

## **CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT  
455 MARKET STREET, SUITE 300  
SAN FRANCISCO, CA 94105  
PHONE: (415) 904-5260  
FAX: (415) 904-5400  
WEB: [WWW.COASTAL.CA.GOV](http://WWW.COASTAL.CA.GOV)



# **F10a**

**A-2-SON-22-0015 (Chang SFD)**

**JUNE 10, 2022**

### **EXHIBITS**

#### **Table of Contents**

#### **EXHIBITS**

**Exhibit 1 – Location Map**

**Exhibit 2 – Site Photos**

**Exhibit 3 – County-Approved Project Plans**

**Exhibit 4 – County Notice of Final Local CDP Action**

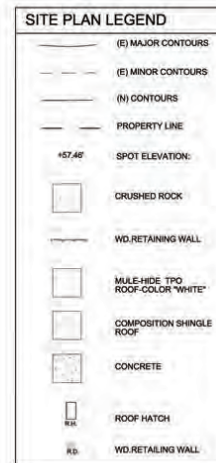
**Exhibit 5 – Appeal of County CDP Action to the Coastal Commission**

**Exhibit 6 – Prior Commission Staff Comments**





Views of 153 Harbor  
View Way from upper  
elevation looking west  
toward Highway 1 and  
Bodega Bay

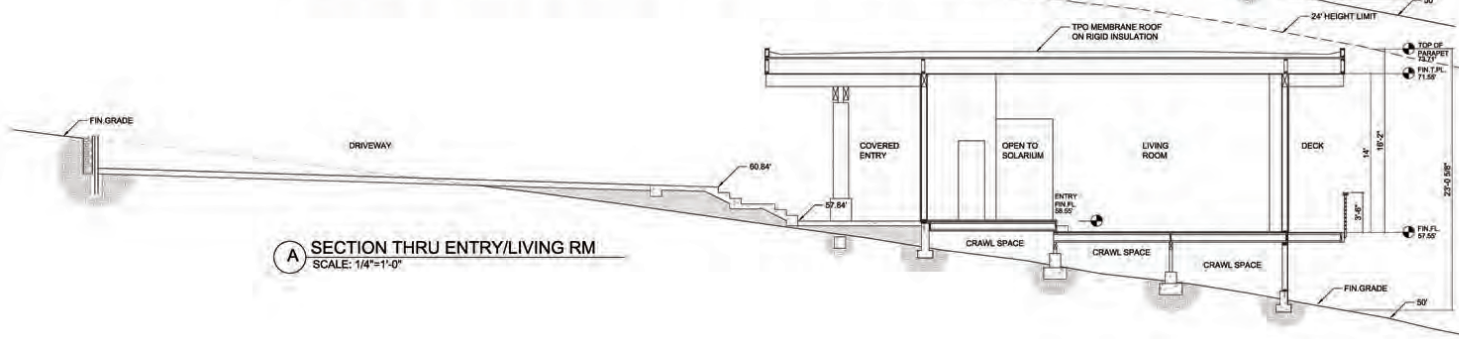
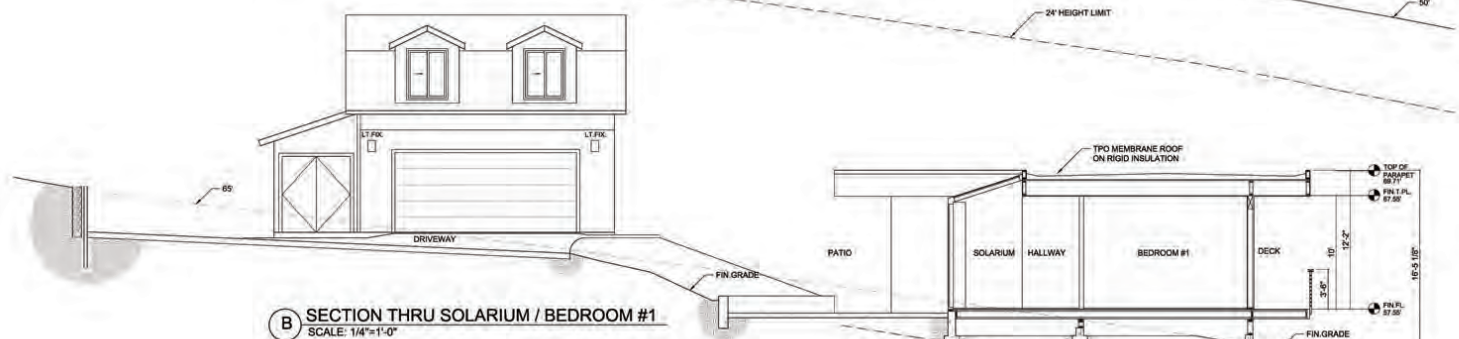
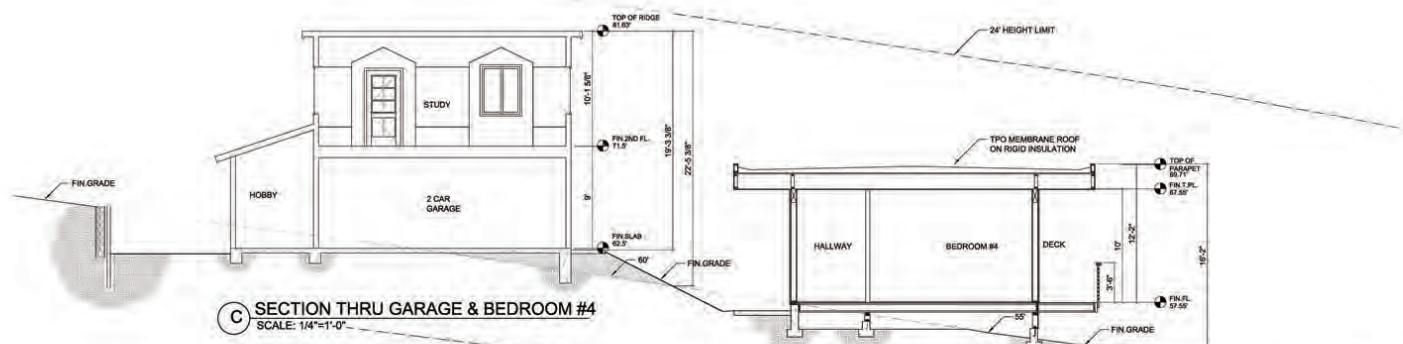


