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Emergency Coastal Permit No Public Hearing Required

Date: 14 October 2025

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

For a development located within the Sonoma County Coastal Zone.

Application Filing Date:	March 27, 2025
File No:	BLD25-1673 / CPH25-0004
Applicant:	Bryan Cruz, Bay Holdings LLC
Assessor's Parcel No:	100-091-002
Proposed Project Location:	1215 Hwy 1, Bodega Bay, CA 94923
Project Description:	Urgent emergency Repairs per attached engineered plans (Foundation, Retaining walls, utilities)

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 that an unexpected occurrence in the form unexpected erosion 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).

A full evaluation through the required Coastal Permit process will confirm Local Coastal Plan Consistency on the final resulting project, including but not limited to policies contained within the Geologic Hazards Section of the Public Safety Element (attached). The parcel is located within the appeals jurisdiction of the California Coastal Commission, and final action by the County of Sonoma may be appealed to or by the California Coastal Commission. Additionally, any work found to be within the Coastal Commission retained jurisdiction may require additional permitting. The work is hereby approved, subject to the attached Conditions of Approval.

Scott Orr
Interim Director



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 for the specific property listed above and specifically described in those items submitted on October 10, 2025 and earlier, to Permit Sonoma is authorized including the RC Keyplan (dates vary) including pages RC, RC-00 through RC-08, RC13 – RC-22, as amended, and Emergency Repair Plan dated 3/22/2025 prepared by Joe A. Aguirre, P.E., Geotechnical Review and Site Assessment date August 5, 2025, prepared by Chad Diez, C.E., Drainage Report dated July 25, 2025, prepared by Paige Brue, P.E.,. 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. 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.
6. This permit does not obviate the need to obtain necessary authorizations and/or permits from other agencies.
7. For emergency storefront protection projects: If rock is used to construct the protective project, only clean rock shall be used. No fill materials or construction spoils shall be used. Applicant shall promptly remove without the aid of heavy machinery any rock that becomes dislodged and deposited on the beach.
8. 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 LCP 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.
9. If the property owner is unable to obtain a regular Coastal Permit—whether through denial or expiration of the application—the emergency work may be required to be modified or removed in its entirety, and the site restored to its previous condition within 150 days of the final action on the regular Coastal Permit.

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.