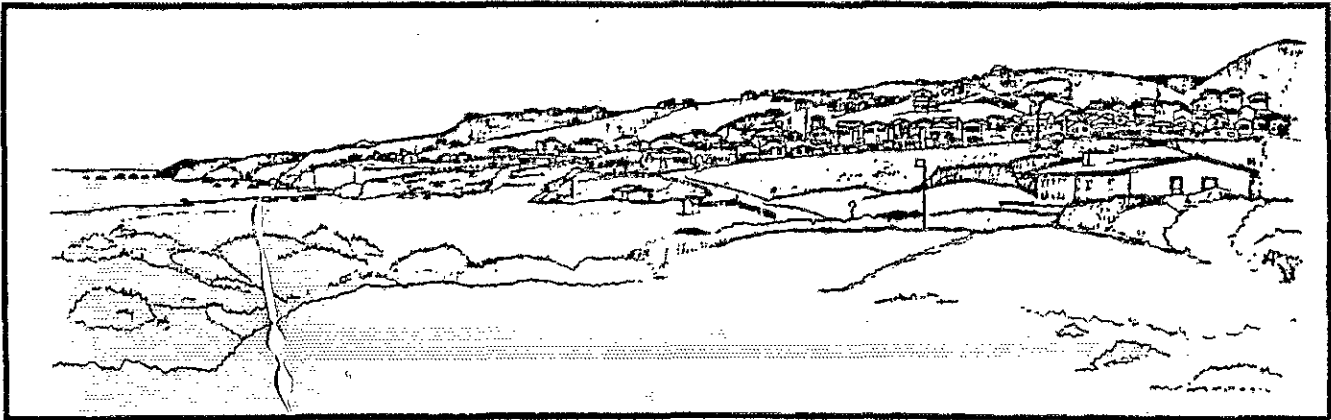


DILLON BEACH COMMUNITY PLAN



Prepared By

The Marin County Planning Department
and

Wallace Roberts & Todd

August 1989

DILLON BEACH COMMUNITY PLAN

MARIN COUNTY, CALIFORNIA

August 1989

Adopted by the County Board of Supervisors
on December 20, 1988.

Related Amendments to the Local Coastal Plan, Unit 2
approved by the California Coastal Commission in June 1989.

Prepared by the Marin County Planning Department
and Wallace Roberts & Todd.

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DILLON BEACH COMMUNITY PLAN EXECUTIVE SUMMARY

The Dillon Beach Community Plan provides guidance for environmental protection and development in the Dillon Beach planning area. The Plan was prepared in 1988 and 1989 with extensive community input. It was prepared, in part, with a grant from the California Coastal Commission.

The Community Plan acts in concert with the Marin Countywide Plan, Local Coastal Plan Unit 2 (LCP), and County Zoning Ordinance. Together these documents govern how Dillon Beach's unique resources are to be protected while accommodating a moderate amount of growth. The Plan includes more than forty objectives and 130 policies regarding environmental quality, environmental hazards, community development, traffic and circulation, and community facilities.

Six community workshops were held throughout the planning process. More than sixty people attended each one. Community interest in the Plan remained high and participation active. During fall 1988, the Planning Commission held three hearings on the Plan, proposed amendments to the LCP, proposed zonings and rezonings, and the related Environmental Impact Report and recommended that the Board of Supervisors approve them. The Board took action in December 1988. The California Coastal Commission then approved the LCP amendments in mid-1989.

PLANNING AREA

The area covered by the Plan includes the community of Dillon Beach on the northwest coast of Marin County and the surrounding agricultural lands. Specifically, the planning area extends from the Marin/Sonoma County border on the north to Tomales Bay on the south, and from the Pacific Ocean on the west to a north/south line that intersects with "Elephant Rocks" on the east.

The area is mostly agricultural, with a small village core and surrounding residential and resort neighborhoods. About one-third of Dillon Beach's property-owners reside in town full time. The remainder visit during weekends or vacations, or offer their homes for short-term rental. The Community Plan continues the mix of residential, coastal resort, and small-scale commercial uses.

PLAN ORGANIZATION

The Plan is organized in the following sections: (1) Introduction, (2) Background, (3) Conservation and Development Plan, (4) Environmental Quality, (5) Environmental Hazards, (6) Community Development, (7) Traffic and Circulation, and (8) Community Facilities, (9) Summary of Policies and Implementation Programs, and (10) Acknowledgments and References. Sections 4 through 8 are the working sections in that they contain the objectives, policies, and implementation programs that will govern development and environmental protection in the planning area. Sections 4 through 8 are described below.

PLAN GOALS

The goals of the Community Plan reflect both the overall goals of the Countywide Plan and LCP, and the goals of community residents as expressed throughout the planning process. The goals are to:

- (1) achieve high quality in the natural and built environment through a balanced system of transportation, land use, and open space;
- (2) protect the community's unique and valued environmentally-sensitive features through sound conservation and development policies;
- (3) provide public access to and along the shoreline and provide public recreation opportunities in the community consistent with sound resources conservation principles and rights of private property owners;
- (4) assure orderly, balanced utilization and conservation of community resources taking into account the social and economic needs of the people of the community;
- (5) recognize the nature and socio-economic diversity of lifestyles in the community and provide means for their continuance; and
- (6) preserve and enhance the community's visual character for the enjoyment of the permanent population and for visitors to the area.

ENVIRONMENTAL QUALITY

The planning area is rich with natural resources. Dillon Beach's steep coastal bluffs, long sand beach, tall dunes, wide esteros, streams, tidal estuaries, fishing grounds, and extensive clam beds together form a unique coastal area in Marin. And in no other part of the county are such diverse resources as readily accessible to the public. However, these resources are also highly sensitive to disturbance. The Community Plan includes policies to preserve agricultural lands for agricultural uses; and to protect the area's esteros and streams; wetlands; dunes and dune scrub; Tomales Bay and its vast fishing grounds, clam beds, and abalone stands; significant archaeological and cultural resources; and air quality.

ENVIRONMENTAL HAZARDS

Dillon Beach includes areas of unstable soil and areas subject to erosion, is along the San Andreas Fault, is subject to coastal forces of wind and wave action, contains several low-lying areas, and includes extensive grasslands. Thus the Plan's environmental hazard objectives and policies are designed to prevent or mitigate damage from landslides and erosion, groundshaking, liquefaction, tsunamis, floods, rising sea level, and fire.

COMMUNITY DEVELOPMENT

Land uses in the planning area include agriculture, single-family residences, small-scale retail, and extensive visitor-serving recreation along the coast. Multi-family residential use is permitted, but not yet developed. The Plan reinforces these uses and requires additional development to be of the same types and compatible designs. Guidelines are included in the Plan to preserve the rural coastal village and resort character of the area. Five subareas are discussed below, in general from north to south.

Agricultural Areas. Extensive agricultural lands surround the town on the north and east sides. The Plan calls for preservation and protection of all agricultural lands for agricultural uses.

Oceana Marin. Oceana Marin is the private, relatively new subdivision in the hilly, northern part of the community. About one-half of the 267 single-family lots have been developed. None of the four parcels originally designated for single- and/or multi-family uses has been developed. However, several proposals for development of the largest parcel, "Parcel K", have been submitted to the County for review.

The Plan retains the single-family lots for single-family homes. Regarding the four multi-family parcels, the Plan evaluates each one for its development potential. Based on the evaluation, the Plan revises the residential densities for each parcel to reflect its unique characteristics. The acreage of each parcel, the revised densities, corresponding number of units, original zoning, and revised zoning are shown below. Densities and zonings are indicated in units per acre.

<u>Parcel</u>	<u>Parcel Acres</u>	<u>Density Range</u>	<u>Corresponding # of Units</u>	<u>Original Zoning</u>	<u>Revised Zoning</u>
J	1.37	1.5-4.0	2-5	C-RMP-4	C-RMP-1.5
K	16.56	0.85-2.33	14-38	C-RMP-4	C-RMP-0.85
L	6.62	0.8-2.0	5-13	C-RMP-4	C-RMP-0.8
M	2.61	0.4	1	C-RMP-4	C-RSP-0.4
	27.16		22-57		

The lower end of each density range is intended for single-family development. The higher end of the density ranges is considered more appropriate for a mix of single-family and multi-family units. To reflect concerns regarding environmental hazards on these sites and the visual prominence of the sites, each parcel has been rezoned to the low end of its density range. Development approvals at higher points in the range will require zoning amendments and will be contingent on many factors, including the availability of water supply and sewage disposal and conformance with specified siting and design criteria.

The Community Plan also calls for improved public access from Oceana Marin to the shoreline. Improvements must be carefully designed and maintained to protect the fragile bluffs along the beach.

The Village. "The Village" refers to the residential neighborhood in the center of town. It is the oldest, most-tightly clustered group of houses in the planning area. Most of them are brightly painted and built on very small lots. Of the 170 lots, 151 have been developed. The Plan's policies call for additional development to be in keeping with the character of the existing houses and to protect scenic vistas. Parking and traffic circulation continue to be problematic due to the Village's narrow streets and inadequate off-street parking. The Plan calls for more stringent parking enforcement and consideration of small neighborhood parking lots.

Lawson's Dillon Beach Resort. "Lawson's Dillon Beach Resort" refers to the area from the Village south to Lawson's Landing. Within this 64-acre area are the Lawson's Store, Dillon Creek, beach parking lot and restrooms, a 17-lot residential subdivision, two parcels formerly used by the University of the Pacific as a marine lab, and extensive undeveloped areas.

This area carries the greatest development potential in the community, but also some of the most significant and sensitive environmental resources. The Community Plan evaluates the area according to seven key environmental characteristics. Based on the evaluation, the Plan identifies ten subareas, or a total of 27 acres, that are considered developable to varying degrees and for varying uses.

Approximately 10 of the developable acres are along the beach. They are to remain available to the public and are developable only for beach-related uses. On the remaining parcels, the Plan specifies appropriate development types and densities. Overall, the Plan encourages mixed-use development that retains public access to the beach, and includes single-family and multi-family residences and small-scale, resident- and visitor-serving businesses. Policies for individual subareas describe clustered residential development, a community center, eating establishments, small hotel, neighborhood convenience store, and office and studio space. The policies take into account current problems with water supply, sewage disposal, traffic and circulation, and the need to preserve views from all parts of the community.

Prescribed residential densities range from 4 to 10 units per acre in specified areas. Commercial densities range from floor area ratios of 0.2 to 0.3 (ie., 20 to 30 percent). Development within these ranges will be contingent on new water supplies, increased sewage disposal capacities, traffic considerations, and a host of siting and design standards. Based on the policies for each subarea, the Plan specifies an overall residential density of 0.7 and 1.2 units per acre. Actual development is to be clustered, however, to avoid environmental hazards, protect sensitive environmental resources, and create a balanced, pleasing development that is compatible with existing development in the community.