\_\_\_\_\_











# NOTICE OF FINAL ACTION ON A COASTAL PERMIT

Sonoma County Permit and Resource Management Department  
2550 Ventura Avenue, Santa Rosa, CA 95403  
(707) 565-1900 FAX (707) 565-1103

April 7, 2022

Vincent Chang  
466 36<sup>th</sup> Avenue  
San Francisco, CA 94121

**RECEIVED**

APR 11 2022

CALIFORNIA  
COASTAL COMMISSION  
NORTH CENTRAL COAST

FINAL LOCAL  
ACTION NOTICE

REFERENCE # 2-SON-22-0265  
APPEAL PERIOD 4/12/2022 - 4/25/22

This notice is being distributed to the Coastal Commission and those who requested notice. The following project is located within the Coastal Zone. A project decision has been completed.

File No.: CPH18-0009

Project Location: 153 Harbor View Way, Bodega Bay

Assessor's Parcel Number: 100-100-031

Project Description: Request for a Coastal Permit to allow the construction of a one story single-family residence with detached garage, driveway and associated landscaping.

Proposed Project Approved by the Sonoma County Board of Supervisors on April 5, 2022

Conditions of Approval dated April 5, 2022 are enclosed.

Findings: The project, as described in the application and as conditioned, conforms with the plans, policies, requirements and standards of the Sonoma County Coastal Program. Specifically:

1. The project as described in the application and as conditioned, conforms with the plans, policies, requirements, and standards of the Sonoma County Local Coastal Program and the zoning designation of PC (Planned Community) CC (Coastal Combining) SR (Scenic Resources Combining).
2. The proposed single-family residence, as conditioned, is consistent with the Local Coastal Plan Design review policies and Coastal Zoning Ordinance Design review requirements because the height, location, scale, size and character of the proposed single-family residence will be compatible with the surrounding neighborhood given that the residence will be 23' 5/8" in height and comprised of earth tone exterior materials.
3. The project is located on the east side of Highway 1, which allows for a maximum of 24 feet for residential development pursuant to Coastal Zoning Code Section 26C -125 (4). The proposed 23' 5/8" tall single-family residence is in conformance with the height restrictions and will not block public views from Highway 1.
4. The proposed single-family residence and associated development is not located within designated critical habitat or sensitive plant communities as determined by the Biological Resources Assessment prepared by WRA Environmental Consultants, dated January 2018.
5. The proposed single-family residence will be located more than 100 feet from the area identified as seasonal wetlands on the project site. Condition of Approval # 3 does not allow development be placed within 100 feet of the seasonal wetlands identified on Figure 2 of the Biological Resources Assessment, dated January 2018.

**A-2-SON-22-0015**

**Exhibit 4**

**1 of 6**



6. The project is Categorically Exempt from CEQA pursuant to Section 15303, Class 3(a) because the project involves the construction of a new single-family residence.
7. The Alquist-Priolo Earthquake Fault Zoning Act, and regulations promulgated pursuant to it, do not apply to construction of a single-family wood-framed or steel-framed dwelling not exceeding two stores, when that dwelling is not part of a development of four or more dwellings. The proposed project is a single-family, single story, wood-framed dwelling, and is exempt from Alquist-Priolo Earthquake Fault Zoning Act, and regulations promulgated pursuant to it. The establishment, maintenance or operation of the use for which this application is made will not, under the circumstances of this particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the area of such use, nor be detrimental or injurious to property and improvements in the area or the general welfare of the area. This is based on the fact that the proposed project is a residential use on a property zoned for residential and the proposed single-family residence will be similar in mass and architecture to existing residential uses in the area.
8. Prior to issuance of development permit the applicant shall provide a geologic report, as required by Sonoma County Code sec. 26C-252 and meeting the standard in California Code of Regulations Title 14, section 3603(d), that describes the hazards and includes mitigation measures to reduce risks to acceptable levels. No development permits will be issued for the project until the geologic report has been reviewed and accepted by the Permit Sonoma Professional Geologist

Project is Appealable. The decision may be appealed in writing to the Sonoma County Board of Supervisors within ten (10) calendar days. The decision of the Board of Supervisors is appealable to the State Coastal Commission within ten (10) working days.

Address:  
California Coastal Commission  
455 Market Street, Suite 300  
San Francisco, CA 94105-2219

If you have any questions, feel free to contact me at (707) 565-1683 or at [Jennifer.Faso@sonoma-county.org](mailto:Jennifer.Faso@sonoma-county.org). Please refer to your file number (CPH18-0009) and site address when making inquiries.

Sincerely,



Jennifer Faso  
Project Planner

Enclosure: Conditions of Approval dated April 5, 2022

c: File No. CPH18-0009  
State Coastal Commission (via Certified mail)

RECEIVED

APR 11 2022

CALIFORNIA  
COASTAL COMMISSION

**Conditions of Approval**

**Date:** April 5, 2022                      **File No.:** CPH18-0009  
**Applicant:** Vincent Chang              **APN:** 100-100-031  
**Owner:** Vincent Chang  
**Address:** 153 Harbor View Way, Bodega Bay

**Project Description:** Request for a Coastal Permit to allow a 3,754 square foot single-family residence and a 600 square foot detached garage with associated landscaping and site improvements on a 1.48 acre parcel.

Prior to commencing the use, evidence must be submitted to the file that all of the following non-operational conditions have been met.

**BUILDING:**

1. The applicant shall apply for and obtain building related permits from the Permit and Resource Management Department. The necessary applications appear to be, but may not be limited to, site review, building permit, and grading permit.

