



2550 Ventura Avenue
Santa Rosa, CA 95403

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Scott Orr
Director

Michelle Arellano
Administration

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Emergency Coastal Permit No Public Hearing Required

Date: March 10th, 2026

Planner: Jacob Sedgley, (707) 565-1931, Jacob.Sedgley@sonomacounty.gov

For a development located within the Sonoma County Coastal Zone.

Application Filing Date: February 25th, 2026
File No: CPH26-0003
Applicant: Sonoma County Public Infrastructure, Attn: Vanessa Garrett
Assessor's Parcel No: 000-000-001 (Countywide)
Proposed Project Location: Osprey Drive, Mockingbird Drive, and portions of Heron Drive (PM 11.23 to 11.29) and Oyster Catcher Loop (PM 10.26 to 10.39)

Project Description: Emergency Coastal Permit to establish new No Parking zones on one side of Osprey Drive, Mockingbird Drive, and portions of Heron Drive (PM 11.23 to 11.29) and Oyster Catcher Loop (PM 10.26 to 10.39) in Bodega Bay, including signage on drilled posts within the public right of way (meeting MUTCD clearance requirements from sidewalk and roadway) with the standard no parking signage.

This letter constitutes approval of the emergency work you or your representative has requested to be done at the location listed above. I understand from your information and our site inspection that an unexpected occurrence resulting from a recent increase in demand for parking at the locations listed above, requires immediate action to prevent or mitigate loss or damage to life, health, property, or essential public services, pursuant to Section 30624(a) and 30611 of the Coastal Act. I determine that:

- (a) An emergency exists which requires action more quickly than permitted by the procedures for administrative or ordinary permits and the development can and will be completed within 60 days unless otherwise specified by the terms of the permit;
- (b) Public notice has been given, although there may not have been sufficient time for response; and
- (c) As conditioned, the work proposed would be consistent with the requirements of the certified Local Coastal Plan (LCP).

I approve the work, subject to the attached Conditions of Approval.



Scott Orr
Director of Permit Sonoma

CONDITIONS OF APPROVAL

1. The enclosed form must be signed by the property owner and returned to our office within 15 days.
2. Only that work specifically described above and for the specific property listed above is authorized. Any additional work requires separate authorization from the Director of Permit Sonoma.
3. The work authorized by this permit must be completed within 60 days of this permit.
4. Within 60 days of the date of this permit, the permitted shall apply for a regular Coastal Permit. If no such application is received, the emergency work shall be removed in its entirety and the site restored to its previous condition within 150 days of this permit.
5. Within 1 year of the date of issuance of this emergency permit, if the regular Coastal Permit is not issued, the permittee shall coordinate with Permit Sonoma and the California Coastal Commission for a review of the emergency parking restrictions adopted by the Board of Supervisors' resolution on March 10th, 2026. If modifications are needed to maintain emergency access or improve public understanding of permitted parking locations (including additional signage/wayfinding), the permittee shall either: (a) submit a minor modification to this emergency permit for Director review and approval; or (b) incorporate the modifications into the required regular Coastal Permit application pursuant to Condition No. 4. No modified measures shall be implemented until approved in writing by the Director of Permit Sonoma.
6. In exercising this permit, the applicant agrees to hold the County of Sonoma and the California Coastal Commission harmless from any liabilities for damage to public or private properties or personal injury that may result from the project.
7. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.
8. Any permit issued by a local official pursuant to the provisions of Section 30624 of the Coastal Act shall be scheduled on the agenda of the Sonoma County Board of Supervisors at its first scheduled meeting after that permit has been issued. If, at that meeting, one-third of the members of that governing body so request, the permit issued by the local official shall not go into effect and the application for a coastal development permit shall be processed by the local government pursuant to Section 30600.5.

If the Board of Supervisors requests that the emergency permit not take effect, the applicant must immediately cease all work upon notification by Permit Sonoma staff.

Condition No. 4 indicates that the emergency work is considered to be temporary work done in an emergency situation. If the property owner wishes to have the emergency development remain, a Coastal Permit must be obtained. A regular permit would be subject to all of the provisions of the Local Coastal Program and may be conditioned accordingly. These conditions may include provisions for public access (such as an offer to dedicate an easement) and/or a requirement that a deed restriction be placed on the property assuming liability for damages.

If you have any questions about the provisions of this emergency permit, please contact the Project Planner at Jacob.Sedgley@sonomacounty.gov or (707) 565-1931.



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Emergency Coastal Permit Acceptance Form

Emergency Permit No. CPH26-0003

Instructions: After reading the attached Emergency Permit, please sign this form and return within 15 working days from the Permit's date of issuance.

I hereby understand all of the conditions of the emergency permit being issued to me and agree to abide by them. I understand that the emergency work is temporary and a regular Coastal Permit is necessary.

A handwritten signature in blue ink that reads "Van Garrett".

Signature of property owner
or authorized representative.

Signature of property owner
or authorized representative.

A handwritten name in blue ink that reads "Vanessa Garrett".

Name

Name

A handwritten address in blue ink that reads "400 Aviation Blvd".

A handwritten address in blue ink that reads "Santa Rosa CA 95403".

Address

A handwritten date in blue ink that reads "03/10/2026".

Date of signing