor the tribal cultural resources-related mitigation efforts or they may employ an archaeological monitor who will work under the supervision of the principal investigator. The archaeological monitor shall monitor the following:
- a. An initial pre-construction meeting with the grading contractor to review the definition of tribal cultural resources;
  - b. Review of removed earth on a spot checking basis but no less than once per week; and
  - c. Review and signoff of completed areas where earth moving occurred.

If any cultural resources are found during earth moving activities, monitoring shall occur full time for the duration of the project, except if, in consultation with the County of Sonoma, the Tribe(s), the principal investigator determines that full-time monitoring is no longer warranted; they may recommend a reduction in the level of monitoring to periodic spot checking or may recommend that monitoring cease entirely. Earth moving activity shall be defined as rough grading or excavation deeper than 12 inches from natural grade.

If archaeological materials such as pottery, arrowheads or midden are found, all work shall cease and Permit Sonoma staff shall be notified so that the find can be evaluated by a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) in consultations with the Tribe(s). 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 features include hearths, firepits, or house floor depressions whereas typical mortuary features 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.

If human remains are encountered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as



to origin. Further, pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made. If the Sonoma County Coroner determines the remains to be Native American, the Native American Heritage Commission shall be contacted. Subsequently, the Native American Heritage Commission shall identify the “most likely descendant.” The most likely descendant shall then make recommendations, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code 5097.98.

8. The following requirements must be met in order to avoid or minimize impacts to passerines and raptors that may potentially nest in the trees:
  - a. Grading or removal of nesting trees should be conducted outside the nesting season, which occurs between approximately February 15 and August 15.
  - b. If grading or tree removal between August 15 and February 15 is infeasible and groundbreaking must occur within the nesting season, a pre-construction nesting bird (both passerine and raptor) survey of the dunes, any grasslands, and adjacent trees shall be performed by a qualified biologist within 7 days prior to groundbreaking. If project activities are delayed by more than seven days, an additional nesting bird survey shall be performed. If no nesting birds are observed, no further action is required, and grading shall occur within one week of the survey to prevent “take” of individual birds that could begin nesting after the survey. Survey results and monitoring activities shall be made available to the County upon request.
  - c. Active nesting is present if a bird is sitting in a nest, a nest has eggs or chicks in it, or adults are observed carrying food to a nest. If active bird nests (either passerine and/or raptor) are observed during the pre-construction survey, a disturbance-free buffer zone shall be established around the nest tree(s) until the young have fledged, as determined by a qualified biologist.
  - d. The radius of the required buffer zone can vary depending on the species, (i.e., 75-100 feet for passerines and 200-300 feet for raptors), with the dimensions of any required buffer zones to be determined by a qualified biologist.
  - e. To delineate the buffer zone around a nesting tree, orange construction fencing shall be placed at the specified radius from the base of the tree within which no machinery or workers shall intrude.
  - f. After the fencing is in place there will be no restrictions on grading or construction activities outside the prescribed buffer zones.
  - g. No-work nest protection buffers may be removed and/or reduced if the qualified biologist determines the young have fledged the nest or the nest has otherwise become inactive due to natural causes (i.e., storm events or predation).
9. A Water Conservation Plan shall be submitted for all landscaping prior to building permit issuance, subject to Permit Sonoma review and approval. The Water Conservation Plan shall include all reasonably feasible measures to reduce water demand to the maximum extent feasible and enhance water resource recovery to maintain sustainable water supplies. Measures that must be evaluated include: installation of low-flow fixtures, best available conservation technologies for all water uses, rainwater and stormwater collection systems and graywater reuse. Landscaping plans must comply with the County Water Efficient Landscape Ordinance. Prior to Building Permit Issuance, a Landscape Permit application shall be submitted for all new and rehabilitated landscapes, as required by the Water Efficient Landscape Regulations (Chapter

7D3 of the Sonoma County Building Code). Verification from a qualified irrigation specialist that landscaping plan complies with the County Ordinance shall be provided prior to building permit issuance. The measures in the plan shall be implemented by the applicant and verified by Permit Sonoma staff prior to Certificate of Occupancy or operation of the use.

10. Low-flow showerheads and faucet aerators shall be installed in all project dwelling units (Low water use toilets are currently required by State Law).
11. Proposed landscaping is subject to compliance with the Sonoma County Water Efficiency Landscape Ordinance (WELO) a required under Chapter 7D3 of the Sonoma County Building Code. A final landscape and irrigation plan with verification of Ordinance compliance from a qualified irrigation specialist shall be included with the Building Permit submittal for applicable projects. Applicability criteria for specific project types is listed under Code Section 7D3-3. The applicant shall verify with Project Review staff completion of the work prior to final occupancy or operation of the use.
12. Prior to issuance of building permits, an exterior lighting plan shall be submitted for design review by Permit Sonoma Exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. All parking lot and street lights shall be full cut-off fixtures. Lighting shall shut off automatically after closing and security lighting shall be motion-sensor activated.
  - a. All exterior fixtures shall be limited to lamps (light bulbs) not exceeding 100 watts.
  - b. Lighting plans shall be designed to meet the Lighting Zone (LZ1 for dark areas, LZ2 for rural, LZ3 for urban) standards from Title 24 effective October 2005.

