



2550 Ventura Avenue
Santa Rosa, CA 95403

p: (707) 565-1900
f: (707) 565-1017

Scott Orr
Director

Michelle Arellano
Administration

Nathan Quarles
Engineering and Construction

Cecily Condon
Planning

Steve Mosiurchak
Fire Marshal

Zoning Administrator Record of Action

Action Date: June 11, 2026
Appeal Status: Filing period closed; no appeal

AGENDA ITEM 2
File No.: CPH24-0019
Staff: Mark Shurvinton
Applicant: Rick Kadello
Owner: Damin D Liu & Rita Sun Liu Tr
Prior Agenda: N/A
CEQA Status: Exempt under CEQA Section 15303
Proposal: Request for 1) Coastal Permit with Hearing to legalize the replacement and expansion of structures associated with an existing single-family dwelling, including 429sqft deck replacement and 438sqft deck expansion, removal and replacement of existing access stairs and landings, replacement and expansion of existing retaining walls, and removal of a shed to accommodate the deck expansion; and 2) Variance to allow for the construction of new decks within the required rear property line setbacks.
Recommend: Find the project exempt from the California Environmental Quality Act (CEQA) and approve the Coastal Permit with Hearing and Variance subject conditions. 1735 Bay Flat Road, Bodega Bay
Location: 100-052-056
APN: Five
District: Low Density Residential with a frozen lot size (R1 B7), Coastal Zone (CC) and
Zoning: combining zones for Floodplain (F2) and Geologic Hazard Area (G).

ZONING ADMINISTRATOR ACTION

Environmental Determination

- ☒ Exempt from the California Environmental Quality Act per §15303 (New Construction or Conversion of Small Structures)

Project Decision

- ☒ Approved: subject to attached Findings and Conditions
☒ with modification (see Comments)
☒ Subject to 10-day appeal period, ending June 22, 2026

ZONING ADMINISTRATOR

Derik Michaelson, Planner III
for the Director

June 23, 2026

Date

MODIFICATION

☐ N/A ☐ Findings ☒ Conditions ☐ Revisions to return

COMMENTS

ADD CONDITION: Prior to issuance of building/grading permits, the Owner/Applicant shall submit the following materials as part of the required permit plans for the proposed deck expansion and associated site improvements: (a) A final site plan exhibit prepared by a licensed land surveyor verifying the location of the property line; (b) Photographs confirming the clearly staked out location of the surveyed rear property boundary; and (c) Final construction drawings demonstrating the rear retaining wall of the northern-most at-grade terrace with separation from the property line of at least six inches, or as otherwise agreed to in writing by the rear adjoining property owner (APN 100-052-028), up to and not to exceed the rear property boundary.

ZONING ADMINISTRATOR FINDINGS

1. **Environmental Determination.** The project is categorically exempt from the California Environmental Quality Act pursuant to Section 15303 of the CEQA Guidelines, which provides for construction of accessory structures, including fences. No exceptions listed under Section 15300.2 apply. The project involves a minor expansion to an existing deck and replacement in-kind of existing access stairs, is not proposed within ESHA, and will not impact existing wetlands located east of the project site.
2. **Local Coastal Plan Consistency.** The project is consistent with the goals, objectives, policies and programs of the Sonoma County Local Coastal Plan because:
 - a. Land Use. The subject property has a Land Use designation of UR 4. The primary use of the property is a detached single-family home, and the proposed project is incidental to and compatible with the primary rural residential land use on-site.
 - b. Open Space and Resource Conservation. A biological resources assessment prepared by Kjeldsen Biological Consulting concluded that there was no ESHA within or directly adjacent to the development area, and that the project would not result in significant or long-term impacts to the functions and values of two wetlands identified east of the project site. A reduced wetland setback of 93 feet from the replacement staircase is proposed, which is sufficient to protect the wetlands because they are separated from the project site by Bay Flat Road, and the portions of the staircase located closer than 100 feet to the wetland will be replaced in-kind with no expansion to the disturbed area.
 - c. Public Safety. A geotechnical report prepared by Patrick Conway of PJC & Associates, Inc. found that the project would be feasible from a geotechnical engineering standpoint, provided that the recommendations from the report are incorporated into the project design. Recommendations from the geotechnical report have been incorporated into the project conditions of approval.
3. **Zoning Consistency.** The project is consistent with the Sonoma County Coastal Zoning Code because:
 - a. R1 CC District. The parcel is zoned Coastal Low Density Residential (R1 CC), which is intended for single family homes in low density residential areas, as provided in Section 2.2.1 of the General Plan, which are compatible with existing neighborhood character. The proposed project involves repairs and modifications to structures accessory to the existing home.
 - b. Variance. The proposed deck expansion does not meet the minimum rear property line

setback of 14 feet required by the zoning district for uncovered decks. In accordance with Sec. 26C-333.a, a Variance may be approved because the strict application of Chapter 26C would deprive the property of privileges enjoyed by other properties in the vicinity and under identical zone classification, specifically:

- i. *Topography and Access.* The parcel's topography significantly limited the historic building site to the rear half of the parcel, on top of an approximately 40 foot tall sand dune. The entrance to the single-family dwelling is currently located 3-5 feet up from ground level, and was permitted to be located 16 feet from the rear property line, within the rear-yard setbacks. This would allow for two feet or less of decking to provide access to the single-family dwelling if adhering to required setbacks for uncovered decks. No other properties in the surrounding area, including those with similar topography, have the same constraints limiting property access.
 - ii. *Safety.* The single-family dwelling is currently constructed on top of a sand dune, which is eroding. Erosion control measures have made the small back yard largely unusable, and further erosion may limit safe access to the single-family dwelling in the near future.
 - c. Combining Districts. The proposed project is consistent with the Floodplain (F2) and Geological Hazard Area combining districts because:
 - i. The proposed project is not within FEMA mapped Floodplain; and
 - ii. the project is not located within 50 feet of the surface trace of any fault, and any risks from geologic hazards have been reduced to acceptable levels.
 - d. Pursuant to Sec. 26C-346 of the Coastal Zoning Code, the project, as described in the submitted application and accompanying materials, has been conditioned as necessary to ensure conformance with and implementation of the plans, policies, requirements and standards of the Sonoma County Coastal Program.
4. **Public Health, Safety, and General Welfare.** The establishment, maintenance or operation of the use for which application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of the general area. The particular circumstances in this case are:
- a. The project involves repairs and minor expansions to structures accessory to an existing primary residential use. New structures will not be located within public view, and any portions of the project area within public view will be replaced in-kind.

ATTACHMENTS

1. Final Conditions of Approval

Sonoma County Zoning Administrator Conditions of Approval

Staff: Mark Shurvinton
Applicant: Rick Kadello
Owner: David and Rita Liu
Address: 1735 Bay Flat Rd, Bodega Bay

Date: June 11, 2026
APN: 100-052-056
File No: CPH24-0019/VAR26-0001
(PLP26-0008)

Project Description: Request for 1) Coastal Permit with Hearing to legalize the replacement and expansion of structures associated with an existing single-family dwelling, including 429-sqft deck replacement and 438-sqft deck expansion, removal and replacement of existing access stairs and landings, replacement and expansion of existing retaining walls, and removal of a shed to accommodate the deck expansion; and 2) Variance allowing for the construction of a new uncovered deck within the required rear property line setback associated with VPL25-0057.

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 and building permit.

GEOTECHNICAL:

The applicant shall implement the following recommendations as proposed by a Geotechnical Investigation, dated January 16, 2024, prepared by Patrick J. Conway, PJC & Associates, Inc:

Grading and Earthwork:

2. Stripping. The deck site should be stripped of the surface vegetation and organic material. The lateral extent of the stripping should extend at least five feet beyond the proposed construction footprint. It is anticipated that the depth of stripping will be on the order of about two to four inches. The depth could be greater where thicker sections of organics or foundation elements are encountered. If underground utilities pass through the site, it is recommended that these utilities be removed in their entirety or rerouted where they exist outside an imaginary plane sloped 2H:1V from the outside bottom edge of the nearest foundation element. Any existing wells or septic systems not included in the project should be abandoned in accordance with the requirements of the County of Sonoma Health Department. Voids left from the removal of utilities or other obstructions should be replaced with compacted engineered fill or controlled density fill under the observation of the project geotechnical engineer.
3. Excavation and Compaction. Where fill or exterior flatwork is planned, the upper soils of the existing dune sands should be scarified, moisture conditioned to within two percent of optimum and compacted to a minimum of 90 percent of the material's maximum dry density, as determined by the geotechnical engineer during construction and ASTM D 1557 laboratory compaction test procedures. The lateral extent of the recompaction should be a minimum of three feet beyond edges of exterior flatwork.