The Plan recognizes Dillon Creek, which runs through the center of the Resort, as a sensitive riparian zone subject to erosion. It is also recognized as an important connection between the Village and neighborhoods to the south. The Plan recommends that future Master Plans for the Resort include a pedestrian bridge across the creek and a linear park, as well as buffers to protect sensitive areas from adjacent development.

Lawson's Landing. "Lawson's Landing" refers to the private beach, bayfront, and campground that extends from Lawson's Dillon Beach Resort on the north to Tomales Bay on the south. The Plan maintains the Landing as a recreational resort area where campsites, spaces for recreational vehicles and trailers, a pier and small store for boating, fishing, and clamming provide low-cost visitor facilities. The Landing's location, however, on a low-lying sand point near the San Andreas fault presents significant potential earthquake and flooding hazards. Given these conditions and the concern for preserving coastal sand dunes to the north and east of the trailer park and sensitive bay habitats, the Plan recommends only limited improvements or expansion of the approximately 16-acre developed portion of the Landing. Master Plan approval would be required for additional development. As water supply and sewage treatment are provided by facilities on-site, additional development would also be dependent upon the ability to increase and improve current levels of service.

TRAFFIC AND CIRCULATION

Dillon Beach Road is the only road into town. On weekends and holidays, slow-moving recreational vehicles on their way to Lawson's Landing cause long lines of traffic into and out of town, through the Village, and to and from the Landing. The Plan calls for considering pullout zones and wider shoulders along Dillon Beach Road and considering a second road into town to separate auto traffic and slower recreational vehicle traffic.

Other traffic policies address circulation within the Village, additional directional signs, greater parking enforcement, additional parking areas in the Village, and pedestrian pathways.

COMMUNITY FACILITIES

The Plan discusses eight community facilities, including emergency medical services, fire protection, library services, police services, schools, sewage treatment and disposal, solid waste disposal and recycling, and water supply. The three major areas of concern are emergency response (including medical, fire, and police services), sewage disposal, and water supply.

Emergency Response. Due to Dillon Beach's remote location and limited system of roads, the community could easily be cut off from conventional emergency services. Consequently, the Community Plan calls for retaining air- and water-borne emergency services and, at a minimum, maintaining current levels of staffing and equipment at the Tomales Fire Station and Sheriff's West Marin Substation in Point Reyes Station. Additional development in Dillon Beach that would result in substantially more residents or visitors are to be approved only when additional emergency response services can be provided.

Sewage Treatment and Disposal. Sewage treatment and disposal in Dillon Beach is provided by several independent systems. Treatment and disposal in most of Oceana Marin is provided by a centralized sewer system. Treatment and disposal in the Village, Lawson's Dillon Beach Resort, and Lawson's Landing is handled by individual on-site septic systems. Additional treatment and disposal capacity will be needed for additional development in Oceana Marin, Lawson's Dillon Beach Resort, and Lawson's Landing.

Several alternatives have been considered for expanding the system serving Oceana Marin. These alternatives include expanding capacity on the hilltop east of Oceana Marin, and constructing a treatment facility on the southwest corner of the subdivision that would then discharge treated effluent to a leachfield in the sand dunes in Lawson's Landing. Neither alternative is clearly preferable at this time, nor have they been evaluated according to potential communitywide needs. This community service will be one of the most influential factors in evaluating future Master Plan proposals throughout the community. Substantial improvements and increased capacity will be necessary to accommodate additional development. The improvements and expansions will be subject to Plan policies regarding environmental hazards and environmental quality.

Water Supply. Water is currently supplied to Oceana Marin, the Village, and Lawson's Dillon Beach Resort by two private water companies: Coast Springs Water Company and Estero Mutual Water Company. Lawson's Landing draws on its own system. Coast Springs' and Estero Mutual's systems are considered to be at, or very near, capacity. They have limited source capacity, but are able to serve a relatively large number of connections mainly because of the community's high level of part-time occupancy.

Additional water supply will need to be identified and developed for additional significant development in the community. The owners of Coast Springs, Estero Mutual, and Lawson's Dillon Beach Resort continue to search for and test potential sources. However, this resource may be a significant limiting factor for future development. All Master Plan approvals will be contingent on adequate water supplies. To improve water supply efficiencies, primary Plan recommendations include conducting technical studies of existing water supplies to confirm their extent, and evaluating the feasibility of forming a communitywide service district.

I. INTRODUCTION

1.1 PURPOSE OF THE PLAN

The purpose of the Dillon Beach Community Plan is to provide guidelines for protecting the quality of life now enjoyed in Dillon Beach and its unique attributes, while providing for a moderate amount of additional development that is in keeping with the community's coastal village character. The Community Plan expands upon the Marin Countywide Plan and Local Coastal Program (LCP), Unit 2 by providing more detailed information about existing conditions and planning solutions for the Dillon Beach planning area.

1.2 RELATION TO OTHER PLANS AND REGULATIONS

Two other planning documents also apply to Dillon Beach: the "Marin Countywide Plan" and the "Marin County Local Coastal Program." A summary of Countywide Plan and LCP policies is contained in Appendix A. Development in Dillon Beach is also regulated by the Marin County Zoning Code. These documents are briefly described below.

Marin Countywide Plan

The Countywide Plan was originally adopted by the County Board of Supervisors in 1973 and was last amended in 1982. It functions as a general policy plan for the entire County. Every California County is required by law to have one. It is a guide for both the city and county governments, as well as citizens, for making decisions about development in Marin County.

In general, the Plan's goals, or vision, for how the County should develop are concerned with protecting the environment; preserving agriculture and open space, keeping housing prices within reason; maintaining a stable rate of growth in jobs and housing for employees; and using energy wisely.

While each city has its own plan to guide its land use decisions, the Countywide Plan speaks most directly to those decisions to be made by the County Board of Supervisors about land use in areas lying outside any city boundary.

The Countywide Plan divides Marin County into a number of geographic areas; Dillon Beach is located in what is called the Coastal Recreation Corridor. According to the Plan, the most important issues in the Coastal Recreation Corridor are:

1. preventing rapid or disruptive growth;
2. improving housing quality without raising prices too much for residents of lower means;
3. providing appropriate tourist facilities; and
4. supporting the continuation of agriculture.

A section of the Countywide Plan talks specifically about villages such as Dillon Beach. The Plan discourages the kind of development in villages that would rapidly or drastically change their character, or which would require expensive new public utilities such as roads or sewer systems. On the other hand, the Plan encourages social and economic diversity, namely freedom of choice for residents. While tourism is allowed and even encouraged in villages, the Plan is clear that this kind of development should be small, like the villages themselves, and should protect the natural beauty which attracts visitors in the first place.

The Marin County Local Coastal Program - Unit 2

The California Coastal Act of 1976 requires that coastal cities and counties in the state have special plans to make sure that the special attributes of coastal areas are properly protected and accessible to the public. The Marin County Local Coastal Program, or LCP, was approved in 1981. The LCP is, like the Marin Countywide Plan, a set of goals and policies to guide development, specifically for land along the Coast. The Marin County LCP Unit 1 pertains to the Marin coastal zone from Olema south. LCP Unit 2 includes the Marin coastal zone north of Olema to the Sonoma border.

The important issues addressed in the LCP are:

1. public access to the shoreline;
2. recreation and tourism;
3. protecting natural resources;
4. activities in Tomales Bay (such as boating and clamming);
5. new development; and
6. public services (again, water, sewer, etc.) for such development.

The LCP is quite specific about what activities should be located where in coastal areas. For example, public access policies recognize that particular areas people have historically used to get to the shoreline are valuable and suggest that formal pathways or "easements" be established for them. The LCP establishes community expansion boundaries within which development is to occur. The boundary provides an urban/rural delineation and is intended to preserve agricultural lands for agricultural uses. The *community expansion boundary for Dillon Beach*, as revised by this Plan and companion amendments to the LCP, is shown in Figure 1-1.

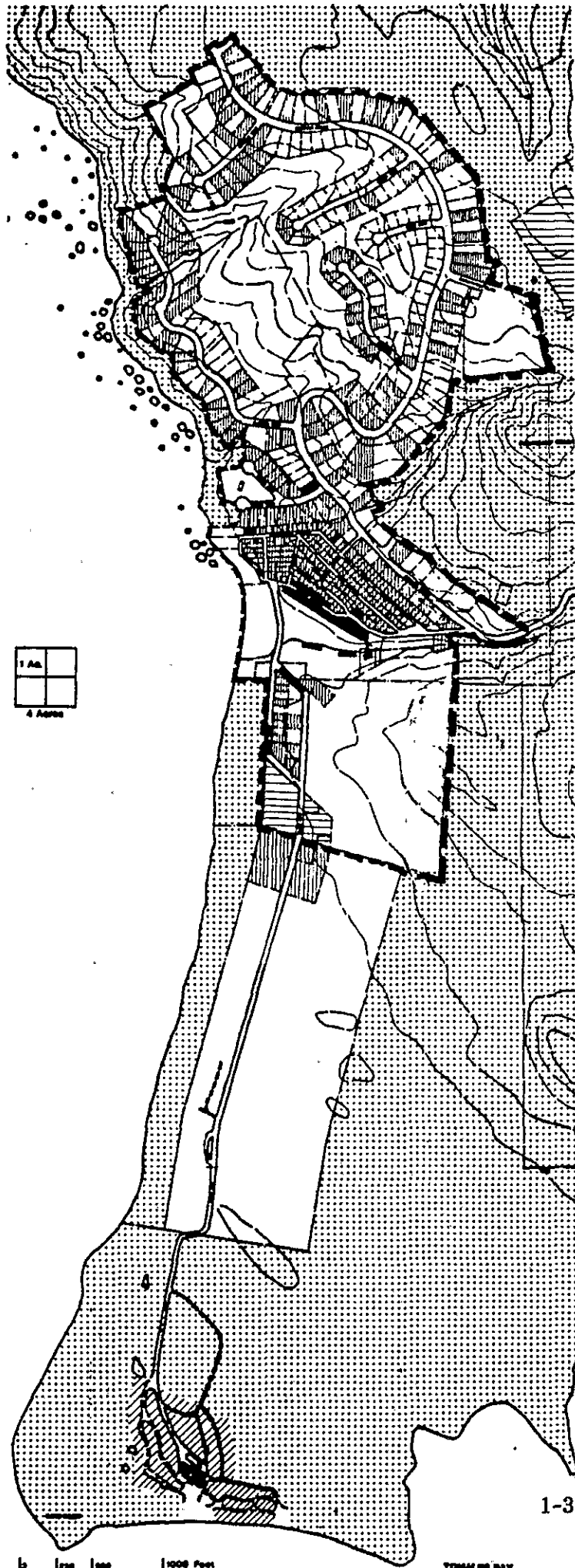
The LCP specifies zoning on lands in the Dillon Beach area. For example, the LCP formerly changed the zoning of the Sand Point area of Lawson's Landing from agriculture to coastal resort and recreation to allow tourist activities such as camping and boating. Lawson's Dillon Beach Resort was rezoned to permit both commercial use and some residences.

