

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO. 23-109
A RESOLUTION APPROVING THE BOLINAS COMMUNITY LAND TRUST (BCLT)
COASTAL PERMIT AND CONDITIONAL USE PERMIT
130 MESA ROAD, BOLINAS
ASSESSOR'S PARCEL: 193-020-38

SECTION I: FINDINGS

1. **WHEREAS**, the applicant, Sean Kennings, on behalf of property owners, the Bolinas Community Land Trust (BCLT), requests a Coastal Permit and Conditional Use Permit approval to establish a new private campground on an approximately 2.5-acre portion of a 20-acre vacant located between 100 and 200 Mesa Road in Bolinas.

The project entails installing campsites with pads and utility connections for up to 27 RV trailers as well as installation of utilities and an on-site septic system. While RVs would change over time, the initial RV trailers to occupy each campsite would be a single-level and would measure approximately 34 feet nine inches wide by eight feet ½ inch long, with ramps that provide accessibility. A typical RV trailer would measure approximately 11 feet four inches above the surrounding grade. The exact dimensions of the trailers may depend on the type of trailer initially chosen for the site and those trailers owned by future campers. All the RVs and/or RV trailers would be vehicles on wheels and would not be permanently affixed to the site. The sites for the RV trailers would be clustered together and would provide the following approximate setbacks: 30 feet from the west side property line; over 170 feet from all other property lines. The RV trailers and septic system would be clustered together on previously disturbed grounds to avoid sensitive habitats and meet required setbacks. The immediate use of the RV trailers would be to provide temporary accommodations for approximately 61 residents currently inhabiting substandard trailers and other structures on the adjacent property. The project would also remove all unpermitted structures on the adjacent property at 160 Mesa Road.

Various site improvements would also be entailed in the proposed development, including creating a gravel driveway on the adjacent property (160 Mesa Road) to access the proposed private RV Trailer campground, and general site improvements to accommodate the proposed project.

The property is located at 130 Mesa Road, Bolinas, and is further identified as Assessor's Parcel 193-0220-38.

2. **WHEREAS**, on May 9, 2023, the Community Development Agency issued an Emergency Coastal Permit because there was substantial evidence demonstrating and emergency, which demanded immediate action to prevent or mitigate loss or damage to life, health, and environmental resources.

3. **WHEREAS**, on Thursday, October 19, 2023, the Marin County Deputy Zoning Administrator held a duly noticed public hearing to take public testimony and consider the project.

4. **WHEREAS**, the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15269(c), which provides that specific

actions necessary to prevent or mitigate an emergency. The project is also further exempted from the requirements of CEQA under sections 15303(d) Class 3 and 15304(d) and (e) Class 4 because there is no reasonable possibility that the project will have a significant effect on the environment due to unusual circumstances (such as the size or location of the project site) in accordance with Section 15300.2. The project avoids sensitive habitats and includes appropriate setbacks.

5. **WHEREAS**, the project is consistent with the goals and policies of the Marin Countywide Plan for the following reasons:

- A. The Countywide Plan land use designation for the subject property is C-AG2 (Coastal, Agricultural; 1 unit/10-30 acres). The proposed project is compatible with the Agricultural land use designation for the project site and would not interfere with the existing use of the site as agricultural grazing land because the proposed project would occupy only 2.5 acres of the 20-acre site in a location that is already disturbed. Further, private RV Trailer campgrounds are allowed uses under the corresponding zoning district subject to the approval of a Conditional Use Permit.

As conditioned herein, the proposed project's design, location, size, and operating characteristics would be compatible with the allowed uses in the vicinity. The existing visual character and quality of the project site and surrounding area can be characterized primarily as rural agricultural land on relatively flat to sloping grades. Adjacent properties to the north, east and west of the site are vacant. Existing residences on the south side of Mesa Road are a minimum of 170 feet from the campground and are further separated by the right-of-way. As such, there will be no harmful effects on neighborhood character, and the site is suitable for the proposed type of use.

