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Zoning Administrator Record of Action

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

AGENDA ITEM 1c
File No: CPH25-0007
Planner: Jen Faso
Owner: Applicant
Applicant: California Department of Transportation (Caltrans)
Cont. from: no prior meeting
CEQA Review: Previously adopted Mitigated Negative Declaration (SCH # 2022100032)
Proposal: Coastal Permit with Hearing allowing replacement of four right-of-way culverts between Post Mile 19.25 and Post Mile 21.84 along State Route 1; adjacent to APNs 099-030-007, 099-150-023, 099-050-015 & 099-060-0006
Recommend: Find the project consistent with the February 7, 2023, Caltrans adopted Mitigated Negative Declaration and approve the Coastal Permit request subject to conditions
Location: Post Mile 19.25 and 21.84 Highway 101
APN: N/A, State right-of-way
District: Five
Zoning: N/A, State right-of-way

ZONING ADMINISTRATOR ACTION

Environmental Determination

- ☒ Consistent with previously adopted Mitigated Negative Declaration (SCH # 2022100032)

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

6/23/2026

Date



MODIFICATION

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

COMMENTS

N/A

ZONING ADMINISTRATOR FINDINGS

1. **Environmental Determination.** Caltrans prepared a Negative Declaration for this project dated February 7, 2023, which was circulated for 30 days. The Negative Declaration prepared for the project determined the project will not result in a significant effect on the environment.
2. **Coastal Plan and Zoning Consistency.** 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 will not obstruct views from Highway 1.
3. **Legal Noticing.** A Notice of Pending Action and Notice of Zoning Administrator Hearing was prepared June 1, 2025, and mailed to property owners within 1000 feet of the proposed project as required by Section 26C-344(b) of the Coastal Zoning Code. No comments have been received.
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 area of such use, not be detrimental or injurious to property and improvements in the area or the general welfare of the area.

ATTACHMENT

1. Conditions of Approval

SONOMA COUNTY ZONING ADMINISTRATOR

Conditions of Approval

Staff:	Jennifer Faso	Date:	June 11, 2026
Applicant:	California Department of Transportation	File No.:	CPH25-0007
Owner:	Applicant	APN:	N/A State Right-of- Way
Address:	PM19.25/PM21.84, State Route 1		

Description: Coastal Permit with Hearing allowing replacement of four culverts within the right-of-way between Post Mile 19.5 and Post Mile 21.84 along State Route 1.

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

GRADING & STORM WATER:

1. As part of the plans, the applicant shall include an erosion prevention/sediment control plan which clearly shows best management practices to be implemented, limits of disturbed areas/total work, vegetated areas to be preserved, pertinent details, notes, and specifications to prevent damages or minimize adverse impacts to the surrounding properties and the environment. Tracking of soil or construction debris into the public right-of-way shall be prohibited. Runoff containing concrete waste or by-products shall not be allowed to drain to the storm drain system, waterway(s), or adjacent lands. The erosion prevention/sediment control plan shall abide by and contain all applicable items on the *Grading Permit Required Application Contents* (GRD-004) page.
2. Drainage easements are required when conveying storm water runoff through any neighboring properties. Drainage easements shall be clearly shown and noted on the plans. The applicant shall be responsible for obtaining or creating drainage easements necessary for the proposed project prior to grading or building permit issuance. Any proposed drainage easements shall be private easements unless otherwise approved by Sonoma Public Infrastructure.
3. The applicant is responsible to contact the North Coast Regional Water Quality Control Board and obtain any necessary permits or waivers for proposed work in or near a waterway. The applicant shall provide said documentation to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any permit for work within 25 feet of a waterway.
4. The applicant is responsible to contact the California Department of Fish & Wildlife and obtain any necessary permits or waivers for proposed work in or near a waterway. The applicant shall provide said documentation to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any permit work within 25 feet of a waterway.
5. The applicant is responsible to contact the U.S. Army Corps of Engineers and obtain any necessary permits or waivers for proposed work in or near a wetland or navigable waters. The applicant shall provide said documentation to the Grading & Storm Water Section of the Permit and Resource Management Department prior to issuance of any permit for work within 25 feet of a wetland or navigable waters.

PLANNING:

6. This Coastal Permit allows the applicant to replace four culverts along State Highway 1 between Post Mile (PM) 19.25 and Post Mile (PM) 21.84 as shown on the 100 % Project Plans submitted May 1, 2025, with file CPH25-0007. The use shall be operated in accordance with the proposal statement and plan set located in File No. CPH25-0007 unless otherwise modified by these conditions.

7. Any proposed modification, alteration, and/or expansion of the use as described by the application submitted on May 1, 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.

8. All Project Features and Avoidance and Minimization Measures identified in the Initial Study with adopted with the Mitigated Negative Declaration dated February 7, 2023, located in file CPH25-0007 shall be followed.

9. The following note shall be included as part of the Worker Environmental Awareness Training:

“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.”

10. 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 four (4) years after the date of granting thereof, 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 four-year period the permit approval may be extended for not more than two (2) years by the authority which granted the original permit pursuant to Section 26C-348 of the Coastal Zoning Ordinance.