However, the LCP is also quite clear that the amount of development in Dillon Beach, and in Oceana Marin in particular, will be limited by the availability of water and sewage treatment. Development that would need water or sewage treatment beyond what is known to be available cannot occur unless additional supply of these and other essential services, such as police and fire protection, can be developed.

The LCP is most extensively concerned with protecting and preserving the natural environment. Protection measures for streams and wetlands and their special types of vegetation are carefully spelled out, as are recommendations for limiting development in dunes and agricultural areas. Policies about where and how to allow pier, breakwaters, and boat launches are intended to prevent shoreline erosion and disturbance of marine habitats.

The LCP is also concerned with keeping development safe in the face of natural hazards such as landslides, floods and earthquakes. Thus the LCP states, for example, that development on bluffs and cliffs should be carefully studied and controlled.

COMMUNITY EXPANSION BOUNDARY




 Expansion Area Boundary

Figure 1-1

DILLON BEACH COMMUNITY PLAN

Marin County Planning Department
San Rafael, CA

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Marin Zoning Code

Zoning for the Dillon Beach area is established by Title 22 of the Marin County Code. These regulations describe types of uses allowed in each zoning district and related development standards, such as lot size and building setbacks.

Nine zoning designations are used in Dillon Beach area. Each designation begins with "C" to identify it as a coastal-zone district. In addition to the specified permitted uses, other uses including crops, tree and truck farming, nurseries and greenhouses, home occupations, accessory buildings, and bed and breakfast operations are allowed in agricultural zones; sales rooms, schools, libraries, museums, churches, retreats, noncommercial tennis courts, and day childcare centers may also be permitted. Specific designations are described below.

C-APZ-60: Coastal Agricultural Production Zone, Maximum 1 Dwelling Unit per 60 Acres. This zone is intended to preserve coastal agricultural lands and their agricultural uses. Regulations for these areas are more restrictive than for inland agricultural areas in order to protect their uniqueness. Only one single-family home may be constructed per 60 acres and master plan approval is required for development. Development must be clustered on 5 percent or less of the property. Other uses must support or be accessory to the agricultural use.

C-R-1: Coastal Single-Family Residential. This district is reserved for single-family, detached homes. Minimum lot size is 7,500 square feet unless historic subdivisions have created smaller lots.

C-R-1:B-D: This is also a Coastal Single-Family Residential district, but with a smaller minimum lot size of 1,750 square feet.

C-R-1:B-2: This, too, is a Coastal Single-Family Residential district, but with a larger minimum lot size of 10,000 square feet.

C-R-A:B-5: Coastal Residential-Agricultural. This district provides for residential use, combined with small-scale agricultural activities. Single-family homes are permitted. A minimum lot size of 2 acres is required in this zone. The number of livestock allowed per lot is limited in order to maintain small-scale operations.

C-RSP-#: Coastal Single-Family Residential, Planned District, with a specified maximum number of dwelling units per acre. This district allows single-family detached units without the confines of specific setback requirements, in order to allow the greatest possible compatibility with unique site characteristics. Development in planned districts requires Master Plan approval.

C-RMP-#: Coastal, Multi-family Residential, Planned District, with a specified maximum number of dwelling units per acre. This district allows for varied forms of residential development, provided they are designed according to the policies in the Local Coastal Plan. This district also requires a County- and Coastal Commission-approved master plan for all uses. There are no building setback requirements in order to encourage housing arrangements that "benefit public welfare or other properties in the community." Uses permitted with Master Plan approval include single- and multi-family residences, public parks and playgrounds, as well as hospitals, clinics and offices.

C-RMPC-#: Coastal, Multi-family Residential, Planned District, with Commercial Development, with a specified maximum number of dwelling units per acre.. This district is similar to C-RMP, except that it also allows commercial and institutional uses. The numerical suffix indicates a maximum residential density; commercial building

densities are specified in Plan policies pertaining to the specific sites.

C-RCR: Coastal Resort and Commercial Recreation. The purpose of this district is to create and protect areas within the coastal zone for resort and visitor-serving facilities. An emphasis is placed on public access to recreation areas within and adjacent to proposed developments. Residential, industrial, institutional and general commercial uses as well as mobilehome parks and floating home marinas are specifically prohibited in these districts.

A multi-family residence refers to a building, or portion thereof, that is designed as a residence for two or more families that live independently of each other. Multi-family residences include duplexes, triplexes, four-plexes, etc., and may be owner-occupied or rented. Multi-family residences include condominiums, town-houses, apartment buildings, and time-share arrangements.

1.3 PLANNING PROCESS

The Community Plan was initiated in early 1988, with the assistance of a grant from the California Coastal Commission. During the Plan's development, the Planning Department held six community workshops, which were each well attended by sixty or more concerned residents, property owners, resort visitors, and agencies. The community's desires and concerns are addressed in the Plan via goals, objectives, policies, and implementation programs.

The Planning Commission and Board of Supervisors approved the Plan in late 1988. The Board of Supervisors also adopted rezonings and amendments to the Local Coastal Program, Unit 2 (LCP), in accordance with the policies and recommendations of the Plan. In April 1989, the California Coastal Commission approved the LCP amendments. This copy of the Plan includes all modifications made to the Plan during the Planning Commission, Board of Supervisors, and Coastal Commission hearings.

1.4 READERS' GUIDE TO THE PLAN

Following this introduction, the Community Plan is organized into seven main sections:

Section 2: Background, which presents material regarding the Dillon Beach area and its history, and delineates the planning area covered by this plan;

Section 3: Conservation and Development Plan, which presents the overall goals for the plan and community, and overall land use diagram;

Section 4: Environmental Quality;

Section 5: Environmental Hazards;

Section 6: Community Development;

Section 7: Traffic and Circulation; and

Section 8: Community Facilities, which includes emergency medical services, fire protection, library services, police services, schools, sewage treatment and disposal, solid waste recycling and disposal, and water supply.

Within Sections 3 through 8, background text regarding existing conditions and issues is first presented, then objectives, policies, and implementation programs. A summary of the implementation programs is presented in Section 9.

Reference material regarding applicable policies in the Marin Countywide Plan and Local Coastal Program, traffic analyses, sewage disposal and water supply projections, and design guidelines in Oceana Marin are included in appendices at the end of this document.

Many figures in this Plan were reduced from large-scale maps. The full-size originals are available for reference in the County Planning Department.

1.5 LIMITATIONS OF PLAN

This Plan acknowledges that private property owners are entitled to a reasonable and beneficial use of their property consonant with environmental and planning restrictions. To this end, any limitations on use shall be interpreted accordingly. Similarly, any requirements for dedications or exactions from private property owners are applicable only to the extent that the County determines that there is a reasonable nexus between the proposed development and the specified dedication or exaction.

2. BACKGROUND

2.1 REGIONAL CONTEXT

The community of Dillon Beach is located in northwest Marin County overlooking Bodega Bay. It lies approximately three miles south of the Sonoma County line and four miles west of Tomales, off Highway 1, and at the end of Dillon Beach Road (see Figure 2-1). In general, the area to the east between the coastal community of Dillon Beach and Highway 1 is open countryside. Land uses are primarily agricultural, with dairy, sheep and cattle grazing being the major industries in the area. There are isolated farmhouses along secondary roads.

Estero de Americano forms the boundary between Marin and Sonoma Counties and is one of two brackish coastal rivers along the northernmost West Marin coastline. The second, Estero de San Antonio, is located approximately one mile to the north of Dillon Beach. The esteros are unique coastal wetland areas in that they constitute "seasonal estuaries" whose connection to the ocean is periodically closed. The surrounding land slopes steeply to the esteros. The bluffs are extremely fragile and are used almost exclusively, when at all, for grazing.

Sand Point, at the mouth of Tomales Bay, forms a second natural geographic boundary for the community approximately one mile south of the Village. Two formations of sand dunes in this area between the old University of the Pacific Marine Station and Sand Point vary in height from 10 to 200 feet. The foredunes are a series of three longitudinal dunes running parallel to the beach between it and Bay Drive, a privately-owned road leading to the Point. The generally higher rear dunes are located inland and to the east. The former, created by the planting of European beach grass, protect inland areas from wave runup and maintain a flat plain behind them which is used for grazing. Both sets of dunes are habitats for plants and animals, including the Dune Tansy, coastal dune scrub, small mammals and rodents.

Approximately one-half mile southeast of the Village in Lawson's Landing is a 23-acre sand quarry site. A County surface mining and quarry permit allows 10-15,000 tons of sand to be removed each year.

The community of Dillon Beach is surrounded by agricultural lands which are in active agricultural use. Many of the holdings, especially to the east and south, are under agriculture preserve (Williamson Act) contracts. Such contracts protect the agricultural viability of properties by allowing a lower tax assessment for a ten-year period on lands that remain in active agricultural use.

2.2 HISTORY OF DILLON BEACH

The Dillon Beach area, lying at the juncture of three ecological zones -- northern coastal highlands and bluffs, the Point Reyes Peninsula and the San Andreas fault forming Tomales Bay -- has long been known for its unique beauty and rich clam beds. In prehistoric times, it was the home of the coast-dwelling Miwok Indians who, according to evidence from several archaeological sites, used the sand dunes and a small valley on the southerly slope of Little Sugar Hill for drying shellfish, the basis for subsequent trade with inland tribes.