- B. As discussed in Section 9 below, the proposed project is consistent with the goals and policies of the C-ARP-10 (Agriculture Residential Planned) zoning district because private campgrounds are allowable uses, subject to approval of a conditional use permit. Further, as modified by conditions of approval, the project would ensure that the siting and design of the proposed private campground are compatible with other land uses and would protect natural resources while minimizing impacts to visual resources. As proposed and modified herein by conditions of approval, the project would reduce potential impacts to public health and safety.
- C. The project is consistent with the CWP woodland preservation policy (BIO-1.3) because it would not entail the irreplaceable removal of a substantial number of mature, native trees. As documented in the Biological Resources Evaluation Reports, prepared by JK Botany Wetland Science, dated February 7, 2023, and September 14, 2023, while the assessments note the potential for special status species to occur in the vicinity of the site, the studies determined that the site does not contain suitable habitat for special status species and would not result in potential related effects. Therefore, the project is consistent with the CWP special-status species protection policy (BIO-1.3).
- D. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the project is designed to avoid special-status plant species of plants or animals. As documented in the Biological Resources Evaluation Report for the project, vegetation present on the site consists of non-native annual grassland and is annually grazed by cattle. Further, the project is proposed to occur on the upland portions of the site that lack any vegetation, including hydrophytic plant species, wetland soils, or primary or secondary hydrology indicators.

- E. The proposed project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not substantially alter the margins along riparian corridors, wetlands, baylands, or woodlands. As documented in the Biological Site Assessment for the project, and as illustrated in Sheet C1 of the project plans, the project footprint would be entirely within previously disturbed grounds and would provide a minimum of a 50-foot buffer from the adjacent wetland, where a 100-foot buffer is normally required. However, this buffer can be reduced if there is no possible alternative siting and design, and reduction in the buffer zone would not result in adverse environmental impacts as supported by Biological Site Assessment. The project meets this criteria for a buffer reduction from 100 feet to 50 feet.

The project, as proposed, incorporates a 50-foot buffer from the mapped wetland and, therefore, complies with the buffer requirement for projects that cannot be designed to incorporate a greater buffer. The proposed septic system would be located at least 50 feet outside of the wetland. Additional buffer area cannot be provided due to lot size and configuration. Further, the proposed project would be located on areas of existing disturbance.

- F. The proposed project is consistent with the CWP stream conservation policy (BIO-3.1) because the proposed development would not encroach into any Stream Conservation Areas.
- G. The proposed project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3) because the grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.
- H. The proposed project is consistent with CWP seismic hazard policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) because it would be constructed in conformance with County earthquake standards, as verified during the review of the Building Permit application, and unusual geotechnical problems, such as existing fault traces do not constrain the subject property.
- I. The proposed project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it would meet all fire safety requirements, as verified by the local fire protection district during the review of the Building Permit application.
- J. The proposed project is consistent with CWP aesthetic policies and programs (DES-4.1 and DES-4.e) because it would protect scenic quality and views of ridgelines and the natural environment from adverse impacts related to development.
- K. The proposed project, as conditioned herein, is consistent with CWP residential design policies and programs (DES-3.b and DES-4c) because it would fit within the neighborhood context and minimize the perception of mass and bulk.

6. **WHEREAS**, the project is consistent with the goals and policies of the Bolinas Community Plan for the following reasons:

- A. **Community Character of Bolinas.** The general project vicinity is characterized by a grassy landscape with fencing and open space, vegetated with non-native annual grassland that is annually grazed by cattle. The open space is punctuated by the

presence of single-family residences to the southwest of the project site. The proposed project would maintain Bolinas's rural development and agricultural uses.

As conditioned herein, all exterior lighting would be directed downward and shielded to avoid light pollution onto nearby properties.

7. **WHEREAS**, the project is consistent with the mandatory findings for Coastal Permit approval (Marin County Local Coastal Program, Implementation Plan Section 22.70.070).