**PLANNING:**

"The conditions below have been satisfied" BY \_\_\_\_\_ DATE \_\_\_\_\_

2. This Coastal Permit allows the applicant to construct a new 3,754 square foot single family dwelling and 600 square foot detached garage on a 1.48 acre parcel. The use shall be operated in accordance with the proposal statement and site plan located in File No. CPH18-0009 unless otherwise modified by these conditions.
3. No development shall be approved or constructed within 100 feet of the area identified as Potential Jurisdictional wetlands by the Biological Assessment prepared by WRA Environmental Consultants, dated January 2018. This area is shown on Figure 2, Biological Communities.
4. The applicant shall provide a geologic report, as required by Sonoma County Code sec. 26C-252 and meeting the standard in California Code of Regulations Title 14, section 3603(d), that describes the hazards and includes mitigation measures to reduce risks to acceptable levels. No development permits will be issued for the project until the geologic report has been reviewed and accepted by the Permit Sonoma Professional Geologist.





5. Any proposed modification, alteration, and/or expansion of the use as described by the application submitted on April 24, 2018 and plans dated December 10, 2020 and as authorized by this Coastal Permit shall require the prior review and approval of the Permit and Resource Management Department or the Board of Zoning Adjustments, as appropriate. Such changes may require a new or modified Coastal Permit and additional environmental review.
6. All utilities shall be placed underground.
7. Exterior lighting shall be low mounted, downward casting and fully shielded to prevent glare. Lighting shall not wash out structures or any portions of the site. Light fixtures shall not be located at the periphery of the property and shall not spill over onto adjacent properties or into the night sky.
8. All exterior fixtures shall be limited to lamps (light bulbs) not exceeding 100 watts.
9. A Water Conservation Plan shall be submitted for all buildings and landscaping prior to building permit issuance, subject to PRMD review and approval. The Water Conservation Plan shall include all reasonably feasible measures to reduce water demand to the maximum extent feasible and enhance water resource recovery to maintain sustainable water supplies. Measures that must be evaluated include: installation of low-flow fixtures, best available conservation technologies for all water uses, rainwater and stormwater collection systems and graywater reuse. Landscaping plans must comply with the County Water Efficient Landscape Ordinance. Prior to Building Permit Issuance a Landscape Permit application shall be submitted for all new and rehabilitated landscapes, as required by the Water Efficient Landscape Regulations (Chapter 7D3 of the Sonoma County Building Code). Verification from a qualified irrigation specialist that landscaping plan complies with the County Ordinance shall be provided prior to building permit issuance. The measures in the plan shall be implemented by the applicant and verified by PRMD staff prior to Certificate of Occupancy or operation of the use.
10. Low-flow showerheads and faucet aerators shall be installed in all project dwelling units (Low water use toilets are currently required by State Law).
11. All building and/or grading permits shall have the following note printed on plan sheets:

"In the event that archaeological resources such as pottery, arrowheads, midden or culturally modified soil deposits are discovered at any time during grading, scraping or excavation within the property, all work shall be halted in the vicinity of the find and County PRMD Project Review staff shall be notified and a qualified archaeologist shall be contacted immediately to make an evaluation of the find and report to PRMD. PRMD staff may consult and/or notify the appropriate tribal representative from tribes known to PRMD to have interests in the area. Artifacts associated with prehistoric sites include humanly modified stone, shell, bone or other cultural materials such as charcoal, ash and burned rock indicative of food procurement or processing activities. Prehistoric domestic resources include hearths, firepits, or house floor





depressions whereas typical mortuary resources are represented by human skeletal remains. Historic artifacts potentially include all by-products of human land use greater than 50 years of age including trash pits older than fifty years of age. When contacted, a member of PRMD Project Review staff and the archaeologist shall visit the site to determine the extent of the resources and to develop and coordinate proper protection/mitigation measures required for the discovery. PRMD may refer the mitigation/protection plan to designated tribal representatives for review and comment. No work shall commence until a protection/mitigation plan is reviewed and approved by PRMD - Project Review staff. Mitigations may include avoidance, removal, preservation and/or recordation in accordance with California law. Archeological evaluation and mitigation shall be at the applicant's sole expense.

