



County of Sonoma
Permit & Resource Management Department

June 19, 2023

SENT VIA EMAIL

Dean Parsons
2500 Montecito Ave
Santa Rosa, CA 95404

Re: **File No.:** **ZPE23-0058**
 Address: 60 Sea Walk Drive, Sea Ranch
 APN: 122-200-009

The Sonoma County Permit and Resource Management Department (Permit Sonoma) hereby grants approval of Zoning Permit No. ZPE23-0058 to allow for 4 **periodic special events to occur on July 28-30, September 19-20, of 2023 and July 28-29, September 19-20, of 2024.** The event is overnight corporate team-building event. The events will take place between the hours of 7 am and 10 pm with an expected attendance of 150 people, invite-only, and will include food, drinks, and music, on the 34-acre parcel. **All outdoor amplified sound and music must cease by 10:00 PM each day.** No parking will be on-site, guests will arrive by private bus.

It is the determination of Permit Sonoma 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 15304(e) as a minor temporary use of land having negligible or no permanent effects on the environment. The Zoning Permit was posted for 10 days (April 10, 2023– April 20, 2023) and no appeals were filed within the appeal period. Therefore, the Zoning Permit can be approved and is subject to the enclosed Conditions of Approval.

This Zoning Permit is limited to the use as described on the application form, the proposal statement and the site plan on file with the department. Any modifications of the use, expansion, or alteration shall be submitted for review and approval by Permit Sonoma in advance of the proposed change and may, at the discretion of the department, require a new Zoning Permit.

This decision may be appealed in writing, along with an appeal fee, within ten (10) calendar days of the date of this letter.

If you have any questions, please contact me by email at Peter.Kaljia@sonoma-county.org or by phone at (707) 565-1735. Please refer to file number ZPE23-0058 when making inquiries.

Sincerely,

Peter Kaljian
Project Planner

Enclosure: Conditions of Approval dated June 19, 2023

Conditions of Approval

Date:	June 19, 2023	File No.:	ZPE23-0058
Applicant:	Dean Parsons	APN:	122-200-009
Owner:	North Coast Lodging Investment Company, LLC	Address:	60 Sea Walk Drive, Sea Ranch

Project Description: Request for a Zoning Permit to allow for 4 periodic special events to occur on July 28-30, September 19-20, of 2023 and July 28-29, September 19-20, of 2024. The event is overnight corporate team-building event. The events will take place between the hours of 7 am and 10 pm with an expected attendance of 150 people, invite-only, and will include food, drinks, and music, on the 34-acre parcel. All outdoor amplified sound and music must cease by 10:00 PM each day. No parking will be on-site, guests will arrive by private bus. The conditions listed below and the conditions listed by other government agencies attached as separate approval documents shall be met prior to initiation of the use.

BUILDING:

1. No permanent structures shall be erected in conjunction with the special event. Any use of existing structures shall comply with current building code and posted occupancy.
2. Accessible parking, path of travel, restrooms, and other accommodations shall be provided by applicant.

SHERIFF AND CA HIGHWAY PATROL:

3. All traffic laws shall be obeyed. Any traffic management issues shall be referred to CHP.
4. Call 9-1-1 for Police, Fire, and Medical Services.
5. Emergency access to the event site shall remain unobscured.
6. Parking shall be strictly enforced.

ENCROACHMENT:

7. No parking allowed in the County Right of Way.

FIRE & EMERGENCY SERVICES:

8. The subject property (or properties) must be in full compliance with Building Code regulations, Fire Code Regulations and Hazardous Materials regulations prior to occupancy of the buildings and use of the property without written approval by the fire code official.
9. Applicable Fire Code operational permits shall be obtained prior to the initiation of any activity where an operational permit is required by the California Fire Code as adopted and amended by Sonoma County Code.

ENVIRONMENTAL HEALTH - CONSUMER PROTECTION:

10. Comply with conditions of Environmental Health, Consumer Protection regarding food and beverage service.
11. Catering services shall be used.
12. All food vendors must have a valid Sonoma County Retail Food Industry Permit for events of two or more consecutive days. Food Permits must be received at least two weeks prior to the event.