A. Coastal Access. The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Coastal Access section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.180 (Public Coastal Access). Where the project is located between the nearest public road and the sea, a specific finding must be made that the proposed project, as conditioned, is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act (commencing with Section 30200 of the Public Resources Code)

The project is consistent with the LUP public coastal access policies (C-PA-3, C-PA-4, C-PA-17, C-PA-21) and this finding because the project site is not near a bluff and would not interfere with or impact coastal access as it is not located on a coastal bluff.

B. Biological Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Biological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.050 (Biological Resources).

As discussed above, the applicant provided a Biological Assessment for the project, prepared by the Biological Resources Evaluation Report, prepared by JK Botany Wetland Science, dated February 7, 2023, and a supplemental Biological Site Assessment for the project, prepared by JK Botany Wetland Science, dated September 14, 2023, the project site does not contain any special status species. However, the studies conclude that wetlands are present on the site. The wetland is considered a terrestrial Environmentally Sensitive Habitat Area (ESHA). As proposed and conditioned herein, the project is designed to avoid the wetland area by providing a 50-foot buffer rather than the 100-foot buffer normally required because no environmental impacts would occur.

As documented in the reports, the project site is constrained by the presence of wetlands, on the west, south, and east. Due to site constraints, the siting of the campground and associated septic system in the property could only be achieved through an adjusted ESHA buffer zone. No other project siting or design configurations could accommodate the siting of the proposed campground. Further, the proposed project would occur on 2.5 acres of the approximately 20.1-acre lot. This 2.5 acres of land is located within the upland area of the lot and is heavily graded and disturbed. Very little vegetation grows within the project area of the lot.

The biological site assessments concluded the following: (1) the site does not contain nesting habitat for the Northern spotted owl as the site does not contain trees that could provide suitable habitat; (2) the site does not contain trees that could potentially be used by monarchs for overwintering; (3) No federally or State-listed threatened or endangered species were observed at or near the project site; and (4) sufficient buffer area from

wetlands are provided. The assessment concluded that the project would not result in potential effects on these special-status species and protected plant species, as the development would be limited to previously disturbed portions of the site. As conditioned herein, the project proponent will be required to install fencing along the perimeter of the campground in order to prevent intrusion in the wetland buffer area both during and post-construction.

Therefore, the project is consistent with the LUP biological resources policies for the protection of natural transitions and connections associated with streams, wetlands, and coastal dunes (C-BIO-1, C-BIO-2, C-BIO-3, C-BIO-7, C-BIO-8, C-BIO-14, C-BIO-23) and this finding because the project would not substantially alter the margins along environmentally sensitive habitat areas including riparian corridors, wetlands, baylands, woodlands, or coastal dunes where none currently exist on the project site. Further, the project would not entail the irreplaceable removal of groves of trees.

C. Environmental Hazards. The proposed project, as conditioned, is consistent with the applicable policies contained in the Environmental Hazards section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.060 (Environmental Hazards).

On July 13, 2021, the Board of Supervisors voted to activate the certified Local Coastal Program (LCP) Amendments. All portions of Marin's LCP Amendments have been approved by the Board of Supervisors and certified by the Coastal Commission with the exception of chapters related to environmental hazards, which remain the subject of ongoing work and public input. As a result, those sections of the original versions of the LCP, certified by the Coastal Commission in 1980 (Unit I) in 1981 (Unit II) and the Marin County Interim Code Sections 22.56.130I.H, 22.56.130I.K, and 22.56.130I.L still apply to environmental hazards and are further discussed below.

D. Agriculture and Mariculture. The proposed project, as conditioned, is consistent with the applicable policies contained in the Agriculture and Mariculture sections of the Marin County Land Use Plan and the applicable agricultural and maricultural standards contained in Chapter 22.32.

The project site is located within an area governed by an Agricultural Residential Planned zoning district, C-ARP, and the use of the property primarily as an agricultural grazing land would continue with the implementation of the proposed project.

E. Water Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Water Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.080 (Water Resources).

Grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works. Additionally, water service would be provided by the North Marin Water District . Therefore, the project is consistent with the LUP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff that would adversely affect the quality of coastal waters (C-WR-1, C-WR-2, C-WR-3, C-WR-6).

