



October 16th, 2022  
Job Number: 2738-22

### **Coastal Permit Proposal Statement**

9503 Goat Hill Road, Bodega Bay, CA 94923; APN: 099-040-031

The owner of the subject parcel intends to convert an existing structure into a one (1) bedroom accessory dwelling unit and build a new septic system to support the existing and proposed residential use.

The subject parcel is approximately two (2) acres and is located off of Goat Hill Road in Bodega Bay. The parcel currently has a two (2) bedroom residence and various ancillary structures existing onsite. The parcel is currently zoned as Rural Residential with a Coastal Zone, Valley Oak Habitat, and Riparian Corridor combining districts. The General Plan designation for this parcel is also Rural Residential.

The proposed development is to convert an existing ancillary structure into a one (1) bedroom accessory dwelling unit and install a new subsurface drip septic system to serve the existing two (2) bedroom residence and proposed one (1) bedroom accessory dwelling unit. The use of the parcel will remain residential and development proposes no changes in the intensity of use, noise, or traffic. The proposed development adds no structures and permanent changes in site appearance to the parcel are not anticipated. There will be temporary vegetation changes during the construction of the septic system. The proposed septic system is screened from the road by existing coniferous trees. After construction, the vegetation will be restored to its current appearance and condition as much as possible.