

14
3

23125 HWY 1

CAN99-0010

COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA

(707) 565-1900 FAX (707) 565-1103

COASTAL PERMIT - NO HEARING APPLICATION RECEIPT

Date: Sep 14, 1999
Time: 16:02
File #: CPN99-0010

Site Address

23125 HWY 1 JEN

Owner

MC MASTER WILLIAM A ET AL
23125 HWY 1
JENNER CA
707 847 3909 954509704

Applicant

SINGER MICHAEL-ARCHITECT
33880 SEAVIEW RD
CAZADERO CA
707 847 3368 95421

Description

REQUEST FOR NEW 3,240 SF AG. EXEMPT BARN

Parcel No: 109-050-010
Zoning:

Total Acres:
Gen Plan Land Use:

APPLICATION FEE SUMMARY

Item #	Item Account Code	Description	Fee	Previously Paid
0121	1341	FIRE SAFE STDS & REF PRMD	\$105.00	\$.00
0334	3355	EH REVIEW PUB SEW & WAT	\$.00	\$.00
0337	3355	EH REV ± 335/36 ALL OTHR	\$352.00	\$.00
0615	3140	PUBLIC ROAD REVIEW	\$209.00	\$.00
1011	3803	APPEAL (ALL OTHERS)	\$.00	\$.00
1020	3806	6104 COASTAL PERM W/O HEARING	\$325.00	\$.00
1021	3806	6150 COASTAL PERM W/ANY OTHER	\$.00	\$.00
1125	4026	TOPOGRAPHICAL MAPS	\$.00	\$.00
5334	3355-WAIVED	EH REVIEW PUB SEW & WAT	\$.00	\$.00
5337	3355-WAIVED	EH REV ± 5335/36 ALL OTH	\$.00	\$.00
5615	3140-WAIVED	PUBLIC ROAD REVIEW	\$.00	\$.00
6011	3803-WAIVED	APPEAL (ALL OTHERS)	\$.00	\$.00
6020	3806-WAIVED	6104 COASTAL PERM W/O HEARING	\$.00	\$.00
6021	3806-WAIVED	6150 COASTAL PERM W/ANY OTHER	\$.00	\$.00
6121	3806-WAIVED	6150 COASTAL PERM W/ANY OTHER	\$.00	\$.00
6125	4026-WAIVED	TOPOGRAPHICAL MAPS	\$.00	\$.00
			\$991.00	\$.00
Total Calculated Fees			\$991.00	
Previously Paid			\$.00	
Balance Due			\$991.00	

CASH REGISTER
VALIDATION
REQUIRED

11/14/99 15:00:00
 11/14/99 15:00:00
 11/14/99 15:00:00
 11/14/99 15:00:00
 11/14/99 15:00:00

EXISTING SITE CHARACTERISTICS:

Site Address: 23125 HWY 1 Acreage: > 160 ACRES

Existing use of property: VACANT - CATTLE GRAZING

Proximity to creek, waterways, and impoundment areas: N.A.

Vegetation on site: GRASS, SHRUBS, TREES TO EAST

General topography: GENTLE SLOPE TO EAST - STEEP BEYOND BUDG

Surrounding uses to North: GENERAL STORE South: GRAZING LAND

East: HEAVY TREE COVER West: CAMPGRASS

Photographs of site attached: _____

LAND DIVISIONS

Number of proposed parcels and proposed parcel sizes: 0

Proposed rezoning, if applicable: NA

Any other required approvals (list): _____

ENVIRONMENTAL STATUS: _____

INDEMNIFICATION AGREEMENT

"As part of this application, applicant agrees to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against any of the foregoing individuals or entities, the purpose of which is to attack, set aside, void or annul the approval of this application or the adoption of the environmental document which accompanies it. This indemnification shall include, but not be limited to, damages, costs, expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, whether or not there is concurrent passive or active negligence on the part of the County. If, for any reason any portion of this indemnification agreement is held to be void or unenforceable by a court of competent jurisdiction, the remainder of the agreement shall remain in full force and effect."

MICHAEL SINGER AREA
Applicant

X William McWaters
Property Owner (if other than applicant)

9-13-99
Date

DN 99-0010
File No.

NOTE: The purpose of the indemnification Agreement is to allow the County to be held harmless in terms of potential legal costs and liabilities in conjunction with permit processing and approval.