- F. Community Design. The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Design section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.100 (Community Design).**

The area south of the project site (Mesa Road) is the upper limits of the Gridded Mesa area and is developed with single-family residences, while the area north of Mesa Road, including the project site, consists of predominantly agricultural land punctuated with occasional one single residence on large lots. The project site is located north of Mesa Road.

As illustrated in the site plan, the private campground would be located approximately 170 feet from Mesa Road and access would be provided from an existing gravel driveway on the adjacent property at 160 Mesa Road. The campground would be compact and located away from the nearest public right-of-way, reducing its visibility. At approximately 11 feet four inches in height, the RV trailers would not be intrusive and disruptive to the setting and character of the area. The project embraces the natural landscape with minimal impacts on the open space and minimal built-out environment. As conditioned herein, the project must install identification and wayfinding signage, directing camping into designated areas and protecting surrounding agricultural and sensitive areas.

- G. Community Development. The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Development section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.110 (Community Development).**

As discussed in section 6 above, the project site is located within an area covered by the Bolinas Community Plan, and the general vicinity is characterized by grassy land with fencing and open space, vegetated with non-native annual grassland, and is annually grazed by cattle. As designed, the proposed project would be functionally integrated with the rest of the surrounding area and would not interfere with or disrupt the agricultural uses on the site or adjacent properties. As conditioned herein, all exterior lighting would be directed downward and shielded to avoid light pollution onto nearby properties.

- H. Energy. The proposed project, as conditioned, is consistent with the applicable policies contained in the Energy section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.120 (Energy).**

The project would be required to satisfy all energy-saving standards required by the County's Building and Safety Division before issuing a building permit. Therefore, the project is consistent with the LUP energy policies (LUP Policies EH-2.1, EH-2.3, and CD-2.8), and this finding because it would be constructed in conformance with County energy efficiency standards, as verified during the review of the Building Permit application.

- I. Housing. The proposed project, as conditioned, is consistent with the applicable policies contained in the Housing section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.130 (Housing).**

The project is consistent with the LUP housing policies to address low- and moderate-income housing needs in the Coastal Zone (LUP Policies C-HS-1) because the project

does not entail the demolition of existing deed-restricted affordable housing and would not affect the available housing stock in the surrounding community.

- J. Public Facilities and Services. The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Facilities and Services section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.140 (Public Facilities and Services).**

All necessary public facilities and services are available and will serve the project. The project will be served by an on-site septic system, and Environmental Health Services (EHS) has determined that the proposed septic system is adequately sized to meet the needs of the project. Water services will be provided by the Bolinas Public Utility District (BPUD), which has indicated there is sufficient water capacity to serve the proposed project. The Bolinas Fire Protection District will provide fire service. As such, all necessary public facilities and services are available. Therefore, the project is consistent with the LUP public facilities and services policies (C-PFS-1 and C-PFS-7), and this finding because the project would be adequately served by existing public water service.

- K. Transportation. The proposed project, as conditioned, is consistent with the applicable policies contained in the Transportation section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.150 (Transportation).**

Access to the campground will be provided via an existing private gravel driveway on the adjacent property at 160 Mesa Road and would not entail any alterations or impacts to existing roadway facilities or public parking facilities. The existing gravel driveway will be expanded to provide sufficient access to the campground portion of the site. The proposed expansion will be the minimum necessary to provide access to the campgrounds, including road width and length. As conditioned herein, the unpermitted gravel driveway on the project site, accessed from Mesa Road, will be abandoned and removed. Therefore, the project is consistent with the LUP transportation policies (C-TR-1 and C-TR-2) and this finding because the project would not entail any alterations to existing roadway facilities.

- L. Historical and Archaeological Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Historical and Archaeological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.160 (Historical and Archaeological Resources).**

The project site is not located within any designated historic district boundaries, as identified in the Marin County Historic Study for the Local Coastal Program. Therefore, the project is consistent with the LUP historical and archaeological resources policies (C-HAR-2, C-HAR-8) and this finding because the project site is not located within any mapped historic district boundaries and would not affect historical, archaeological, or paleontological resources.