LOCATOR MAP

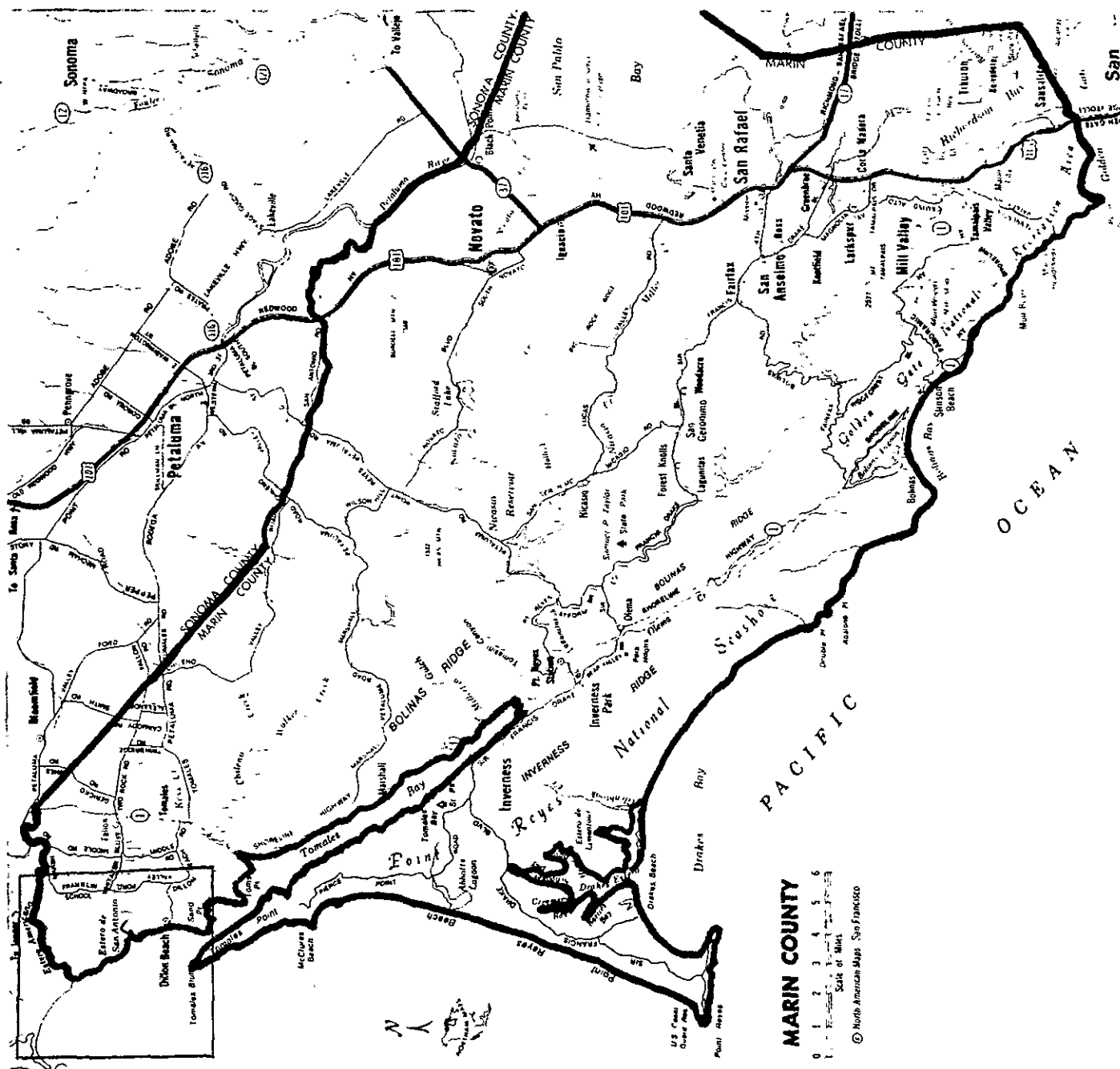


Figure 2-1

DILLON BEACH COMMUNITY PLAN

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 Community and Environmental Planners
 San Francisco, CA

The next known occupants of the area were Russian trappers hunting sea otters for the Russian-American Fur Company in Fort Ross to the north. At that time, Bodega Bay was called Port Romanazov. The Port flourished between 1811 and 1841, by which time the sea otter population had been extinguished.

Dillon Beach, or Dillon's Beach as many older residents know it, was settled as a resort in 1859 by an Irish immigrant, George Dillon. He was the sole owner of a 644-acre tract of land along the creek where he built and operated an 11-room hotel. As his venture prospered, he expanded his holdings. In 1903, he sold a section of beachfront to John W. Keegan who then laid out the current Village center with its small lots and narrow streets. Keegan also built a barn, a dance pavilion and a store. In 1911, Keegan sold his holdings to a San Francisco Corporation, the California Eucalyptus Plantation Company. One of the ventures of these tree merchants was a 500-lot subdivision, which was called Portola Beach, adjacent to the Village. The project was a failure. More successful was the operation of a horse drawn carriage service charging seventy-five cents a ride from the train in Tomales to the resort at Dillon's Beach.

In April, 1923, Sylvester Lawson leased the town from the corporation and began marketing its unique appeal as a vacation community. The following advertisement appeared in the Marin Herald under the title "Marvelous Marin."

Our bathtub is the ocean
Our lawn -- the beach so gray,
Our children dance with kelpies
To while the hours away.

Credit for this jingle is given to the Rev. James Mitchell, who was one of the first permanent residents of the village. Sylvester Lawson eventually bought a portion of Dillon Beach in 1926 and his sons, Howard and Walter, completed the purchase of the resort in 1942. At that time, development in Dillon Beach included the hotel and 21 rental cottages.

The Lawsons loaned one of their buildings, Point House, to the University of California and the College of the Pacific in 1933, for use as a marine research command post. Dr. Alden E. Noble, professor of zoology, is credited with establishing the facility in Dillon Beach. UC later moved to Bodega, but the University of the Pacific stayed and in August 1948, dedicated the facility as a Marine Biological Station. The abundance of marine life at Dillon Beach attracted marine scientists and students for more than 60 years. Winifred Lawson, who was postmaster from 1942 to 1960, has provided several amusing stories of the strange packages which were mailed to and from the Marine Biology Station.

The history of Dillon Beach from the 1920s is intertwined with the Lawson family history. Lawson's Dillon Beach Resort is still operated by one branch of the family. A second branch of the family established and still operates Lawson's Landing, a trailer and camping resort on Sand Point one mile south of the Village. The Landing is popular throughout the region for its fishing and clamming excursions.

World War II brought significant changes to Dillon Beach. Three days after Pearl Harbor, a Japanese submarine was sighted just outside the entrance to Tomales Bay. The community was one of a number of places along the California coast where defensive units were established. During the War, access was limited to military personnel and at one time the Army took over the Lawson resort for military use. After the War, the machine-gun emplacements were filled, the Village streets were paved and the County

road was extended down to the beach and across the creek to the southern half of the property which had been sub-divided, but never developed, as Portola Beach. A few lots were sold and houses built along Cliff and Bay Streets.

In the 1960s the Oceana Marin subdivision was established north of the Village and the most recent change of major proportion to the community was initiated. It is interesting to note that the developer of Oceana Marin was the grandson of John Keegan who had originally laid out the Village some forty years earlier.

2.3 PLANNING AREA

The Marin Countywide Plan specifies that Community Plans should establish two types of boundaries for unincorporated villages. The first is the "expansion area boundary," within which villages should be allowed to expand in the future. The second boundary defines a village's "area of interest," i.e., territory outside the expansion area, but close enough that any development or use there has significant impacts on the village.

The community expansion area boundary for Dillon Beach currently extends to the existing boundary of the Oceana Marin subdivision to the north and east and at the southerly end of the Pacific Marine Station to the south (see Figure 1-1).

The present expansion area boundary for Dillon Beach was established by the County's Local Coastal Program in consideration of agricultural zoning, utility service areas, natural barriers, needed land, subdivisions, flood plains and seismic conditions. According to the LCP, only rural or low density development, or visitor-serving activities, should be permitted outside this boundary.

The present expansion area boundary was set in order to:

- o promote concentration of development,
- o protect agricultural lands,
- o protect water quality in the Estero de San Antonio,
- o prevent development adjacent to eroding coastal bluffs and in sensitive dune habitats,
- o protect scenic resources,
- o protect opportunities for public recreation, and
- o ensure that new development can be served by existing or planned public service capacities.

The planning area for the Dillon Beach Community Plan, which generally corresponds to the Countywide Plan's area of interest concept, incorporates the area shown in Figure 2-2. This area essentially extends to the Estero de Americano to the north, to the "elephant rocks" on Dillon Beach Road to the east and to the tip of Sand Point and Tomales Bay to the south.

Planning Subareas (See Figures 2-3 through 2-7.)

The community of Dillon Beach can be most easily described in terms of four distinctive areas from north to south: the Oceana Marin subdivision, the Village, Lawson's Dillon Beach Resort, and Lawson's Landing. These subareas therefore provide the organizational framework for this Community Plan. In general, within each major section of this plan (i.e. Community Development, Transportation and Circulation, Community Facilities etc.), background information and objectives, policies and programs are listed first for the community as a whole and then for each of the subareas.

**COMMUNITY PLAN
PLANNING AREA**



Figure 2-2

DILLON BEACH COMMUNITY PLAN

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PLANNING SUBAREAS

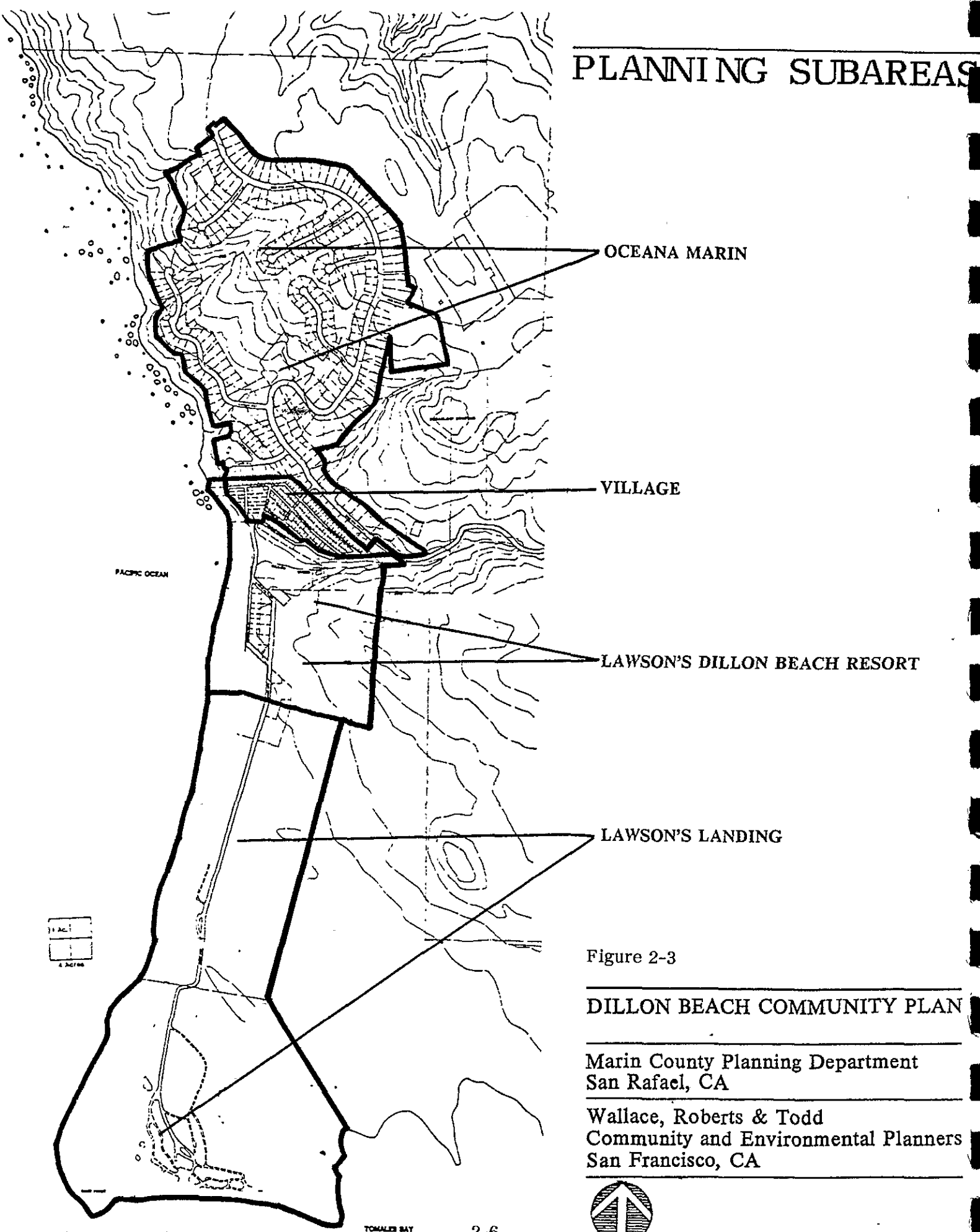


Figure 2-3

DILLON BEACH COMMUNITY PLAN

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PLANNING SUBAREA OCEANA MARIN