If import fill is required, it should be of a low to non-expansive nature and should meet the following criteria:

Plasticity Index	Less than 12
Liquid Limit	Less than 35
Percent Soil Passing #200 Sieve	Between 15% and 40%
Maximum Aggregate Size	4 inches

4. Temporary Cut Slopes. Based on subsurface findings it is recommended that temporary cut slopes do not exceed 2H:1V. The geotechnical engineer should observe the excavation to determine if 2H:1V cut slopes are acceptable during construction. Depending on conditions encountered during construction, shoring may be required. Temporary cut slopes should not be left exposed longer than

absolutely necessary. If the slopes are allowed to dry out, they will likely lose strength and be prone to failures.

5. Cut and Fill Slopes. Generally, it is recommended that cut slopes be constructed at an inclination no steeper than 2H:1V. Potentially unstable subsurface conditions, such as adverse bedding, joint planes, zones of weakness, clay zones, or exposed seepage, may require either flatter slopes than specified above, or engineered retaining walls will be necessary. It is recommended that a geotechnical engineer observe the cut slopes and provide final recommendations for the control of adverse conditions during grading operations, if encountered.

During the rainy season, the cut slopes should be checked for springs or seepage areas. The surfaces of the cut slopes should be treated as needed in order to minimize the probability of slumping and erosion. It is recommended that cut slopes be covered with appropriate erosion matting until vegetation is established.

It is recommended that unreinforced fill slopes be constructed at an inclination no steeper than 2H:1V. To minimize the probability of slumping and/or erosion of fill slopes, the face of the slopes should be properly treated to control erosion. We recommend that fill slopes be covered with appropriate erosion matting.

6. All site preparation and fill placement shall be observed by a representative of PJC.

Foundations: Helical Piers and Tie-Backs

7. Vertical Loads. Helical piers may be used to support the proposed decks and retaining wall(s). The helical piers should be corrosion protected and be spaced at least three helix diameters center to center to avoid stress overlap. The piers will derive their support through end bearing of the individual helixes. It is recommended that vertical spacing between helical bearing plates be three times the average diameter of the bearing plates.

The capacity of the pier is the sum of each individual helix. The area and depth of the helixes should be based on loading requirements and determined by the project structural engineer. However, it is recommended that the piers extend at least 25 feet below grade, and until the designed loading capacity of the piers is achieved through installation torque correlations. The helical piers could extend deeper. The actual pier depths should be determined in the field by the geotechnical engineering during the time of construction. The piers should be load tested to confirm capacity. A value equal to one-half the compression capacity of the pier may be used to resist tensile forces. A representative of PJC and Associates should be present to record installation torque and depth during installation of helical piers.

The vertical capacity of the helixes should be determined from the following equation:

$$Q_u = 40A_h$$

Where

Q_u = ultimate capacity in kips

A_h = area of helical bearing plate in square feet

The above equation is an ultimate value. A minimum factor of safety of three should be used in design.

The helixes should be structurally tied together by reinforce concrete tie beams designed by the project structural engineer.

8. Lateral Loads. Lateral forces induced by soil creep and seismic activity should be resisted by lateral helical tie backs that extend at least 25 feet into the hillside. The tie backs may be designed from the equation used for vertical capacity with a safety factor of three. The helixes should be structurally connected with reinforce concrete grade beams and cap attached to the top of the piers. The grade

beams should connect the helical anchors in a grid like pattern and should extend at least 18 inches deep. The tie backs should be drilled at a maximum angle of 20 degrees and load tested for capacity.

9. Settlement. The maximum and differential settlements of the helical piers are estimated to be small and within tolerable limits.

Non-Structural Concrete Slabs-on-Grade

10. If planned, non-structural slabs-on-grade may be used for any exterior flatwork, provided the slabs are supported on 18-inch-thick layer of compacted, engineered fill. The low to non-expansive fill material should extend at least three feet beyond the exterior flatwork edges.

All slab subgrade should be moisture conditioned and compacted to produce a firm and unyielding subgrade. The slab subgrade should not be allowed to dry. Non-structural slabs should be at least five inches thick and underlain with a capillary moisture break consisting of at least four inches of clean, free-draining crushed rock or gravel. The rock should be graded so that 100 percent passes the one-inch sieve and no more than five percent passes the No. 4 sieve.

Control joints should be provided to induce and control cracking. Exterior slabs should not be tied to foundations. We recommend that slabs be reinforced to reduce cracking due to thermal and curling stresses. However, some cosmetic cracking will likely occur. Special care should be taken to ensure that reinforcement is placed and maintained at least two inches below the top of the slab.