"If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and PRMD staff, County Coroner and a qualified archaeologist must be notified immediately so that an evaluation can be performed. If the remains are deemed to be Native American, the Native American Heritage Commission must be contacted by the Coroner so that a "Most Likely Descendant" can be designated and the appropriate provisions of the California Government Code and California Public Resources Code will be followed."

Mitigation Monitoring: No permits for any construction activities shall be issued until the above note appears on the construction plans.

12. If construction work, including vegetation removal, is to be initiated between February 1 and August 31, a wildlife biologist should conduct a survey of the site within 14 days of the start of work to determine the potential presence of active nests of migratory birds, including Bryant's savannah sparrow. If not active nests are found during the survey, construction may begin and continue until completed and not impacts to migratory birds will result. If any active nests are found, the wildlife biologist will determine the appropriate action needed for protection of the species that will result in no impacts.
13. Best management practices (BMPs) typically implemented for construction sites should be implemented in order to control sediment runoff. BMPs can include straw wattles, hay bales, silt fences, vegetated buffer strips, and other elements. In particular, the drain in the grassland area should be protected with hay bales or other appropriate elements.
14. This permit shall be subject to revocation or modification by the Permit and Resource Management Department if: (a) the department finds that there has been non-compliance with any of the conditions or (b) the department finds that the use for which this permit is here by granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-335 and 26C-335.2 of the Coastal Zoning Ordinance.

In any case where a Coastal Permit has not been used within two (2) years after the date of granting thereof, or for such additional period as may be specified in the permit, such permit



shall become automatically void and of no further effect provided, however, that upon written request by the applicant prior to the expiration of the two year period the permit approval may be extended for not more than one (1) year by the authority which granted the original permit pursuant to Section 26C-348 of the Coastal Zoning Ordinance.



**Sonoma County Permit and Resource Management Department**  
2550 Ventura Avenue Santa Rosa CA 95403-2859 (707) 565-1900  
[www.PermitSonoma.org](http://www.PermitSonoma.org)



**A-2-SON-22-0015**  
**Exhibit 4**  
**6 of 6**

**CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT OFFICE  
455 MARKET ST., SUITE 228  
SAN FRANCISCO, CA 94105-2420  
(415) 904-5280  
NORTHCENTRALCOAST@COASTAL.CA.GOV

**APPEAL FORM****Appeal of Local Government Coastal Development Permit****Filing Information (STAFF ONLY)**

District Office: North Central Coast

Appeal Number: \_\_\_\_\_

Date Filed: \_\_\_\_\_

Appellant Name(s): \_\_\_\_\_

**APPELLANTS**

**IMPORTANT.** Before you complete and submit this appeal form to appeal a coastal development permit (CDP) decision of a local government with a certified local coastal program (LCP) to the California Coastal Commission, please review [the appeal information sheet](#). The appeal information sheet describes who is eligible to appeal what types of local government CDP decisions, the proper grounds for appeal, and the procedures for submitting such appeals to the Commission. Appellants are responsible for submitting appeals that conform to the Commission law, including regulations. Appeals that do not conform may not be accepted. If you have any questions about any aspect of the appeal process, please contact staff in the Commission district office with jurisdiction over the area in question (see the Commission's [contact page](#) at <https://coastal.ca.gov/contact/#/>).

**Note regarding emailed appeals.** Please note that emailed appeals are accepted ONLY at the general email address for the Coastal Commission district office with jurisdiction over the local government in question. For the North Central Coast district office, the email address is [NorthCentralCoast@coastal.ca.gov](mailto:NorthCentralCoast@coastal.ca.gov). An appeal emailed to some other email address, including a different district's general email address or a staff email address, will be rejected. It is the appellant's responsibility to use the correct email address, and appellants are encouraged to contact Commission staff with any questions. For more information, see the Commission's [contact page](#) at <https://coastal.ca.gov/contact/#/>.



## Appeal of local CDP decision

### Page 2

#### 1. Appellant information<sup>1</sup>

Name: Bodega Bay Concerned Citizen and Save the Sonoma Coast

Mailing address: PO Box 998, Bodega Bay, CA 94923

Phone number: (707) 875-2297

Email address: briarepach@aol.com and savethesonomacoast@gmail.com

How did you participate in the local CDP application and decision-making process?

