



November 1, 2021

SENT VIA EMAIL

Bill McMaster
23125 HWY 1
Jenner, CA 95450

oceancoveranch@gmail.com

Re: File No: CPH21-0005
Site address: 23150 & 23125 Hwy 1, Jenner
APN: 109-050-012, 109-050-010

Your request for a Coastal Permit with waiver of Public Hearing to consolidate the existing Ocean Cove Store(s) onto a single parcel/structure (AP: 109-050-012), currently operated on two separate parcels (AP: 109-050-010). The project includes a new septic system, no new structures and no increase to the commercial operation on 19.91-acre parcel, which is developed with the Ocean Cove Campground, associated parking lot and a single-family dwelling located on a 19.91 acre parcel located at 23124 & 23150 Hwy 1, Jenner.

A Notice of Pending Action was mailed on October 22, 2021 to each property owner within 300 feet of the proposed project and any comments were required to be submitted to the County within 10 days as per Section 26C-344(b). No comments were received as a result of this notice. A Notice of Final Action will be sent to the California Coastal Commission on November 12, 2021, upon expiration of the local appeal period.

The Coastal Permit approval is based on a determination by PRMD that the project, as described in the application and as conditioned, conforms with the plans, policies, requirements and standards of the Sonoma County Coastal Program and the California Coastal Act. In addition, 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 15301 Existing Facilities, because the project involves the consolidation of an existing commercial use, includes a new septic system to serve the use and does not include expansion of the commercial use.

The Coastal Permit shall be issued for the use as described on the application form, the proposal statement, the site plan submitted to this department and as modified by the Conditions of Approval. Any modifications of the use, expansion or alteration shall be submitted for review and approval by the Permit and Resource Management Department, Project Review Division, in advance of the proposed change and may, at the discretion of the department, require a new Coastal Permit with or without a public hearing.

This decision may be appealed to in writing, along with an appeal fee, within 10 (ten) calendar days of



the date of this letter to the Sonoma County Board of Zoning Adjustments per Section 26C-347 of the Sonoma County Zoning Ordinance.

If you have any questions, feel free to contact me at (707) 565-2397 or at Marina.Herrera@sonoma-county.org. Please refer to your file number CPH21-0005 and site address when making inquiries.

Sincerely,



Marina Herrera
Project Planner

Enclosure: Conditions of Approval dated November 1, 2021

cc: File No. CPH21-0005
J. Kapolchok & Associates, jkapolchok@sbcglobal.net
John Howland, Architect, john@johnhowlandarchitect.com



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



CONDITIONS OF APPROVAL

Date:	November 1, 2021	File No.:	CPH21-0005
Applicant:	Bill McMaster	Owner:	Bill McMaster
APN:	109-050-012, 109-050-010	Address:	23150 & 23125 Hwy 1, Jenner

Project Description: Coastal Permit with waiver to consolidate the existing Ocean Cove Store(s) onto a single parcel/structure (AP: 109-050-012), currently operated on two separate parcels (AP: 109-050-010). The project includes a new septic system, no new structures and no increase to the commercial operation on 19.91-acre parcel, which is developed with the Ocean Cove Campground, associated parking lot and a single-family dwelling.

BUILDING:

1. If any interior remodel is required 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 with waiver of Hearing to waiver to consolidate the existing Ocean Cove Store(s) onto a single parcel/structure (AP: 109-050-012), currently operated on two separate parcels (AP: 109-050-010). The project includes a new septic system, no new structures and no increase to the commercial operation on 19.91-acre parcel, which is developed with the Ocean Cove Campground, associated parking lot and a single-family dwelling on a 19.91 acre parcel located at 23124 & 23150 Hwy 1, Jenner. The use shall be operated in accordance with the application submittals located in File No: CPH21-0005 unless otherwise modified by these conditions.
3. Any proposed modification, alteration, and/or expansion of the use as described by the application submitted on June 24, 2021 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.
4. All exterior fixtures shall be limited to lamps (light bulbs) not exceeding 100 watts. 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.
5. 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.



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6. 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.

CULTURAL RESOURCES:

Anthony Macias, THPO Kashia Band of Pomo Indians ((707) 591-0580, Ext 105)

7. It is the applicant's responsibility to coordinate with Anthony Macias of the Kashia Band of Pomo Indians to conduct on-site monitoring during ground disturbance activities as an onsite Tribal Monitor, specifically during septic system development and paving work.

STATE WATER RESOURCE CONTROL BOARD, DIVISION OF DRINKING WATER:

The conditions below have been satisfied BY _____ DATE _____

8. This facility meets the definition of a drinking water system and is currently operating at the threshold of a Public Water System and is not permitted with the Division. The applicant shall obtain all applicable approvals (for any required permit, certificate, or agreement) from the California State Water Resources Control Board's Division of Drinking Water.

ENVIRONMENTAL HEALTH:

The conditions below have been satisfied BY _____ DATE _____

9. A Retail Food Facility Permit is required to store, prepare, package, serve or vend food. A review and approval of the building plans will be required prior to issuance of a retail food facility permit to operate.
10. A review and approval of building plans and/or specification sheets is required for the remodel/addition of any new retail food facility equipment or expansion of any food storage or food processing areas prior to use of this area or equipment.
11. The site is a former Local Oversight Program site. The Site Closure Summary requires any new water supply well locations must be reviewed, contingency planning is required for worker safety and soil disposal prior to excavating, and land use changes require review. A Soil and Groundwater Management Plan may have been submitted and must be adhered to. There is one site requirement in the closure that: "Newly proposed water supply wells may require siting and design by a qualified professional Engineer or Geologist".



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