13. Food vendors are required to follow the food-handling guidelines that have been provided to the event organizer.
14. Safe, potable water supply shall be provided at each event.
15. Provide at least one portable toilet per 100 people and as specified in policy 9-2-31 (attached). Portable toilets must be serviced by a licensed company. Portable toilets shall be equipped with hand washing sinks at a ratio of one hand washing sink for every six (6) toilets. Sinks shall be stocked with liquid soap, single use towels, and a trash container for towel waste. Accessible portable toilets shall be provided at a rate of 5% (but not less than one) at each location that portable toilets are placed.

NOTE: ANY EXISTING SEPTIC SYSTEM CANNOT BE USED FOR THESE EVENTS UNLESS IT HAS BEEN THOROUGHLY REVIEWED BY THE WELL AND SEPTIC DISTRICT SPECIALIST AND HAS THE CAPACITY TO ACCOMMODATE THE INCREASED LOADING FROM THE EVENTS PLUS THE EXISTING USES.

16. Provide an adequate number of solid waste receptacles and provide for daily litter pick-up. Containers shall be designed to prevent spillage and the entry of rodents, birds, cats or dogs. Provision for recycling and waste reduction is required, call the Eco-Desk at 565-3375 or visit the web site at www.recyclenow.org and click on "Special Events" under "Businesses".
17. Noise shall be controlled in accordance with the Table NE-2 (below) of the Noise Element of the Sonoma County General Plan. All indoor and outdoor events must meet Table NE-2 at event locations property lines during daytime and nighttime hours.

Hourly Noise Metric¹, dBA	Daytime (7 a.m. to 10 p.m.)	Nighttime (10 p.m. to 7 a.m.)
L50 (30 minutes in any hour)	50	45
L25 (15 minutes in any hour)	55	50
L08 (4 minutes 48 seconds in any hour)	60	55
L02 (72 seconds in any hour)	65	60
¹ The sound level exceeded n% of the time in any hour. For example, the L50 is the value exceeded 50% of the time or 30 minutes in any hour; this is the median noise level.		

NOTE: ANY AMPLIFIED SOUND OR LOUDSPEAKERS SHALL BE CONTROLLED SO THAT THE IMPACT TO SURROUNDING PROPERTIES WILL BE MINIMIZED. ORIENTATION OF SPEAKERS SHALL BE AWAY FROM ANY NEIGHBORING RESIDENCES. VOLUMES SHALL ALSO BE MONITORED TO MEET COUNTY STANDARDS AT ALL TIMES. ALL AMPLIFIED SOUND AND MUSIC SHALL CEASE AT 10:00 P.M.

18. Smoking is prohibited at public events, except in designated smoking areas. If smoking areas are designated, they shall be outdoors, at least 25 feet from non-smoking areas, no more than 5% of the event area, and posted as a smoking area and equipped with ash trays or ash cans. All dining areas, enclosed areas and areas where the public waits for entry or to be served shall be posted as "No Smoking."
19. If any complaints are received regarding these events, the applicant may have to cease these activities based upon investigation by this department.

PLANNING:

20. This permit is for a periodic special/cultural event day to occur on July 28-30 and September 19-20, of 2023 and July 28-29 and September 19-20, of 2024 and permanently expires on September 21st, 2024.

21. Signage associated with the event must comply with County Sign Regulations.
22. If any complaints are received regarding these events, the applicant may have to cease these activities based upon investigation by this department.
23. This permit shall be subject to revocation or modification by the Board of Zoning Adjustments if:
 - a. The Board finds that there has been noncompliance with any of the conditions or
 - b. The Board finds that the use for which this permit is hereby granted constitutes a nuisance. Any such revocation shall be preceded by a public hearing noticed and heard pursuant to Section 26-92-120 and 26-92-140 of the Sonoma County Code.