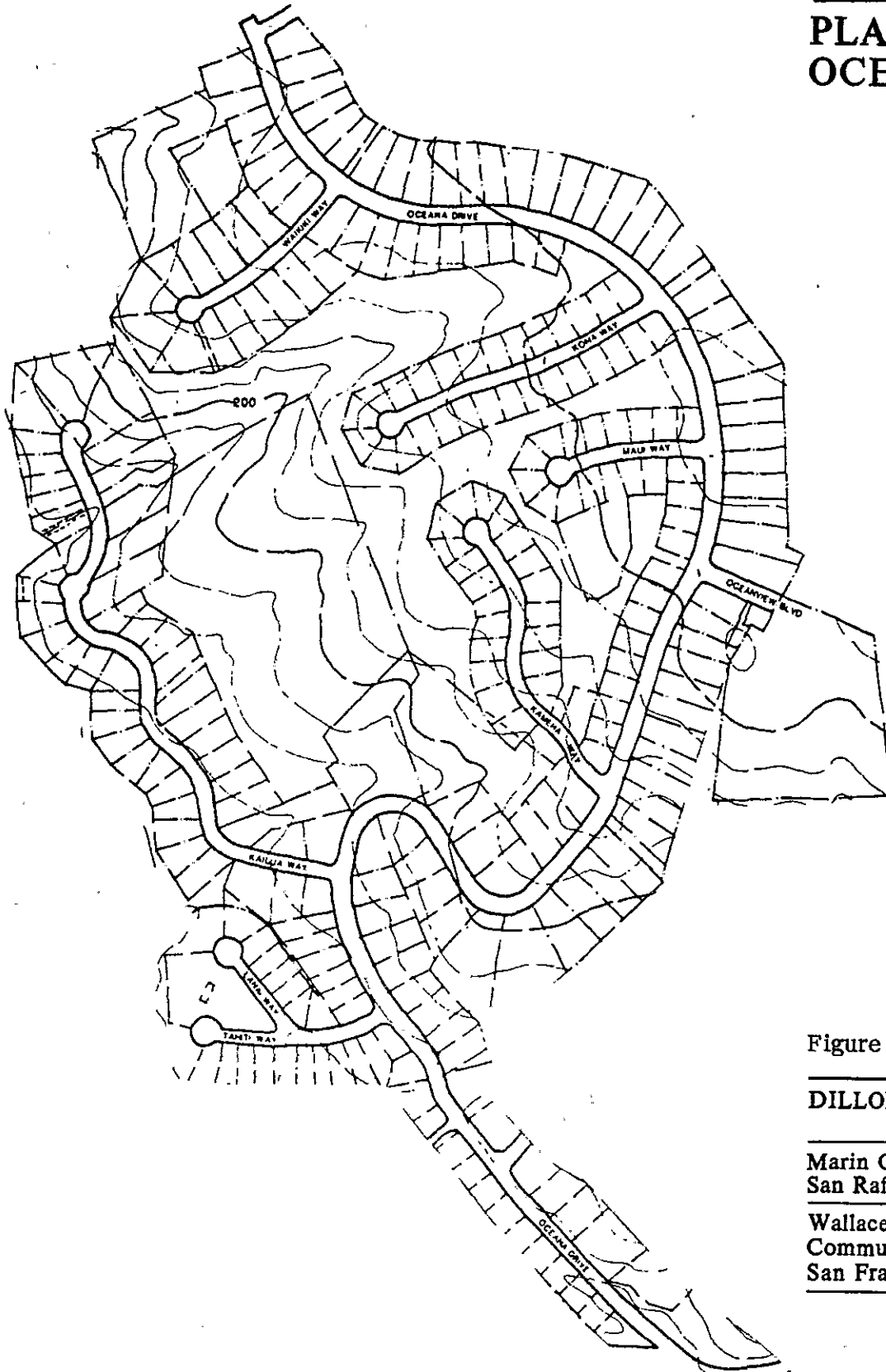


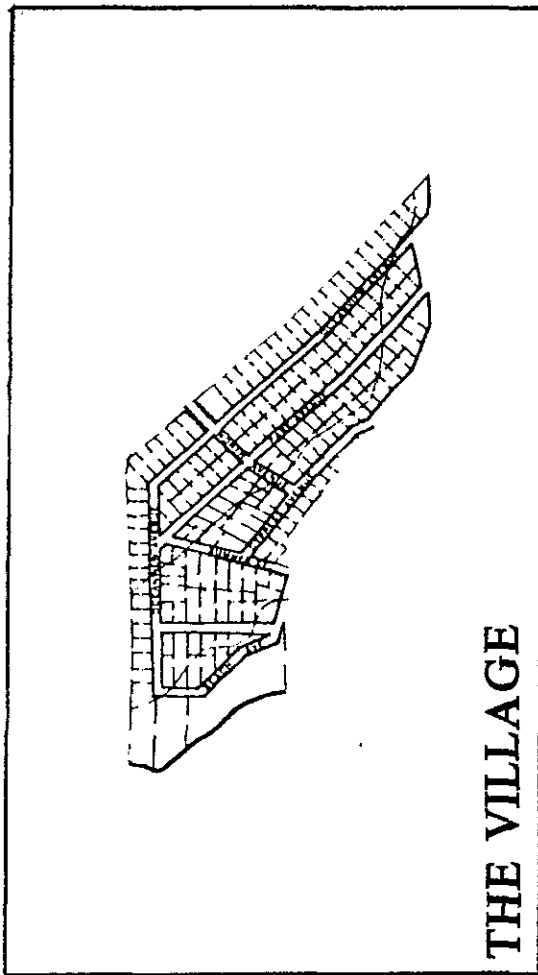
Figure 2-4

DILLON BEACH COMMUNITY PLAN

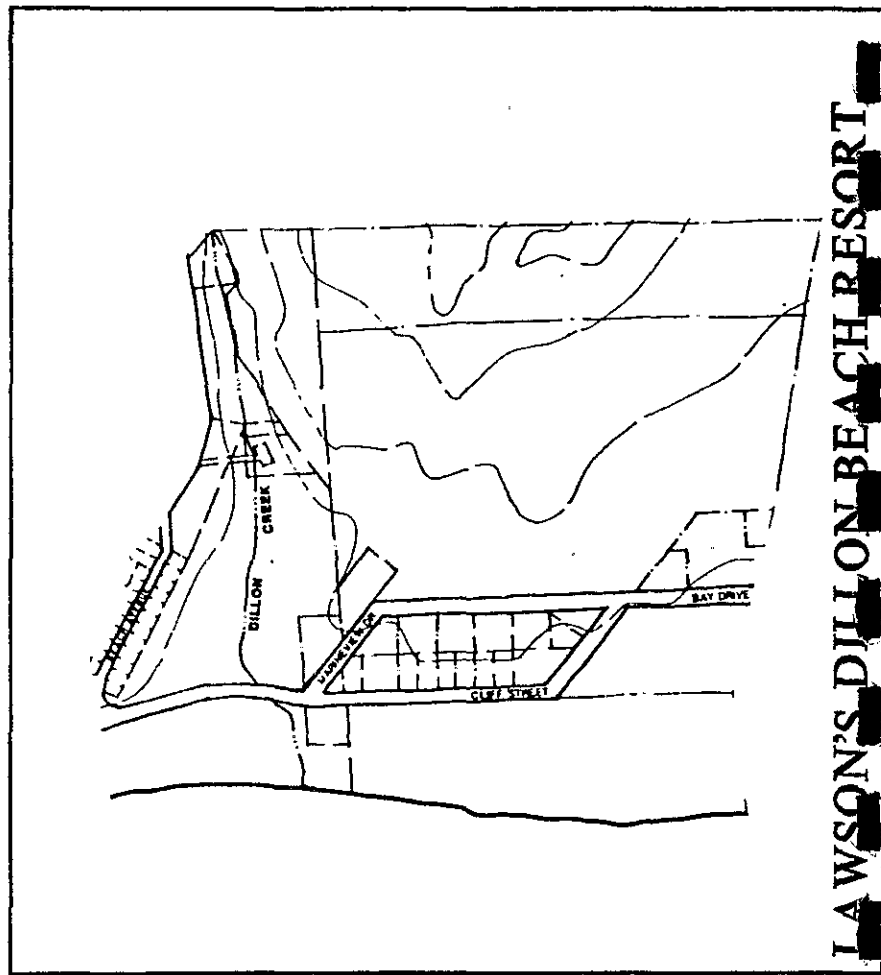
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**PLANNING
SUBAREAS**



THE VILLAGE



LAWSON'S DILLON BEACH RESORT

Figure 2-5

DILLON BEACH COMMUNITY PLAN

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**PLANNING SUBAREA
LAWSON'S LANDING**