- M. Parks, Recreation, and Visitor-Serving Uses. The proposed project, as conditioned, is consistent with the applicable policies contained in the Parks, Recreation, and Visitor-Serving Uses section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.170 (Parks, Recreation, and Visitor-Serving Uses).**

The project site is not located adjacent to any public park or open space. The project does not entail construction or development that would encroach into existing public access points to and from surrounding public parks, recreation, or visitor-serving uses. The project would occur entirely on a private property within a residential agricultural zoning district. Therefore, the project is consistent with the LUP policies for parks, recreation, and visitor-serving uses (C-PK-1 and C-PK-3), and this finding because it would provide visitor accommodations in an appropriate location near to the coast.

8. **WHEREAS**, the project is consistent with the mandatory findings for Coastal Permit approval pursuant to Marin County Interim Code Sections 22.56.130I.H, 22.56.130I.K, and 22.56.130I.L.

A. Dune Protection (Marin County Interim Code Section 22.56.130I.H)

The project is consistent with this finding because no dunes are located on the site, and the project has been sited landward from the sandy beach to the greatest extent possible.

B. Shoreline Protection (Marin County Interim Code Section 22.56.130I.K)

The proposed project is not located within a bluff erosion zone and does not impact coastal access.

C. Geologic Hazards (Marin County Interim Code Section 22.56.130I.L)

The project entails the construction of an RV campground with an onsite sewage treatment and disposal system. The proposed project would be constructed in accordance with the applicable requirements.

9. **WHEREAS**, the project is consistent with the mandatory findings for Conditional Use Permit approval (Marin County Code Section 22.48.040).

A. The proposed use is allowed, as a conditional use, within the subject zoning district and complies with all of the applicable provisions of this Chapter.

A private campground use is identified as being allowable within the C-ARP-10 (Agriculture Residential Planned) zoning district through review and compliance with the applicable conditional use standards. The proposed project is consistent with the C-ARP zoning district in that it preserves the rural character of the surrounding area, preserves larger areas of the site for open space, protects sensitive areas and resources from impacts associated with unmanaged recreation, and would not interfere with the use of the site as agricultural grazing land. As conditioned herein, the applicant will be required to install signage, directing camping into a designated area and away from sensitive areas.

B. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

The design and site layout of the proposed project is compatible with adjacent uses, residences, buildings, and structures. As illustrated in the project plans, the project will be sited to provide adequate separation from adjacent properties and sensitive environmental features. The proposed private campground will be set back at least 170

feet from all adjoining lots (with the exception of a 160 Mesa Road parcel adjacent to the southwest) and, as conditioned herein, any impacts from noise and light are anticipated to be minimal. Visibility into and out of the proposed private campground is limited by the distance between properties, which will also dampen any sound. Further, the proposed project will not significantly alter the landscape. Therefore, the type and intensity of the proposed use is suitable for the project site.

C. That granting the Conditional Use Permit will not be detrimental to the public interest, health, safety, convenience, or welfare of the County, or injurious to the property or improvements in the vicinity and zoning district in which the real property is located.

The location, size, design, and operating characteristics of the project will be compatible with adjacent uses, residences, buildings, and structures. The Bolinas Mesa is an appropriate place to establish a campground, providing important visitor services in an area close to the coast. Traffic related to the campground will be relatively unobtrusive and Mesa Road is a publicly maintained street with adequate width for RVs and trailers. Parking will be provided on site so that no vehicles will need to park in the surrounding area. Establishing the campground on a relatively large site where agriculture is also conducted minimizes potential adverse impacts to the surrounding community because the distance from the campground to surrounding areas will reduce any potential effects from noise.

In order to provide directional information to visitors, emergency service providers, and the public, a sign will be required to be installed adjacent to the entry road by the intersection with Mesa Road. The sign will indicate the name of the campground and provide the property address and the location of each site in relation to the entry road.