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 527-1900 FAX (707) 527-1103

INDEMNIFICATION AGREEMENT

COUNTY OF SONOMA

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT

2550 Ventura Avenue, Santa Rosa, CA 95403
(707) 565-1900 FAX (707) 565-1103

Sep 26, 1999

SINGER MICHAEL-ARCHITECT
33880 SEAVIEW RD
CAZADERO CA

95421

Re: Coastal Perm NO Hearing / CPN99-0010 / 23125 HWY 1 JEN

Dear Applicant,

Thank you for your application. In an effort to continue to improve service to you a new program has been implemented by the Permit and Resource Management Department. I am your project coordinator. My job is to keep track of the PRMD'S processing of your application to assure it is completed in a timely manner. I will be your primary contact person and available to answer questions and assist you. My phone number is 565-2138. When calling or leaving voice mail always refer to your project's identification number which is CPN99-0010. Unless directed otherwise below, I will assume that you will act as the single contact for this application. To expedite the process and maximize efficient communication, I request the following from you:

1. Please review the following information pertaining to the contact for this application, make any corrections or additions necessary, and direct all communication to this office through this individual.

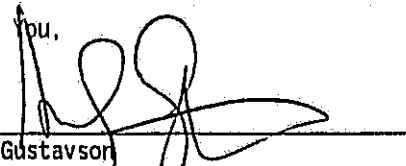
Contact Name: SINGER MICHAEL-ARCHITECT
Phone: 707 847 3368
Fax:
Address: 33880 SEAVIEW RD
CAZADERO CA

95421

2. Please notify me if the application contact changes or if there are any changes in the project, the project team, or the project documents, plans, reports, etc.
3. Please understand that additional items may be required to complete your project. A prompt turn around of these items enables our timely processing of your project.
4. Please remember, the applicant retains full responsibility for project management. I will assist the application contact in tracking the project's time schedule and monitoring the project and status of related permits and clearances. If special conditions are placed on a project, it is the applicants responsibility to meet these conditions.

I will be available to clarify any item or information on your project. I look forward to working with you. Do not hesitate to contact me if you have any questions.

Thank you,


Andy Gustavson
Project Coordinator

CC: Property Owner (if other than applicant)
(introltr) B-CPN 9901

LAW OFFICES OF
**PERRY, JOHNSON, MURRAY,
ANDERSON & MILLER LLP**

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E-MAIL
mailbox@
perrylaw.net

October 20, 1999

Mr. Pete Parkinson
PRMD - County of Sonoma
2555 Ventura Avenue
Santa Rosa, CA 95403

Re: Coastal Properties of William Mc Master
At Ocean Cove: LLA and ACC issues.

Dear Mr. Parkinson,

I recently met with Kathy Jacobs and Andy Gustavson regarding coastal property owned by my client Bill McMaster. The property is located at Ocean Cove and includes a campground, timber land, grazing land, a store, cabins, residential, etc. I have mentioned this property to you in the past, though some time ago so I wouldn't expect you to recall the details. In short, Mr. McMaster has been approached by Sonoma County Regional Parks Department which desires to purchase a parcel of his land. The desired piece will combine public parklands.

Mr. McMaster is willing to sell this parcel to Regional Parks and will engage in final negotiations once the subject of this letter is resolved. In particular, after conferring with Kathy Jacobs a number of months ago, I determined that at the time of the sale of the land to Parks a lot line adjustment could occur which would isolate the commercial portion of the large parcel from the remainder. The proposed adjustment is roughly depicted in the attached map.

As part of this undertaking a history of the three parcels has been prepared in order to demonstrate that each is a legal parcel. What I am after here is a review of this material for confirmation of this point without necessarily going through the entire Certificate of Compliance process. Kathy and Andy thought this approach might be allowed since a complete history is in hand and mapping has been done. This would expedite the entire matter.

Would you have time to meet with me and your staff to explore this approach and, hopefully, to proceed in this manner? I am available at your convenience.

RECEIVED

OCT 21 1999

PERMIT AND RESOURCE
MANAGEMENT DEPARTMENT
COUNTY OF SONOMA

KATHY
ANDY

PH. I talked to Eric &
told him to submit the
lot legality info w/ the CA
application. He thought that
was a fine idea. *[Signature]*

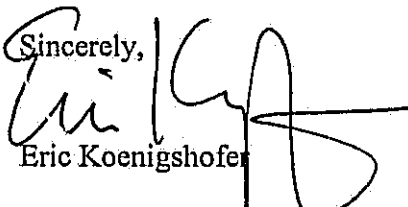
October 20, 1999

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PERRY,
JOHNSON,
MURRAY,
ANDERSON
&
MILLER
LLP

Thank you for your attention.