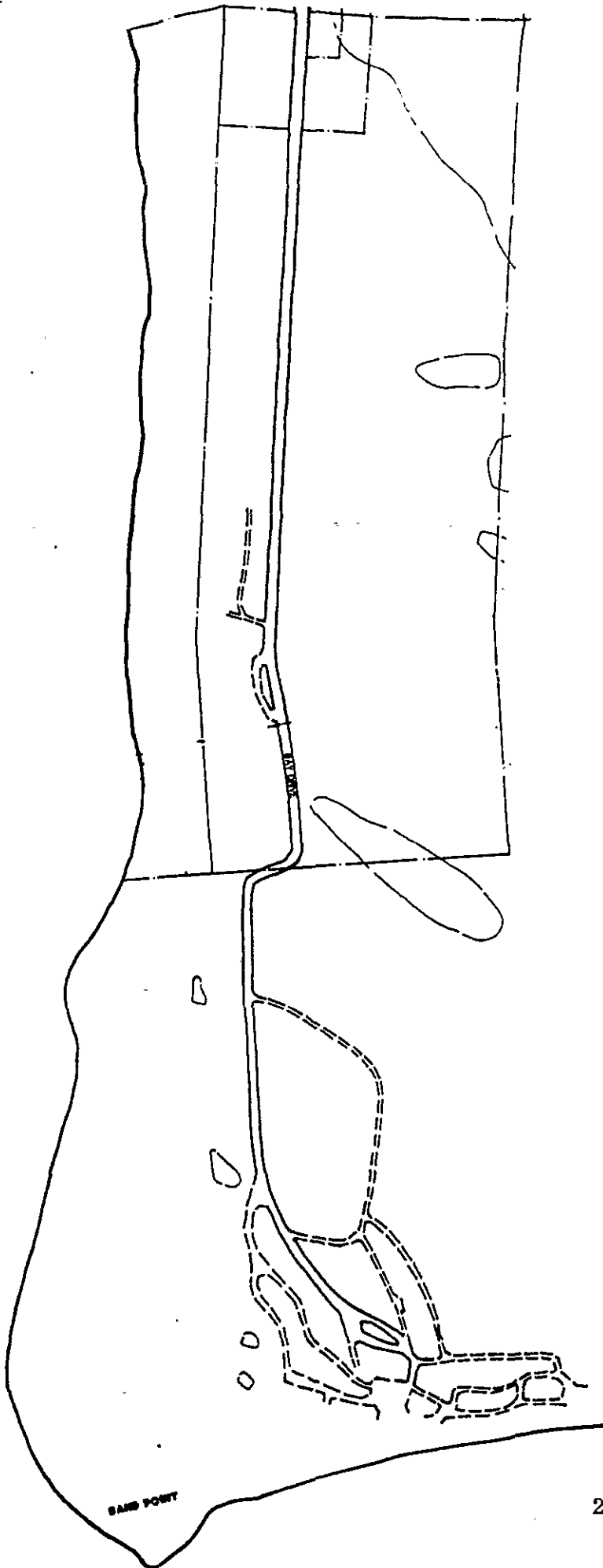


Figure 2-6

DILLON BEACH COMMUNITY PLAN

Marin County Planning Department
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San Francisco, CA

3. CONSERVATION AND DEVELOPMENT PLAN

This section contains a statement of community goals, a diagram for future land use, estimated existing and projected population for the community along with a discussion of the assumptions underlying the projections, and an introduction to the environmental considerations underlying the recommended plan.

3.1 GOALS

The following goals for the Dillon Beach community reflect both the overall goals of the Marin Countywide Plan and Local Coastal Program and the goals of community residents expressed through a series of community meetings and in correspondence throughout the planning process. The goals are broad statements of direction for the community, which the objectives, policies and programs in the following Plan are intended to achieve.

1. Achieve high quality in the natural and built environment through a balanced system of transportation, land use, and open space.
2. Protect the community's unique and valued environmentally sensitive features through sound conservation and development practices.
3. Provide public access to and along the shoreline and provide public recreational opportunities in the community consistent with sound resources conservation principles and rights of private property owners.
4. Assure orderly, balanced utilization, and conservation of community resources taking into account the social and economic needs of the people of the community.
5. Recognize the resort nature and socio-economic diversity of lifestyles in the community and provide means for their continuance.
6. Preserve and enhance the community's visual character for the enjoyment of the permanent population and for visitors to the area.

3.2 LAND USE DIAGRAM


The land use diagram in this section represents an overall conservation and development plan for the community to approximately year 2010. The plan represents a future direction for the community based upon environmental considerations and the potential for development expressed in Plan goals and policies.

3.3 EXISTING AND PROJECTED POPULATION


For the purposes of the Community Plan, population estimates were calculated for areas within the original community expansion boundary. The calculations were based on estimates prepared by the North Marin Water District. An average of 48 percent occupancy was assumed, and an annual average number of occupants per household of 3.3 persons. This corresponds to 100 percent occupancy at an annual average of 1.6 persons. The methodology and assumptions for these estimates is outlined in Appendix H to this Plan.


LAND USE DIAGRAM, 1989


AGRICULTURAL USES


 Agriculture
(1 du/60 acres; 0.04 people/acre)

RESIDENTIAL USES


 Low-density, Single-family Residential
(2.0-6.9 du/acre; 4.6-16.0 people/acre)

 Medium-density, Single-family Residential
(14 du/acre; 32 people/acre)


 Planned Unit Development
Low-density, Single-family Residential
(0.4 du/acre; 0.9 people/acre)


 Planned Unit Development
Single-family/Multi-family Residential
(0.8-3.6 du/acre; 1.8-8.4 people/acre)

COMMERCIAL USES


 Coastal Resort and Commercial Recreation,
Planned District
(average commercial FAR of 0.2 in specified areas)

MIXED USES

 Residential - Agricultural
(0.8-7.7 du/acre; 1.7-17.7 people/acre)

 Residential (Single/Multi-family) - Commercial,
Planned District
(4-10 du/acre; 9.2-23.0 people/acre)
(average commercial FAR of 0.2-0.3 in specified areas)

OTHER USES

 Public/Quasi Public
(post office)

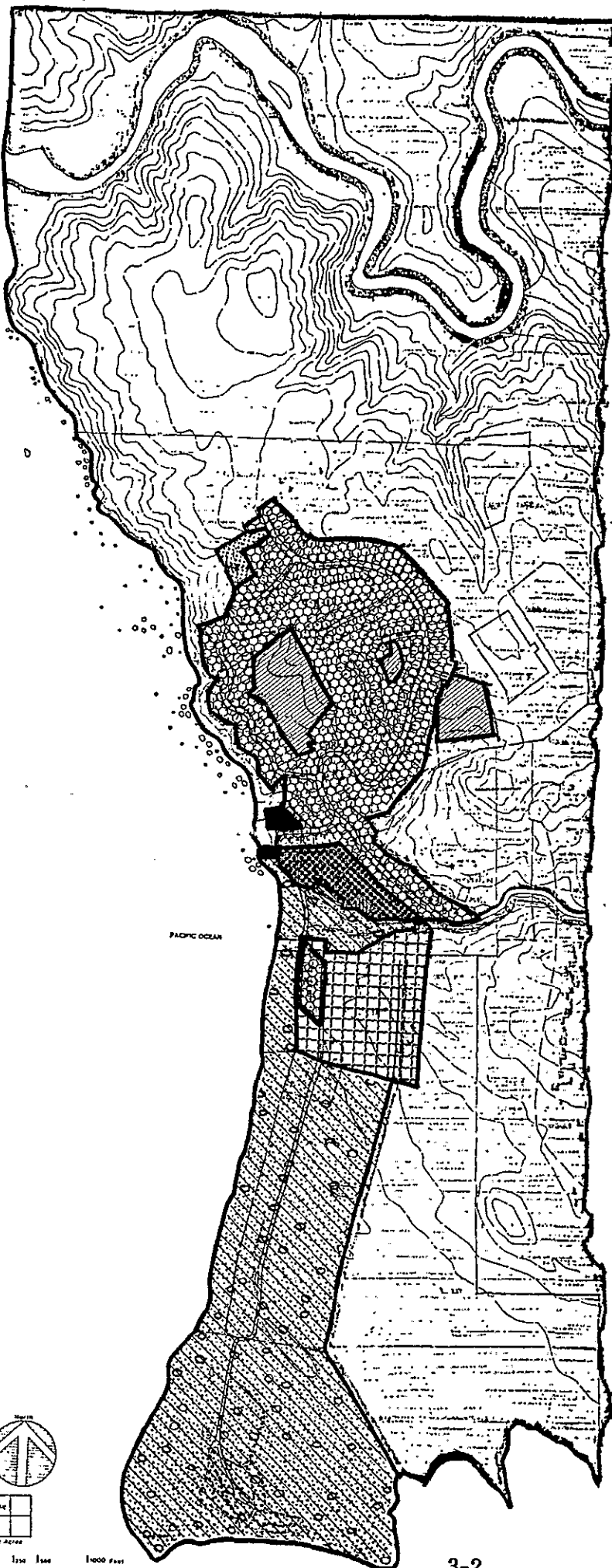
NOTES

- "du" refers to dwelling unit.
"FAR" refers to floor to area ratio, expressed as a percent (eg. 0.2=20%).
- Refer to the Plan text and policies for more specific descriptions of land use types, building intensities and population densities; see especially Section 6: Community Development.
- All population densities assume 2.3 people per dwelling unit (ABAG, "Projections '87: Forecasts for the San Francisco Bay Area to the Year 2005").
- All densities are based on gross acreage.
- The commercial FARs are applicable only to specific areas within the land use areas shown (see policies for Lawson's Dillon Beach Resort in Plan Section 6).

Figure 3-1

DILLON BEACH COMMUNITY PLAN

Marin County Planning Department
San Rafael, CA



Total current population is estimated to be 470 people. On a given day during the year, far fewer or far more people may be in town than the average population number indicates, especially as it does not account for Lawson's Landing and visitors staying overnight in trailers and campgrounds. The estimate of 470 people corresponds to an average population density of 2.1 persons per acre.

Future population at buildout, according to this Plan, is estimated to average 840 people, or 80 percent more than today. If the community experiences more full-time occupancy and more closely matches demographics in other communities, then total population could be substantially higher at 1,170 people on average, or a density of 5.2 persons per acre.

Due to the paucity of reliable data, these current and future population estimates are crude at best. They are included in the Plan solely as baseline indicators, and have not been used in any way for developing policies for community development, traffic and circulation, nor community facilities. The population figures should be used cautiously until more accurate estimates are derived. These estimates are not suitable for determining the size of water and sewer facilities. A recommendation for acquiring more accurate data is outlined in Policy CD-14.1.

3.4 ENVIRONMENTAL CONSIDERATIONS

Environmental considerations addressed as part of this Community Plan include geology and soils, hydrology and drainage, biological resources, and cultural resources. The description of environmental conditions in the planning area contained in the next sections (Sections 4 and 5) is based on a number of sources of information including Environmental Impact Reports and Environmental Assessments prepared for projects in the area, publications of the U.S. Geological Survey and California Division of Mines and Geology, Marin County Flood Control Engineering Division, Federal Emergency Management Agency, California Natural Diversity Data Base, California Department of Fish and Game, and the California Archaeological Inventory, Northwest Information Center. Specific sources of information are cited in parentheses and listed in the Reference Material Section (Section 10).

These sections incorporate the findings of recent biologic and cultural resource records searches but no site-specific surveys by geologists, hydrologists, biologists, or archaeologists have been conducted for the Community Plan. Suggestions for further studies for specific development projects are provided in specific policies and implementation measures.

4. ENVIRONMENTAL QUALITY

This section contains descriptions of biological and cultural (archaeological) resources in the planning area. Each of these sections is then followed by objectives and policies for protecting these resources.

