



COUNTY OF SONOMA

575 ADMINISTRATION
DRIVE, ROOM 102A
SANTA ROSA, CA 95403

SUMMARY REPORT

Agenda Date: 4/15/2025

To: Board of Supervisors

Department or Agency Name(s): Permit Sonoma

Staff Name and Phone Number: Tennis Wick, (707) 565-1925, Jacob A. Sedgley, (707) 565-1931

Vote Requirement: Majority

Supervisorial District(s): Fifth

Title:

File No. CPH23-0012 Earl Flewellen - Request for Coastal Permit Consolidation by the California Coastal Commission, located at 9503 Goat Hill Road, Bodega Bay; APN 099-040-031.

Recommended Action:

Adopt a Resolution authorizing the California Coastal Commission to consolidate approvals required for this project into a single Coastal Development Permit to be processed by the California Coastal Commission.

Executive Summary:

On December 5, 2023, Permit Sonoma received an application for a Coastal Permit with hearing for addition/remodel to primary residence including associated grading and septic system improvements on a 2.0-acre parcel. Permit Sonoma determined that the proposal requires two Coastal Development Permits, one issued by Sonoma County, and another issued by the California Coastal Commission. Many development projects within the California Coastal Zone require permits from both the local government agency (e.g., city or county) and the California Coastal Commission. Under the Consolidated Permit Process, applicants have the option to integrate the local permit application process with the Coastal Commission's permit review process. This integration allows the Commission to consider the local permit application concurrently with its own review, avoiding duplication of efforts and expediting the overall permitting timeline.

The Applicant has requested consolidation. The Coastal Act permits this consolidation. Staff recommends approval of the request, authorizing the California Coastal Commission to consolidate approvals required for this into a single Coastal Development Permit to be processed by the California Coastal Commission.

Discussion:

The Coastal Act allows for the consolidation of Coastal Commission and County permits in certain circumstances. The applicant, Earl Flewellen, seeks to consolidate approvals required for this project into a single Coastal Development Permit to be processed by the California Coastal Commission. The current project proposal entails the conversion of an existing accessory structure into a one-bedroom accessory dwelling unit, and placement of a new septic system to support proposed and existing residential uses of the property. Zoning for the parcel is Coastal Rural Residential - 20 acres per dwelling unit (RR CC B6 20), Floodplain Combining (F2), Riparian Corridor Combining (RC100/50), and Valley Oak Combining (VOH) districts.

Project Summary

The proposed project includes conversion of an existing accessory structure into a one-bedroom accessory

dwelling unit, and placement of a new septic system to support proposed and existing residential uses of the property. Permit Sonoma determined that the structure is located entirely within the retained permit jurisdiction of the California Coastal Commission. Additionally, Permit Sonoma staff determined that the septic system requires a coastal permit with hearing to be issued by the County of Sonoma. The project would require two separate coastal permits and is therefore eligible for permit consolidation.

Permit Consolidation

Many development projects within the California Coastal Zone require permits from both the local government agency (e.g., city or county) and the California Coastal Commission. Under the Consolidated Permit Process, applicants have the option to integrate the local permit application process with the Coastal Commission's permit review process. This integration allows the Commission to consider the local permit application concurrently with its own review, avoiding duplication of efforts and expediting the overall permitting timeline.

If the County chooses to directly maintain local control, the project approval requires the County to process the local Coastal Permit. After the County process is complete, a separate Coastal Permit would be processed by the Coastal Commission for the portion of the project that is within their jurisdiction. When both a local permit and a Coastal Commission permit are required, the Consolidated Permit Process allows for the integration of these permits into a single comprehensive review process. Under Section 30601.3 of the Public Resources Code, the Coastal Commission may process and act upon a consolidated coastal development permit application if the following criteria are satisfied:

1. The proposed project requires a coastal development permit from both a local government with a certified local coastal program and the commission; and,
2. The applicant, the appropriate local government, and the commission, which may agree through its executive director, consent to the consolidated permit action, provided that public participation is not substantially impaired by that review consolidation.

On March 20, 2024, the Applicant submitted a letter to planning staff requesting consolidation. During conversations including Permit Sonoma staff and the Coastal Commission, Coastal Commission staff have indicated initial acceptance of the consolidation request. Staff does not believe that public participation will be substantially impaired by the consolidation.

Staff recommends adoption of the proposed resolution authorizing the California Coastal Commission to consolidate approvals required for this into a single Coastal Development Permit to be processed by the California Coastal Commission.

Prior Board Actions:

None.

FISCAL SUMMARY

Not applicable.

Narrative Explanation of Fiscal Impacts:

None. The applicant pays for the costs of processing the application. There will be no new fiscal impacts as a

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result of this action.

Narrative Explanation of Staffing Impacts (If Required):

Not applicable.

Attachments:

Attachment 1: Draft Board of Supervisors Resolution

Attachment 2: Project Description Prepared by BC Engineering Group, Inc.

Attachment 3: Site Plan

Attachment 4: Assessor's Parcel Maps

Attachment 5: Consolidation Request

Related Items "On File" with the Clerk of the Board:

Not applicable.