Special precautions must be taken during the placement and curing of concrete slabs-on-grade. Excessive slump (high water-cement ratio) of the concrete and/or improper curing procedures and admixtures used during either hot or cold weather conditions will lead to excessive shrinkage, cracking or curling of the slabs. High water-cement ratios and/or improper curing also greatly increases water vapor transmission through the concrete.

Concrete placement and curing operations should be performed in accordance with the American Concrete Institute (ACI) manual.

Drainage

11. Surface Drainage. Drainage control design should include provisions for positive surface gradients so that surface runoff is not permitted to pond, particularly above slopes or adjacent to slabs. Surface runoff should be directed away from slopes and foundations. If the drainage facilities discharge onto the natural ground, adequate means should be provided to control erosion and to create sheet flow. Care must be taken so that discharges from drainage systems are not allowed to infiltrate the subsurface near structures, slabs or in the vicinity of slopes. In particular, discharge should not be directed toward the steep slope on the southeast side of the property.
12. Erosion Control. The discharge of channelized water flow will increase the potential for erosion and slope instability. Riprap or other means are recommended to dissipate energy and to create sheet flow. Slopes should be adequately planted or provided with erosion blankets or approved equivalent to retard erosion.

Seismic Design

13. Based on criteria presented in the 2022 edition of the California Building Code (CBC) and American Society of Civil Engineers (ASCE) STANDARD ASCE/SEI 7-16, the following minimum criteria shall be used in seismic design:

a. Site Class:		D	
b. Mapped Acceleration Parameters:	S_S	=	2.460g
	S_1	=	1.032g
c. Site Adjusted Spectral Response Acceleration Parameters:	S_{MS}	=	2.460g
	S_{M1}	=	Null

- d. Design Spectral Acceleration Parameters:
- | | | |
|----------|---|--------|
| S_{DS} | = | 1.640g |
| S_{D1} | = | Null |

According to section 11.4.8 of ASCE/SEI 7-16, Site-Specific Ground Motion Procedure, a ground motion hazard analysis shall be performed for structures located on sites classified as D or E with S_1 greater than or equal to 0.2 S_1 for the subject site falls into this category. An exemption from this analysis is provided in this section. It is assumed that the exemption will be implemented for this project.

NATURAL RESOURCES:

14. Monarch Butterfly Protection Measures: Construction activities in and around the Project site, shall occur outside of the overwintering season (November 1 to March 31), to the greatest extent feasible, to avoid potential impacts on Monarch butterfly overwintering habitat. However, when it is not feasible to entirely avoid the overwintering season and construction activities take place during a portion of this time, the following protection measures shall apply:
 - a. Preconstruction surveys shall be conducted for Monarch butterfly overwintering sites within 150 feet of the any construction or improvement areas to identify specific occupied habitat trees. The surveys shall be completed by a qualified biologist with expertise in Monarch butterfly surveys.
 - b. Pre-development surveys for overwintering aggregations of Monarch butterflies shall be conducted over the winter season (November 15 to March 15) prior to commencing any construction activities. A minimum of two surveys shall be conducted: one during Thanksgiving week and the other during the first or second week of January. Surveys by the Monarch butterfly qualified biologist shall follow the most current survey methods specified by the Xerces Society for Invertebrate Conservation (Xerces Society) and the survey work shall be coordinated with them. Survey results shall be provided to Permit Sonoma prior to proceeding with any construction activities for review and approval.
 - c. If an overwintering site is identified and/or determined to be active/occupied, all work activities, including tree removal, shall be delayed within 150 feet of the specific site location of Monarch overwinter butterfly occupation.
 - d. If the qualified biologist determines that construction activities would not affect an active overwintering site, activities may proceed without restriction, upon written approval from CDFW and Permit Sonoma.
 - e. Appropriate habitat protection, avoidance and minimization and protection measures shall include the following (which may be modified as a result of consultation with Permit Sonoma and CDFW):
 - i. A no-disturbance buffer shall be established around the overwintering site to avoid disturbance or destruction until after the overwintering. The extent of the no-disturbance buffers shall be determined by a qualified wildlife biologist in consultation with the CDFW and Permit Sonoma.
 - ii. Throughout the year, the Permittee shall avoid removing or trimming trees utilized by Monarch butterflies or trees adjacent to the winter roost that provide micro-climatic protection in order to prevent indirect changes to the humidity, wind exposure, and temperature within the immediate vicinity of the roost site. Any routine tree trimming shall be done between April and October to eliminate the risk of disturbance to Monarch butterfly colonies and shall be conducted under the guidance of a qualified Monarch butterfly specialist.
 - f. Monarch butterfly is a candidate for listing under the federal Endangered Species Act. If monarch butterfly is listed prior to commencement of construction activities, additional environmental review, including informal or formal consultation with USFWS and additional CEQA analysis may be required. Additional surveys and habitat assessments, and/or mitigation to comply with the Endangered Species Act may be needed prior to construction if the Monarch butterfly proceeds to listed status.
15. Nesting Bird Surveys: A pre-construction nesting bird survey conducted by a qualified biologist should be conducted if construction, grading, vegetation removal, or other project related activities are