SECTION II: ACTION

NOW THEREFORE, BE IT RESOLVED that the project described in condition of approval 1 is authorized by the Marin County Deputy Zoning Administrator and is subject to the conditions of project approval.

This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

SECTION III: CONDITIONS OF PROJECT APPROVAL

NOW, THEREFORE, BE IT RESOLVED that the Marin County Deputy Zoning Administrator hereby Conditionally approve the Bolinas Community Land Trust (BCLT) Coastal Permit and Conditional Use Permit, subject to the conditions as specified below:

CDA-Planning Division

1. This Coastal Permit and Conditional Use Permit approval authorizes the establishment of a new private campground on an approximately 2.5-acre portion of a 20-acre vacant located between 100 and 200 Mesa Road in Bolinas. The project entails installing campsites with

pads and utility connections for up to 27 RV trailers as well as installation of utilities and an on-site septic system. While RVs would change over time, the initial RV trailers to occupy each campsite would be a single-level and would measure approximately 34 feet nine inches wide by eight feet ½ inch long, with ramps that provide accessibility. A typical RV trailer would measure approximately 11 feet four inches above the surrounding grade. The exact dimensions of the trailers may depend on the type of trailer initially chosen for the site and those trailers owned by future campers. All the RVs and/or RV trailers would be vehicles on wheels and would not be permanently affixed to the site. The sites for the RV trailers would be clustered together and would provide the following approximate setbacks: 30 feet from the west side property line; over 170 feet from all other property lines. The RV trailers and septic system would be clustered together on previously disturbed grounds to avoid sensitive habitats and meet required setbacks. The immediate use of the RV trailers would be to provide temporary accommodations for approximately 61 residents currently inhabiting substandard trailers and other structures on the adjacent property. The project would also remove all unpermitted structures on the adjacent property at 160 Mesa Road.

Various site improvements would also be entailed in the proposed development, including creating a gravel driveway on the adjacent property (160 Mesa Road) to access the proposed private RV Trailer campground, and general site improvements to accommodate the proposed project.

2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Agriculture Workforce Housing Mobile/Trailer Units," consisting of 20 sheets prepared by Munselle Civil Engineers, received in final form on September 15, 2023, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.
3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall modify the project to conform to the following requirements:
 - A. The applicant shall install perimeter fencing, consisting of four strands of smooth wire with posts no more than eight feet apart, around the perimeter of the private campground area. This fencing shall be inspected and repaired as necessary to maintain its integrity. "No trespassing" signs shall be posted along the fencing.
 - B. The unpermitted gravel driveway on the project site, accessed from Mesa Road shall be removed, where feasible.
 - C. The applicant shall submit a signage plan, which shall direct visitors to the access point and identify all signs and any other project elements that will be used to facilitate, manage, and improve public access for both the campground and other related access. The signs shall be sited and designed so as to provide clear information without significantly impacting public views and site character.

A freestanding entry sign shall be installed adjacent to the entry road near the intersection with Mesa Road. The entry sign shall clearly indicate the address for the campground property, show the road around the campground identifying each RV site by site number, and shall indicate the name of the campground. The face of the sign shall not exceed dimensions of six feet wide by four feet tall, and the maximum height of the sign shall not exceed six feet above the surrounding grade. The sign shall not have interior illumination but may have exterior lighting as long as it is directed downward. The sign shall be made of wood, stone, or other materials with a natural appearance and

shall use muted colors except for the lettering. Low shrubs shall be planted around the base of the sign.

B. The project shall conform to the Planning Division's "Uniformly Applied Standards 2023" with respect to all of the standard conditions of approval.

SECTION IV: VESTING

NOW THEREFORE, BE IT RESOLVED that unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

SECTION V: APPEAL RIGHTS

NOW, THEREFORE, BE IT RESOLVED that this decision is final unless appealed to the Marin County Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than ten business days from the date of this decision (Thursday, November 2, 2023).

SECTION VI: ADOPTION

ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on the 19th day of October 2023.

Michelle Levenson

Michelle Levenson
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

Attest:

Michelle Reed

Michelle Reed
DZA Recording Secretary