4.1 BIOLOGICAL RESOURCES

The planning area is characterized by a variety of biological communities, many of which are ecologically sensitive. Among the major biological communities found are mudflats, salt marsh, and marine communities along the shoreline, riparian and wetland areas along the drainageways and Estero de San Antonio, sand dunes and dune scrub to the south of Dillon Beach along Sand Point, and coastal scrub and grassland throughout the inland and upland portions of the planning area.

Vegetation

The planning area supports a range of natural vegetation communities. Due to the close proximity of the ocean and the sandy soils, the dominant plants and communities are coastal in character and are, for the most part, herbaceous or shrubby. Other common characteristics are salt and drought tolerance, low form, succulence, and extensive root systems. According to the California Department of Fish and Game's classification system, plant communities in the area include active coastal dunes, northern foredunes, central dune scrub, north coast riparian scrub, coastal prairie grassland, and wetlands. These communities are described as follows.

The active coastal dunes are typically devoid of vegetation and occur closest to the shoreline. Along the Dillon Beach coast, these dunes consist of a long ridge running parallel to the beach and transitioning into the low sandy ridge of the northern foredune community to the north. Where present, vegetation on the dunes consists of patches of lupine (Lupinus aboreus), sand verbena (Abronia latifolia and Abronia umbellata), sea rocket (Cakile maritima), fleabane (Erigeron glaucus) and yarrow (Achillea borealis var. arenicola) (Del Davis Associates, 1976).

The northern foredunes community represents the first stages of dune stabilization by vegetation. It consists of a mixed pattern of bare sand, creeping perennial grasses (Elymus mollis, Ammophila arenaria), and herbaceous species such as evening-primrose (Camissonia cheiranthifolia), sand verbena (Abronia latifolia), sea rocket (Cakile maritima), and bindweed (Calystegia soldanella). Introduced species in this community include iceplant (Mesembryanthemum spp.) and wild radish (Raphanus sativus) (WESCO, 1987).

The central dune scrub community is a relatively dense and mature vegetation type that occurs on old stable dunes in the area. The dominant plants in the community include yellow bush lupine (Lupinus chamissonis), coyote bush (Baccharis pilularis ssp. pilularis), Ericameria ericoides, fleabane (Erigeron glaucus), bicolor lupine (Lupinus bicolor ssp. umbellatus), nightshade (Solanum nodiflorum), and a thistle (Cirsium occidentale). Other species found in this community include wild strawberry (Fragaria chiloensis), evening-primrose (Camissonia micrantha and Camissonia cheiranthigolia), chickweed (Stellaria littoralis and Stellaria media), wild cucumber (Marah fabaceous), and dune tansy (Tanacetum amphoratum). The dune tansy was previously listed as a rare and

endangered plant, but because of recent taxonomic revisions, it is no longer considered to be a distinct species and is no longer listed as rare or endangered (WESCO, 1987).

The central dune scrub community is a relatively uncommon natural community and has been designated by the California Department of Fish and Game as a sensitive community warranting protection. Dune scrub communities have been historically depleted along most of its coastal distribution, and many of the remaining areas continue to be threatened. There are only about 30 extant locations of this dune community in California, including a protected community at Point Reyes National Seashore to the south. The Dillon Beach dune scrub community is located within a generally gentle, sandy shoreline extending from outer Point Reyes to Bodega Bay. There is less dune scrub habitat to the north and south of the planning area due to rockier and steeper shoreline conditions. The central dune scrub has no official protection at the State or Federal level, but dune communities in general are specified for protection by Marin County's Local Coastal Program Unit 2 Land Use Plan (LCP) (WESCO, 1987). According to the California Natural Diversity Data Base, central dune scrub is considered to be a very rare, endangered, and unprotected community type.

North coast riparian scrub is found along the drainages in the area including Dillon Creek and Estero de San Antonio. It is dominated by coast willow (Salix hookeriana), blackberry (Rubus spectabilis), and several perennial herbs (Scirpus, Juncus, and Epilobium). This highly productive vegetation community is also considered to be depleted and sensitive by the California Department of Fish and Game and is identified by the LCP as a sensitive habitat worthy of protection.

Coastal prairie grassland occurs in the upland areas north and east of the Dillon Beach community. This vegetation type is dominated by native perennial bunchgrass. It is described as occurring in three distinct phases, "moist," "wet," and "dry." The moist phase is characterized by a wide variety of native and introduced grasses and forbs. The dominant grasses are California fescue (Festuca californica), Italian ryegrass (Lolium multiflorum), and soft chess (Bromus mollis). Prevalent forbs of the moist phase include dandelion (Agroseris hirsuta), soap plant (Chlorogalum pomeridianum), hayfield tarweed (Hemizonia luzulaefolia var. lutescens), and plantain (Plantago sp.). The wet phase is characterized by many of the same species as in the moist phase. Dominant grass species of the wet phase are reedgrass (Calamagrostis nutkaensis) and Italian ryegrass and dominant forbs include Douglas iris (Iris douglasiana), dock (Rumex spp.), and plantain. Sedges (Carex sp.) are also abundant in the wet phase. The dry phase of the coastal prairie type is dominated by yarrow (Achillea millefolium), coast buckwheat (Eriogonum latifolium), live-forever (Dudleya caespitosa), and dandelion. Although not officially considered a special interest or protected vegetation type, coastal prairie grassland is considered an important type by the California Department of Fish and Game due to its great reduction by grazing (LSA Associates, Inc., 1988).

Non-native grasslands are found throughout the planning area in numerous locations, particularly along roads and near development. This type supports a mixed, disturbed cover of introduced grasses and weeds, including brome grasses, wild barley (Hordeum sp.), bur-clover (Medicago hispida), plantain, and filarees (Erodium spp.) (WESCO, 1987).

Coastal wetlands are found in low-lying depressions to the south of the Village. These wetlands are seasonal and are characterized by species such as rush (Juncus sp.) and silverweed (Potentilla sp.). Wetlands are considered by the State and in the Unit II LCP to be a sensitive and valuable community. Any development or fill in a wetland would likely require a Section 404 permit from the U.S. Army Corps of Engineers.

There are a number of marine communities along the shoreline in the planning area including ocean strand, bay strand, sand flat, mud flat, and salt marsh. The ocean strand is devoid of any plant life and the bay strand supports beach grass. Eelgrass (Zostera marina) beds are found in the intertidal and subtidal levels at Lawson's Landing. Eelgrass is one of the prime food sources in the marine environment and supports shrimp, fish, and birds. Most of its mass is degraded by bacteria into detritus, which is ingested by shrimp, crab, clams, polychaete worms, and other species. Eelgrass also has beneficial effects on the marine environment by providing visual protection for young fish, reducing turbidity, and stabilizing the bay bottom. Salt marsh is found at Lawson's Landing and at the mouth of the Keys Creek outflow to Tomales Bay. Salt marsh is characterized by pickleweed (Salicornia virginica) and salt grass (Distichlis spicata) (Del Davis Associates, 1976).

Wildlife

Wildlife is found in the planning area throughout the various vegetation communities. Typical animals include deer, small mammals, rabbits, skunks, badgers, foxes, songbirds, shorebirds, raptors, quail, reptiles, amphibians, mollusks, bivalves, and terrestrial and marine invertebrates.

The sand dune environment supports a small population of burrowing invertebrates who spend a great percentage of time below the surface of the sand. Beetles and the sand wasp (Bembix spinolae) are also found on the dunes. Mammals found in the foredunes include jackrabbit (Lepus californicus), brush rabbit (Sylvagus bachmani), deer mice (Peromyscus maniculatus), and California vole (Microtus californicus). Avian species seen in the dunes area include marsh hawk (Circus cyaneus), cinnamon teal (Anas cyanoptera), western meadowlark (Sturnella neglecta), western bluebird (Sialia mexicana), red-shafted flickers (Colaptes cafer), Audubon warblers (Dendroica auduboni), and white-crowned sparrows (Zonotrichia leucophrys) (Del Davis Associates, 1976).

The coastal dune scrub and coastal prairie grassland serve as the principal habitat for relatively few species, primarily small birds and mammals and are important feeding and hunting areas for a much greater number. The scrub supports black-tailed deer and Bewicks wren among other species. The grassland supports resident populations of small rodents including botta pocket gopher (Thomomys bottae), California meadow mouse (Microtus californicus), western harvest mouse, and California ground squirrel. Resident bird species include western meadowlark (Sturnella neglecta), and savannah sparrow (Passerculus sandwichensis).

Species found in the marine communities include ghost shrimp, bent-nosed clam (Macoma nasuta), white clam (Macoma secta), gaper clams, polychaete worms, amphipods, and other arthropods which are found in the sand and mud flats. The mudflats also contain bamboo worms (Axiiothella rubrocincta), phoronid worms (Phoronopsis harmeri), macoma clams, ghost shrimp, diatoms, and sea lettuce (Ulva spp.). Tidal pools support kelp crabs (Pugettia producta), shrimp (Crago spp.) and commensal fish (Clevelandia ios). Subtidally, harbor seals (Phoca vitulina) frequent the area. The seasonal wetlands support macoma clams, bent-nosed clams, gaper clams, ghost shrimp, bamboo worms, and phoronid worms. Shorebirds and aquatic birds found along the coast include gulls, great blue herons (Ardea herodias), egrets, buffleheads (Bucephala albeola), ruddy ducks (Oxyura jamaicensis), American coots (Fulica americana), and western grebes (Aechmophorus occidentalis).

Important fishes of Bodega Bay and the esteros include the Pacific herring, smelts, starry flounder, surfperch, sharks and rays, and silver salmon. Species that occur in, or migrate

to, the bays and estuaries for spawning include the California halibut, starry flounder, rex sole, and, occasionally, other soles (U.S. Department of Commerce, 1980).

Gulf of the Farallones National Marine Sanctuary

The waters of Bodega Bay and Tomales Bay, the Estero Americano and the Estero de San Antonio are included within the 950-nautical mile Gulf of the Farallones National Marine Sanctuary administered by the National Oceanic Atmospheric Administration under the Marine Protection, Research and Sanctuaries Act. The sanctuary designation allows for a program of integrated management and research and strengthened protection against development and exploitation. Sanctuary status was afforded to the area due to the significant and diverse array of marine mammals and birds found in the area, as well as fishery, plant, and benthic resources (U.S. Department of Commerce, 1980).

Sensitive Species

The planning area is in a region known to support numerous sensitive plants. There are several plant species listed as sensitive by the California Department of Fish and Game and California Native Plant Society that could occur in the area. These species are listed in Table 4-1 along with their State and Federal status. Species that are listed as rare by the State include yellow larkspur (Delphinium luteum), which occurs on grassland and dune scrub, Baker's larkspur (Delphinium bakeri), which occurs in grassland, and Marin bentgrass, which occurs in grassland. None of the sensitive species shown in Table 2 were found during recent, site-specific surveys conducted for potential development projects in the area (Larry Seeman Associates, 1982; WESCO, 1987; LSA Associates, Inc., 1988).