☐ Did not participate    ☐ Submitted comment    ☒ Testified at hearing    ☐ Other

Describe: Our original paid and timely appeal to the Board of Supervisors on 4/29/21 went unacknowledged

haddespite a Memorandum with additional information. Later we discovered that the permit dept had never informed them of the appeal. a year later,

we received notice of a hearing on April 5, 2022 in Chambers. informapackettions were delivered to each Supervisor on April 4, outlining our appeal.

Upon arrival, a hand-written sign had been posted, instructing us to return home to participate electronically. our rights to an impartial hearing were negated

If you did *not* participate in the local CDP application and decision-making process, please identify why you should be allowed to appeal anyway (e.g., if you did not participate because you were not properly noticed).

Describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please identify how you exhausted all LCP CDP appeal processes or otherwise identify why you should be allowed to appeal (e.g., if the local government did not follow proper CDP notice and hearing procedures, or it charges a fee for local appellate CDP processes).

Describe: Our appeal was not accepted in a proper, timely manner.

A fee of \$1200 was charged a year prior to the eventual hearing.

Proper CDP notice procedures were not followed.

<sup>1</sup> If there are multiple appellants, each appellant must provide their own contact and participation information. Please attach additional sheets as necessary.

**Appeal of local CDP decision**  
**Page 3**

**2. Local CDP decision being appealed<sup>2</sup>**

Local government name: County of Sonoma

Local government approval body: Board of Supervisors

Local government CDP application number: CPH-18-0009

Local government CDP decision: ☒ CDP approval ☐ CDP denial<sup>3</sup>

Date of local government CDP decision: 4/5/2022

Please identify the location and description of the development that was approved or denied by the local government.

Describe: A 3,754 sq', 2-story house with a 600 sq' detached garage was approved for  
a 1.48 acre parcel adjoining scenic corridor Hwy 1 in Bodega Bay.  
It lies in a San Andreas fault trace on a federally protected wetland.

<sup>2</sup> Attach additional sheets as necessary to fully describe the local government CDP decision, including a description of the development that was the subject of the CDP application and decision.

<sup>3</sup> Very few local CDP denials are appealable, and those that are also require submittal of an appeal fee. Please see the [appeal information sheet](#) for more information.

**Appeal of local CDP decision**  
**Page 4**

**3. Applicant information**

Applicant name(s): Pete Pedersen, for Vincent Chang, owner  
24 H St, San Rafael, CA 94901  
Applicant Address: \_\_\_\_\_

**4. Grounds for this appeal<sup>4</sup>**

For appeals of a CDP approval, grounds for appeal are limited to allegations that the approved development does not conform to the LCP or to Coastal Act public access provisions. For appeals of a CDP denial, grounds for appeal are limited to allegations that the development conforms to the LCP and to Coastal Act public access provisions. Please clearly identify the ways in which the development meets or doesn't meet, as applicable, the LCP and Coastal Act provisions, with citations to specific provisions as much as possible. Appellants are encouraged to be concise, and to arrange their appeals by topic area and by individual policies.

Describe: The development does not meet LCP and Coastal Act Provisions:  
--Section 30233, Article 4(c) prohibits new development affecting this particular wetland.  
--No monitoring for spring-time incidence of Special-status species has  
been performed in accordance with biologist recommendations.  
--The Alquist-Priolo Act is violated by construction of a residence on this parcel.  
-- This wetland has been confirmed as a sag pond by CA-licensed geologist Ray Waldbaum  
--This parcel was designated as ESHA at least 40 years ago.  
--Portions of the construction exceed the 16' height limit specified in LCP OSRC D/VR26  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<sup>4</sup> Attach additional sheets as necessary to fully describe the grounds for appeal.



## Appeal of local CDP decision

### Page 5

#### 5. Identification of interested persons

On a separate page, please provide the names and contact information (i.e., mailing and email addresses) of all persons whom you know to be interested in the local CDP decision and/or the approved or denied development (e.g., other persons who participated in the local CDP application and decision making process, etc.), and check this box to acknowledge that you have done so.



