



# County of Sonoma

## State of California

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Date: October 15, 2024

Item Number: \_\_\_\_\_

Resolution Number: \_\_\_\_\_

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4/5 Vote Required

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**Resolution Of The Board Of Supervisors Of The County Of Sonoma, State Of California,  
Authorizing Consolidation By The California Coastal Commission Of A Coastal Permit For The  
Estero Americano Coastal Preserve Compensatory Mitigation Project At The 547-acre Estero  
Ranch Site (CPH24-0014); located at 2000 Estero Lane, Bodega Bay; APN 100-160-002.**

**Whereas**, on September 27, 2016, the Board of Directors of the Sonoma County Agricultural Preservation and Open Space District determined that the Estero Ranch Mitigation proposal was consistent with the Estero Ranch Conservation Easement (Resolution No. 16-0365).

**Whereas**, in July of 2024, The California Department of Transportation submitted an application to the County of Sonoma for a Coastal Permit with Hearing Permit for The Estero Americano Coastal Preserve Compensatory Mitigation Project at the 547-acre Estero Ranch site, located at 2000 Estero Lane, Bodega Bay; APN 100-160-002.

**Whereas**, the proposed Estero Americano Coastal Preserve Mitigation Project (Project) will provide off-site compensatory mitigation to address temporary and permanent loss of wetlands and riparian habitat, including impacts to state waters, associated with several projects including the Marin State Route 1 Capital Preventive Maintenance Project (1J960), the Sonoma State Route 1 Drainage System Restoration Project (1K750), the Sonoma State Route 1 Culvert Rehabilitation Project (1K730), and the Estero Americano Creek Bridge Replacement Project (20950) on State Route 1 at the Estero Americano Coastal Preserve.

**Whereas**, the Coastal Act allows for a consolidated permitting process for projects for which the Coastal Development Permit authority is shared by a local government and the State Coastal Commission. The proposed project includes areas within the retained permit jurisdiction of the California Coastal Commission, requiring both a Coastal Permit with Hearing issued by Sonoma County and a Coastal Development Permit issued by the California Coastal Commission.

**Whereas**, Section 30601.3 of the Coastal Act requires that the applicant, the local government, and the Executive Director of the Coastal Commission agree to the consolidation and the consolidation will not substantially impair public participation. On July 11, 2024, County staff, Caltrans staff, and Coastal Commission staff discussed consolidation of the permit processes for this project. On July 24, 2024, the applicant submitted application materials and has requested that the project approvals be consolidated into a single Coastal Development Permit to be processed by the California Coastal Commission.

**Whereas**, Planning staff find that a consolidated coastal development permit application would be beneficial to the public by reducing the total time and cost that it takes to go through the coastal permitting process by eliminating the need for a Coastal Permit with Hearing issued by Sonoma County, which would add an anticipated 3-4 months to the permitting timeline and additional permitting fees. Additionally, the California Department of Transportation has stated that the Coastal Development Permit required by the California Coastal Commission will be heard at the November 13-15 meeting of the California Coastal Commission at the Hyatt Regency San Francisco (5 Embarcadero Center, San Francisco, CA 94111), which is the most local hearing available at this time. Members of the public may participate in the Coastal Commission meeting by Zoom, phone, or in-person. For more information on how to participate, please refer to the [California Coastal Commission Public Participation Procedures](#).

**Now, Therefore, Be It Resolved** that the Sonoma County Board of Supervisors authorizes the Coastal Commission to process the project under a consolidated Coastal Permit pursuant to Section 30601.3 of the Coastal Act.

**Supervisors:**

Gorin:

Coursey:

Gore:

Hopkins:

Rabbitt:

Ayes:

Noes:

Absent:

Abstain:

**So Ordered.**