Cut-sheets and photometric specifications for all proposed exterior lighting shall be submitted for approval to Permit Sonoma staff. Exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky. Flood lights are not permitted. Security lighting shall be motion sensor activated. Verification of lighting installation in compliance with standards shall be required, either by photographic documentation or site inspection by the Project Planner, at the discretion of Permit Sonoma staff. For further guidance on exterior lighting, refer to the International Dark Sky Association website at [www.darksky.org](http://www.darksky.org).

13. All utilities shall be placed underground.
14. 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 Sonoma – 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 Permit Sonoma. 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 Permit Sonoma 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.”

No permits for any construction activities shall be issued until the above note appears on the construction plans.

#### DURING CONSTRUCTION:

15. Wetlands Restoration and Deck Removal:
  - a. Prior to final occupancy of the residence, the wood deck, as shown in the Seasonal Wetland Restoration Plan dated 6/10/2025 shall be removed using hand tools.
  - b. Prior to final occupancy of the residence, between January and February the restoration zone, as delineated in the Seasonal Wetland Restoration Plan dated 6/10/2025, shall be seeded with the appropriate mixture of native seasonal wetland grasses and forbs. The native grass and forbs seed mixture shall be applied at a rate of 1 to 2.5 pounds per 1,000 square feet. Native grass and forbs final species composition may depend on native grass seed availability. Depending on site conditions a layer of sterile or native grass straw may be applied over the grass seed mixture to aid in germination and reduce topsoil erosion. Container plants of native seasonal wetland grasses and forbs shall be installed between December and March once soil moisture reaches a depth of 10 inches.
  - c. The restoration zone shall be mowed annually in March or April of each year to reduce percent cover of non-native annual grasses. Non-native perennial plants, grasses, and forbs shall be removed by hand or treated with an aquatic approved herbicide at a minimum of twice yearly in April and November.
  - d. An annual monitoring program for the seasonal wetland restoration zone shall be initiated the year following project construction, initial plant installation, and seeding. The first monitoring shall occur at the end of the first growing season after initial installation has been completed. The final monitoring shall occur at the end of the third year after project construction. All monitoring shall be performed by persons qualified



in wetland hydrology, native California plant botany, and restoration ecology. Monitoring reports shall include percent canopy cover of seasonal wetland species (Tables 1, 2, and 3) and overview of the revegetation effort and seasonal wetland functioning. Percent canopy cover of CAL-IPC invasive plant species rated as "High" will be included. Reports shall be submitted to Permit Sonoma by January 31 after each of the three years of maintenance and a minimum of 50 percent coverage of targeted seasonal wetland plant species. The permittee shall be responsible for replacement plantings, additional watering, weeding, invasive plant control, and other practices to achieve the requirements as approved by Permit Sonoma.

16. All tree removal shall be performed outside the maternity (between September 15 to May 15) to avoid impacts to solitary and colonial maternity roosts. All tree removal shall utilize the two-step method as follows:
  - a. Large trees shall be limbed first on the first day and then felled on the second day.
  - b. Limbs shall be gently shaken on Day 2 under supervision by the qualified biologist to allow any bats to exit.
  - c. On Day 2, once the biologist has checked all of the felled parts of the tree, then the tree and limbs shall be either chipped or removed from the site.
17. Planning Inspection. Accordingly, the applicant shall notify the Project Planner when construction is complete and landscaping and irrigation have been installed. The purpose of the planning site inspection is to ensure that site development has been accomplished in accordance with approved plans and conditions of approval. Alternately, the applicant may provide photos demonstrating compliance at the discretion of the Project Planner.

**GENERAL:**

18. At the time of submitting a building permit application, the applicant shall submit to Permit Sonoma a Condition Compliance Review fee deposit (amount to be determined consistent with the Ordinance in effect at the time). In addition, the applicant shall be responsible for payment of any additional compliance review fees that exceed the initial deposit (based upon hours of staff time worked) prior to final inspection being granted.
19. Any proposed modification, alteration, and/or expansion of the use as described by the application 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.
20. The Director of Permit Sonoma is hereby authorized to modify these conditions for minor adjustments to respond to unforeseen field constraints provided that the goals of these conditions can be safely achieved in some other manner. The applicant must submit a written request to Permit Sonoma demonstrating that the condition(s) is infeasible due to specific constraints (e.g. lack of property rights) and shall include a proposed alternative measure or option to meet the goal or purpose of the condition. Permit Sonoma shall consult with affected departments and agencies and may require an application for modification of the approved permit. Changes to conditions that may be authorized by Permit Sonoma are limited to those



items that are not adopted standards or were not adopted as mitigation measures or that were not at issue during the public hearing process. Any modification of the permit conditions shall be documented with an approval letter from Permit Sonoma, and shall not affect the original permit approval date or the term for expiration of the permit.

21. The owner/operator and all successors in interest, shall comply with all applicable provisions of the Sonoma County Code and all other applicable local, state, and federal regulations. Any proposed modification, alteration, and/or expansion of the residential development authorized by this Coastal Permit shall require the prior review and approval of Permit Sonoma or the Planning Commission, as appropriate pursuant to Section 26C-349 of the Sonoma County Code. Such changes may require a new or modified Coastal Permit and additional environmental review.
22. 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.
23. 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 or extended period as may be allowed by Sonoma County Code Section 26C-348, 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 (or other period, as specified by County Code in place at the time) the permit approval may be extended for not more than one (1) year (or other period, as specified by County Code in place at the time) by the authority which granted the original permit pursuant to Section 26C-348 of the Coastal Zoning Ordinance.