Interested persons identified and provided on a separate attached sheet

#### 6. Appellant certifications

I attest that to the best of my knowledge, all information and facts in this appeal are correct and complete.

Print name Margaret C. Briare, representing Bodega Bay Concerned Citizens

Margaret C. Briare  
Signature

Date of Signature April 20, 2022

#### 7. Representative authorization

While not required, you may identify others to represent you in the appeal process. If you do, they must have the power to bind you in all matters concerning the appeal. To do so, please complete the representative authorization form below and check this box to acknowledge that you have done so.



I have authorized a representative, and I have provided authorization for them on the representative authorization form attached.

<sup>5</sup> If there are multiple appellants, each appellant must provide their own certification. Please attach additional sheets as necessary.

<sup>6</sup> If there are multiple appellants, each appellant must provide their own representative authorization form to identify others who represent them. Please attach additional sheets as necessary.

**A-2-SON-22-0015**

**Exhibit 5**

**5 of 8**

I attest that to the best of my knowledge, all information and facts in this appeal are correct and complete.

Print name\_\_\_\_Margaret C. Briare, representing Bodega Bay Concerned  
Citizens\_\_\_\_\_

Signature Margaret C. Briare

Date of Signature \_\_\_\_April 20, 2022\_\_\_\_\_

## 7. Representative authorization

While not required, you may identify others to represent you in the appeal process. If you do, they must have the power to bind you in all matters concerning the appeal. To do so, please complete the representative authorization form below and check this box to acknowledge that you have done so.

   I have authorized a representative, and I have provided authorization for them on the representative authorization form attached.

5 If there are multiple appellants, each appellant must provide their own certification. Please attach additional sheets as necessary.

6 If there are multiple appellants, each appellant must provide their own representative authorization form to identify others who represent them. Please attach additional sheets as necessary.

**STATE OF CALIFORNIA - NATURAL RESOURCES AGENCY**

**CALIFORNIA COASTAL COMMISSION**

455 MARKET STREET, SUITE 300 SAN FRANCISCO, CA 94105-2219 VOICE (415)  
904-5200

FAX (415) 904-5400

## DISCLOSURE OF REPRESENTATIVES

If you intend to have anyone communicate on your behalf to the California Coastal Commission, individual Commissioners, and/or Commission staff regarding your coastal development permit (CDP) application (including if your project has been appealed to the Commission from a local government decision) or your appeal, then you are required to identify the name and contact information for all such persons prior to any such communication occurring (see Public Resources Code, Section 30319). The law provides that failure to comply with this disclosure requirement prior

Interested persons, Appeal of CDP #COH 18-00009

Cea Higgins, Sonoma Coast Surfrider

Richard Retecki, author, Sonoma County Local Coastal Plan

Laura Morgan, MD, Occidental Area Health Center

Carol Sklenicka, Author, Jenner

Padi Selwyn, Preserve Rural Sonoma County

Jim Sullivan, Internationally Certified Animal Tracker, professor SRJC

Jill Lippitt, Esq., Jenner

Rue Furch, Sonoma County Water Coalition, Sierra Club

Dee Swanhuysen, Greenbelt Alliance, Western Sonoma County Rural Alliance, Sonoma County Forest Conservation

All above are members of *Save the Sonoma Coast*

[savethesonomacoast@gmail.com](mailto:savethesonomacoast@gmail.com). (510) 926-0351

(Individual contact information provided upon request)



**CALIFORNIA COASTAL COMMISSION**

455 Market Street, Suite 300  
San Francisco, CA 94105 - 2219  
Voice (415) 904-5200  
FAX (415) 597-5885  
TDD (415) 597-5885



**Waiver of the 49 Working Day Rule for  
an Appeal of a Local Government's Final  
Action on a Coastal Development Permit**

Local Government Application Number: CPH-18-0009  
Coastal Commission Appeal Number: Pending  
Applicant Name: Margaret Briare, for Reddy Bay Concerned Citizens  
Appeal Filing Date: 4/25/22

I, the applicant or authorized representative hereby waive my or the Applicant's right to a hearing within 49 working days after the application or appeal has been filed with the Coastal Commission. (Public Resources Code Sections 30621(a), 30625(a).) I request that the referenced application be scheduled:

( ) for consideration at the next possible Commission meeting in Southern  
California.

