



COUNTY OF SONOMA

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

SUMMARY REPORT

Agenda Date: 7/14/2026

To: Board of Supervisors

Department or Agency Name(s): Permit Sonoma

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

Vote Requirement: Majority

Supervisorial District(s): Fifth

Title:

Permit Sonoma File No. CPH26-0012 Sonoma County Public Infrastructure - Request for Coastal Permit Consolidation by the California Coastal Commission for Improvements at Meredith Pier, located at 915 Highway 1, Bodega Bay, CA 94923 (APN 100-100-025).

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 April 2, 2026, Permit Sonoma received an application from Sonoma County Public Infrastructure (Applicant) for a Coastal Permit with hearing for minor renovations to Meredith Pier, to be consolidated under the California Coastal Commission's permit process pursuant to Section 30601.3 of the Coastal Act. Proposal includes the addition of new guard rail, new site furnishings, improved parking, a new accessible drop off, and refinishing of existing slab. Permit Sonoma determined that, due to the geographic locations of the proposed work, the project 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 of the permits. The Coastal Act permits this consolidation provided that the consolidation does not substantially impair public participation. The proposed resolution finds that the consolidation will reduce the number of hearings on related issues and facilitate public participation. 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. Sonoma County Public Infrastructure 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 includes renovations to Meredith Pier including addition of new guard rail, new site furnishings, improved parking, a new accessible drop off, and refinishing of existing slab.

Permit Sonoma determined that improvements to the pier including the guard rail, site furnishings, refinishing of the existing slab, and a portion of the new drop off, are located entirely within the retained permit jurisdiction of the California Coastal Commission. 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 request 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 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 April 2, 2026, the Applicant submitted a letter to planning staff requesting consolidation (Attachment 2). 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. The proposed resolution finds that the consolidation will reduce the number of hearings on related issues and will facilitate public participation.

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

Agenda Date: 7/14/2026

Narrative Explanation of Fiscal Impacts:

This is an At-Cost Project application for which the applicant pays for the costs of processing the application. There will be no new fiscal impacts as a result of this action.

Narrative Explanation of Staffing Impacts (If Required):

Not applicable.

Attachments:

Attachment 1: Draft Board of Supervisors Resolution

Attachment 2: Consolidation Request from Sonoma County Public Infrastructure

Attachment 3: Project Plans

Related Items “On File” with the Clerk of the Board:

Not applicable.