



NOTICE AND REFERRAL OF PLANNING APPLICATION
Bolinas Community Land Trust Coastal Permit and Conditional Use Permit
Project ID P4152

The Marin County Planning Division is requesting that organizations and individuals interested in the Bolinas Community Land Trust (BCLT) Coastal Permit and Conditional Use Permit provide us with written comments on the project by October 3, 2023. The applicant for the project is Sean Kennings, on behalf of property owners, the Bolinas Community Land Trust (BCLT), and the property is located at 130 Mesa Road, Bolinas, further identified as Assessor's Parcel 193-020-38.

The applicant is requesting a Coastal Permit and Conditional Use Permit approval to establish a new private RV Trailer campground on a vacant lot with frontage along Mesa Road in Bolinas. The project would install up to 27 RV trailers and a temporary on-site wastewater system on a vacant site located between 100 and 200 Mesa Road in Bolinas. Each RV trailer would be single-story 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 chosen for the site. The sites for the RV trailers would be clustered together and would provide the following 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 59 residents currently inhabiting substandard trailers on the adjacent property.

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, demolition and removal of all unpermitted structures on the adjacent property (160 Mesa Road, further identified as Assessor's Parcel No 188-170-11) and general site improvements to implement the proposed project.

Coastal Permit approval is required pursuant to Marin County Local Coastal Program, Implementation Section 22.68.030, because the project proposes a development in the Coastal Zone and a Conditional Use Permit (CUP) is required to establish a private campground pursuant to 20.62.060(D), Table5-1-b.

For more information about the **Bolinas Community Land Trust (BCLT) Coastal Permit and Conditional Use Permit**, please visit the Planning Division's website at: https://www.marincounty.org/depts/cd/divisions/planning/projects/bolinas/bolinas_community_landtrust_cp_p4152_bo (or by searching for "**Bolinas Community Land Trust (BCLT) Coastal Permit and Conditional Use Permit**"). Project plans and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates. Hard copies of all of the application materials, including project plans and any technical reports, are available at the Planning Division's public service counter, which is normally open from 8 AM until 4 PM, Mondays through Thursdays.

Tuesday, September 12, 2023

Immanuel Bereket
Principal Planner