☒ for consideration at the next possible Commission meeting in Northern  
California.

I understand that the application may need to be scheduled without regard to the Southern/Northern California preference.

( ) for consideration after staff and I have had additional time to discuss the  
project.

I also understand that while the Commission staff will attempt to schedule the appeal expeditiously, the waiver of the 49 working day time limit does not result in the imposition of a new deadline for hearing of the application or the appeal.

**THIS FORM SHALL NOT BE MODIFIED IN ANY MANNER**

April 20, 2022  
Date

Margaret C. Briare  
Signature of applicant or authorized agent

**A-2-SON-22-0015**

**Exhibit 5**

**8 of 8**

**Re: Referral for CPH18-0009; 153 Harbor View Way, Bodega Bay**

Black, Abigail@Coastal <abigail.black@coastal.ca.gov>

Thu 10/24/2019 11:06 AM

To: Jennifer Faso <Jennifer.faso@sonoma-county.org>

Cc: Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>

Hi Jennifer,

Thanks for clarifying. Staff has no further comments.

All the best,

**Abigail M. Black** | Coastal Planner

**CALIFORNIA COASTAL COMMISSION**

North Central Coast District

(415) 904-5290

---

**From:** Jennifer Faso <Jennifer.Faso@sonoma-county.org>

**Sent:** Thursday, October 24, 2019 9:43 AM

**To:** Black, Abigail@Coastal <abigail.black@coastal.ca.gov>

**Cc:** Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>

**Subject:** RE: Referral for CPH18-0009; 153 Harbor View Way, Bodega Bay

Hi Abigail,

es the address thing is a bit confusing. When the application first came in it had the address of 900 Highway 1. However because there is no access from Highway 1 the address has been changed to 153 Harbor View Way. At this point I did not want them to change the address on the documents before the referral because they may need to make changes based on referral comments and then all the changes can be made at once.

In regards to the wetlands, yes based on the Biological report the project is located more than 100 feet away from the wetlands.

If you have any further questions or need additional information please let me know.

Jennifer

**Jennifer Faso**

Planner III

County of Sonoma

Planning Division | Project Review

2550 Ventura Avenue, Santa Rosa, CA 95403

Direct: 707-565-1683 | Office: 707-565-1900



**A-2-SON-22-0015**

**Exhibit 6**

**1 of 2**



*OFFICE HOURS: Public Lobby is open Monday through Friday  
from 8:00 AM until 4:00 PM, except Wednesdays, open from 10:30 AM to 4:00 PM.*

---

**From:** Black, Abigail@Coastal [mailto:abigail.black@coastal.ca.gov]  
**Sent:** Wednesday, October 23, 2019 7:14 PM  
**To:** Jennifer Faso <Jennifer.Faso@sonoma-county.org>  
**Cc:** Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>  
**Subject:** Referral for CPH18-0009; 153 Harbor View Way, Bodega Bay

**EXTERNAL**

Hi Jennifer,

Thank you for the opportunity to comment on CPH18-0009 for the development of a new residence at 153 Harbor View Way.

I was confused as to why the Biological Assessment was referring to a property at a different address of 900 Highway 1. Perhaps the two names are linked somehow?

Outside of this concern, it appears that the project is located more than 100 feet away from the wetland at the western/lower part of area of reference.

If you could please confirm these two things that would be very helpful.

Thank you,

**Abigail M. Black** | Coastal Planner  
**CALIFORNIA COASTAL COMMISSION**  
North Central Coast District  
(415) 904-5290

THIS EMAIL ORIGINATED OUTSIDE OF THE SONOMA COUNTY EMAIL SYSTEM.

**Warning:** If you don't know this email sender or the email is unexpected,  
**do not** click any web links, attachments, and **never** give out your user ID or password.