scheduled during the bird nesting season (February 1-August 31). The survey should be conducted within 5 days prior to the start of work. The survey should include the trees and shrubs on and immediately adjacent to the project site and a minimum 500-foot buffer. Surveys should include potential raptor nesting on and adjacent to the site. If a lapse in project-related work of 5 days or longer occurs, another survey shall be conducted before project work can be reinitiated. Surveys shall be made available to Permit Sonoma upon request.

If the survey indicates the potential presence of nesting birds, the qualified biologist shall establish a buffer around the nest in coordination with CDFW and the County within which no work will be allowed until the young have successfully fledged or the nest has otherwise become inactive. The size of the nest buffer will be determined by a qualified biologist to prevent nesting failure or abandonment. Monitoring by a qualified biologist shall continue until the young have fully fledged (have completely left the nest site and are no longer being fed by the parents).

COASTAL COMMISSION:

16. In the event that future landscaping or vegetation removal occurs on the site, all replacement plantings shall consist of native species in order to reduce the presence and spread of non-native invasive plants.

PLANNING:

17. This Coastal Permit and Variance allows the applicant to complete the replacement and expansion of structures associated with an existing single-family dwelling, including 429 sqft deck replacement and 438 sqft deck expansion, removal and replacement of existing access stairs and landings, replacement and expansion of existing retaining walls, and removal of a shed to accommodate the deck expansion. The proposed deck expansion will encroach into the rear-yard setback. The use shall be operated in accordance with the proposal statement and site plan located in File No. PLP26-0008 unless otherwise modified by these conditions.
18. Any proposed modification, alteration, and/or expansion of the use as described by the proposal statement and architectural plans, dated October 16, 2025, and as authorized by this Coastal Permit shall require the prior review and approval of the Permit and Resource Management Department or the Zoning Administrator, as appropriate. Such changes may require a new or modified Coastal Permit and additional environmental review.
19. Prior to issuance of building/grading permits, the Owner/Applicant shall submit the following materials as part of the required permit plans for the proposed deck expansion and associated site improvements:
 - a. A final site plan exhibit prepared by a licensed land surveyor verifying the location of the property line.
 - b. Photographs confirming the clearly staked out location of the surveyed rear property boundary.
 - c. Final construction drawings demonstrating the rear retaining wall of the northern-most at-grade terrace with separation from the property line of at least six inches, or as otherwise agreed to in writing by the rear adjoining property owner (APN 100-052-028), up to and not to exceed the rear property boundary.
20. Grading modifications resulting in further ground disturbance may require additional Planning clearance and technical studies assessing potential impacts to biological or cultural resources.
21. All utilities shall be placed underground.
22. 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.

23. All exterior fixtures shall be limited to lamps (light bulbs) not exceeding 100 watts.
24. A Water Conservation Plan shall be submitted for all buildings and 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.
25. 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 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.”
26. Low-flow showerheads and faucet aerators shall be installed in all project dwelling units (Low water use toilets are currently required by State Law).
27. 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 Permit Sonoma Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to Permit Sonoma. Permit Sonoma staff may consult and/or notify the appropriate tribal representative from tribes known to Permit Sonoma 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 Permit Sonoma 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. Permit Sonoma 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 Permit Sonoma - 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 Permit Sonoma 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."

28. This permit shall be subject to revocation or modification by Permit Sonoma 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 or Variance Permit has not been used within four (4) years after the date of the 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 and payment of applicable fees prior to the expiration of the four (4)-year period, the permit approval may be extended for not more than two (2) one (1)-year extensions by the authority which granted the original permit pursuant to Section 26C-348 of the Coastal Zoning Ordinance.