Sincerely,


Eric Koenigshofer

Encl.



Pending Action on a Coastal Permit No Public Hearing Required

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

Date: November 15, 1999

Planner: Andy Gustavson

For a development located within the Sonoma County Coastal Zone.

Application Filing Date: September 14, 1999
File No: CPN 99-0010
Applicant: Michael Singer, Architect
Assessor's Parcel No: 109-050-010
Proposed Project Location: 23125 Highway 1, Jenner
Zoning: TP (Timber Production), CC (Coastal Combining), B6, 160 acre density, 640 acre minimum, CT (Tourist Commercial), LC (Limited Commercial)
Supervisory District: 5
Project Description: Request for a coastal permit to construct a barn east of and visible from Highway 1 on a 160 acre parcel. The building is not located within the Coastal Commission appeal jurisdiction.

It is the determination of the Department that the project is categorically exempt from the provisions of the California Environmental Quality Act, pursuant to the Provisions of Title 14 of the California Administrative Code, Section 15303 as the barn is accessory to an existing agricultural activity on the site.

Date Application Will Be Acted Upon: November 29, 1999
(14 days from mailing)

A 10 calendar day public comment period from the date of this notice allows interested persons to inform the County, in writing, of any concerns they have regarding the proposed project.

Please submit any comments by: November 25, 1999
(10 days hence)

Comments will be reviewed prior to local decision making. This project does not require a public hearing unless the administrative decision is appealed.



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

Date: November 30, 1999

File:	OPN 99-0010
Applicant:	Michael Singer, Architect
Address:	33880 Seaview Road
City, State, Zip:	Cazadero, CA 95421
Planner:	Andy Gustavson

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.

Project Description: Request for a coastal permit to construct a barn east of and visible from Highway 1 on a 160 acre parcel.

Project Location: 23125 Highway 1, Jenner

Assessor's Parcel Number: 109-050-010

APPROVED by the Permit and Resource Management Department on November 30, 1999.

Conditions of Approval: See attached.

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.

Not appealable to the Coastal Commission.

Conditions of Approval
CPN 99-0010/Michael Singer, Architect
November 30, 1999

Building:

1. Applicant shall obtain all applicable permits.

Planning:

2. All utilities shall be placed underground.
3. All exterior light fixtures shall be shielded to prevent off-site light and glare. Exterior light fixtures shall not directly shine off the subject property.
4. Prior issuance of the building permit, the applicant shall submit color samples of the exterior siding and roof for review and approval by Planning staff. These colors shall be earth colors and non-reflective so that the structure will blend with the vegetation behind the building site.
5. Any proposed modification, alteration, and/or expansion of the agricultural accessory structure approved 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.
6. 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 26-465.1 and 26-465.2 of the Sonoma County Code.

In any case where a zoning permit, coastal permit, use permit, or variance 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 26-465.1 of the Sonoma County Code.

to FILE

23125 HWY 1 JEN

MICHAEL SINGER ARCHITECT

December 14, 1999

Sonoma County
Permit & Resource Management Department
2550 Ventura Avenue
Santa Rosa, CA 95403

Attention: Andy Gustavson

Project: Barn at Ocean Cove

File: CPN 99-0010

Dear Andy

Enclosed is a color sample of the proposed corrugated roofing for the subject project.

The owner informed me that on the remodeling of the existing barn on the corner at Ocean Cove, Design Review required that natural redwood shakes be used, which have weathered out to a charcoal grey.

In addition, all existing Ocean Cove buildings have dark grey composition shingles.

Since we are committed to using corrugated roofing for the proposed barn for its fire resistive qualities, we have chosen this medium grey color.

The owner feels that the natural redwood siding of the barn and the grey roofing will blend in well with the trunks of trees behind it.

Please let me know if this color is approved and if the building permit is cleared for issuance.

Thanks.

Yours truly



MICHAEL SINGER ARCHITECT

CPN99-0010

June 1, 2001

Andy Gustavson
Sonoma County Permit & Resource Management Dept.
2550 Ventura Ave.
Santa Rosa, Ca. 95403

Aq. Exempt BARN
RE: PARCEL 109-050-010
PERMIT No. 00J990072

Dear Mr. Gustavson

23125 HWY 1

Per your request, enclosed is a photograph of
my completed barn.

Very truly yours.

Bill McMaster

Phone 707-847-3909