The California black rail (Laterallus jamaicensis coturniculus), is a State-listed rare and Federally-listed candidate wildlife species which has been found in the marshes along Tomales Bay to the south of the planning area (California Natural Diversity Data Base). Riparian woodland communities in the area could support two federally listed candidate endangered wildlife species, the California red-legged frog (Rana aurora draytoni) and the western pond turtle (Clemmys marmorata).

According to a records search for the planning area conducted by the California Natural Diversity Data Base, there are nesting locations for spotted owls in the area. California freshwater shrimp are noted as an additional sensitive element in the area.

Although not afforded legal protection status, plant communities found in the area considered by the California Natural Diversity Data Base to be rare and endangered include central dune scrub and the coastal brackish marsh and mesosaline estuaries along the esteros. These communities are discussed above.

State and federally-listed species are protected under the California Fish and Game Code and the Endangered Species Act. Under this legislation, it is unlawful to "take" or possess any listed species. The term "take" is defined broadly to mean "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect or to attempt to engage in such conduct." The term "harm" is interpreted to include significant environmental modification or degradation and acts which annoy listed species to such an extent as to significantly disrupt essential behavior patterns. Protection from less direct threats is also accomplished through a consultation process to insure that projects do not jeopardize the continued existence of endangered or threatened species (U.S. Department of Commerce, 1980).

TABLE 4-1 RARE, ENDANGERED AND SPECIAL PLANT SPECIES

Plant Community	Species		Status	
	Botanical Name	Common Name	DFG ¹	FWS ²
1. Northern Foredunes	<u>Tamacetum camphoratum</u>	dune tansy		
	<u>Lupinus tidestromii</u> v. <u>layneae</u>	lupine		C2
2. Central Dune Scrub	<u>Fritillaria liliacea</u>	fragrant fritillary		C2
	<u>Tamacetum camphoratum</u>	dune tansy		
	<u>Delphinium leuteum</u>	yellow larkspur	R	C2
	<u>Lupinus tidestromii</u> v. <u>layneae</u>	lupine		C2
	<u>Orthocarpus floribundus</u>			C2
	<u>Trifolium amoenum</u>	showy Indian clover		C2
3. North Coast Riparian	<u>Castilleja leschkeana</u>	paintbrush		C1
	<u>Campanula californica</u>	bellflower		C2
4. Wetland	<u>Castilleja leschkeana</u>	paintbrush		C1
	<u>Campanula californica</u>	bellflower		C2
5. Non Native Grasslands	<u>Fritillaria liliacea</u>	fragrant fritillary		C2
	<u>Delphinium luteum</u>	yellow larkspur	R	C2
	<u>Delphinium bakeri</u>	larkspur	R	
	<u>Perideridia gairdneri</u>	sugar root		C2
	<u>Trifolium amoenum</u>	showy Indian clover		C2
	<u>Othocarpus floribundus</u>			C2
6. Coastal Prairie Grassland	<u>Blennosperma nanum</u> v. <u>robustum</u>	Pt. Reyes blennosperma	R	C2
	<u>Agrostis blasdalei</u>	Marin bentgrass	R	C2
	v. <u>marinensis</u>			C2
	<u>Phacelia insularis</u>	Northcoast phacelia		C2
	v. <u>continentis</u>			C2
	<u>Trifolium amoenum</u>	showy Indian clover		C2
	<u>Fritellaria liliaceae</u>	fragrant fritillary		C2
	<u>Delphinium luteum</u>	yellow larkspur	R	C2
	<u>Orthocarpus floribundus</u>	San Francisco owl's clover		C2

Notes:

¹ Designated by the California Department of Fish and Game:

R = Rare

E = Endangered

² Listed by the U.S. Fish and Wildlife Service:

C1 = Candidate species for which enough data are on file to support federal listing.

C2 = Candidate species for which threat and/or distribution data are insufficient to support federal listing.

Sources: California Natural Diversity Data Base; WESCO, 1987; LSA Associates, Inc., 1988.

4.1.2 OBJECTIVES, POLICIES, AND IMPLEMENTATION PROGRAMS

These objectives, policies, and implementation programs expand on the Local Coastal Program, Unit 2's policies on Agriculture, Natural Resources, Tomales Bay Uses, Watershed and Water Quality Protection/Grading, and Location and Density of New Development, and the Marin Countywide Plan's policies regarding Environmental Quality.

Objective EQ-1

To preserve and protect agricultural lands for agricultural uses.

Policy EQ-1.1

Agricultural zoning. The County shall maintain C-APZ-60 zoning on agricultural lands in the Dillon Beach planning area. In addition, the County shall discourage uses on surrounding lands that would jeopardize the long-term agricultural viability of these lands. Uses that shall be encouraged include raising livestock and poultry; growing field, fruit, nut, and vegetable crops; and cultivating nursery products. Uses that shall be discouraged include uses that divide agricultural areas, such as road networks; uses that disturb grazing animals and wildlife; and uses that adversely affect soil, air, and water quality, such as grading without erosion control, extensive pesticide applications, and noise.

Policy EQ-1.2

Community Expansion Boundary. The community expansion boundary for Dillon Beach shall be maintained, as shown in Figure 1-1. This boundary shall extend from the Oceana Marin subdivision on the north to the southern end of Lawson's Dillon Beach Resort on the south, and from the shoreline on the west to the eastern side of Oceana Marin, the Village, and Lawson's Dillon Beach Resort on the east.

Policy EQ-1.3

Long-term preservation of agricultural lands. This plan supports the Marin Agricultural Land Trust's (MALT's) efforts to monitor the status of agricultural lands and agricultural preserve contracts in the Dillon Beach planning area, and to acquire conservation easements in voluntary transactions with landowners in order to provide long-term preservation of agricultural lands. This plan also supports MALT's educational and technical assistance efforts to achieve this objective.

Policy EQ-1.4

Grazing. The Community Plan recognizes the classifications of the Marin County "Draft Important Farmlands Map" and supports the protection of "lands on which the existing vegetation is suited to the grazing of livestock" located to the east and south of Dillon Beach in the community's planning area.

Objective EQ-2

To protect the sensitive environmental qualities of the Estero de Americano and the Estero de San Antonio (Stemple Creek).

Policy EQ-2.1

Esteros. This plan supports the Local Coastal Program's Creekside Preservation policies and Marin Countywide Plan's Resource Conservation policies to ensure the continued protection of the Estero de Americano and the Estero de San Antonio as estuaries with significant biologic and scenic importance.

Objective EQ-3

To minimize stream alterations, as required by the Local Coastal Program, Unit 2.

Policy EQ-3.1

Stream alterations. This policy applies to perennial and intermittent streams mapped by the United State Geological Survey (U.S.G.S.) on the 7.5 minute quadrangle series. Stream impoundments, diversions, channelizations, or other substantial alterations shall be limited to:

- o necessary water supply projects, including those for domestic or agricultural purposes;
- o flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development; or
- o development where the primary function is the improvement of fish and wildlife habitat.

Before any such activities are permitted, minimum flows necessary to maintain fish habitat and water quality, and to protect downstream resources (e.g., riparian vegetation, groundwater recharge areas, receiving waters, spawning habitats, etc.) and downstream users shall be determined by the Department of Fish and Game and the Division of Water Rights of the State Water Resources Control Board. New impoundments which, individually or cumulatively, would decrease streamflows below the minimum shall not be permitted.

The alteration of streams allowed for the purposes above shall be held at a minimum to protect streamwater quality and the volume and rate of streamflow. Development near streams shall incorporate the best mitigation measures feasible, including erosion and runoff control measures, and revegetation of disturbed areas with native species. Disturbance of riparian vegetation shall be held to a minimum.

Objective EQ-4

To establish stream buffers along all streams in the planning area, as specified by the Local Coastal Program, Unit 2.

Policy EQ-4.1

Stream buffers. This policy also applies to all perennial and intermittent streams mapped by the United States Geological Survey (U.S.G.S.) on the 7.5 minute quadrangle series.

Buffers to protect streams from the impacts of adjacent uses shall be established for each stream in the planning area. Buffers shall include the area covered by riparian vegetation on both sides of the stream and the area 50 feet landward from the edge of the riparian vegetation. In no case shall a stream buffer be less than 100 feet in width, on either side of the stream, as measured from the top of the stream banks.

No construction, alteration of land forms, or vegetation removal shall be permitted within such riparian protection area. Additionally, such project applications shall identify a stream buffer area which shall extend a minimum of 50 feet from the outer edge of the riparian vegetation, but in no case less than 100 feet from the banks of a stream. Development shall not be located in this buffer area. When a parcel is located entirely within a stream buffer area, design review shall be required to identify and implement the mitigation measures necessary to protect water quality, riparian vegetation and rate and volume of stream flows. The design process shall also address the impacts of erosion and runoff, and provide for restoration of disturbed areas by replacement landscaping with plant species naturally found on the site. Where a finding is made that development outside a riparian protection or stream buffer area would be more environmentally damaging to the riparian habitat than development within the riparian protection or stream buffer area, or the property owner will be denied all reasonable use of the property, development of principal permitted uses may occur within such area subject to design review and appropriate mitigation measures.

Objective EQ-5

To preserve and enhance Dillon Creek as an amenity for the Village and for Lawson's Dillon Beach Resort.

Policy EQ-5.1

Dillon Creek. Proposed Master Plans for areas of Lawson's Dillon Beach Resort that are just north or south of Dillon Creek shall provide for controlled, low-impact public access to Dillon Creek with creekside trails and a maintenance program to keep the Creek clear of manmade debris.

Policy EQ-5.2

Dillon Creek. Existing riparian vegetation along Dillon Creek shall be preserved and areas of bank erosion shall be stabilized and revegetated. A 100-foot setback of development from the top of the creek bank shall be observed, in accordance with the LCP Unit 2's stream buffer policies and in accordance with Policy EQ-4.1.

Objective EQ-6

To preserve and maintain wetlands in the planning area as productive wildlife habitats, recreational open space, and water filtering and storage areas, in accordance with the Local Coastal Program, Unit 2.

Policy EQ-6.1

Diking, filling, and dredging. Diking, filling and dredging of wetlands shall be permitted only in conformance with the policies contained in the LCP. Filling of wetlands for the purposes of residential or commercial development, or facilities that support residential or commercial development shall not be permitted.

Policy EQ-6.2

Activities in wetlands. Allowable resource-dependent activities in wetlands shall include fishing, recreational clamming, hiking, hunting, nature study, bird-watching, and boating.

Policy EQ-6.3

Agricultural activities in wetlands. No grazing or other agricultural uses shall be permitted in wetlands except in those reclaimed areas presently used for such activities.

Policy EQ-6.4

Wetland buffers. A minimum buffer strip of 100 feet shall be established along the periphery of all wetlands. A wider buffer may be required on parcels adjacent to Tomales Bay, as specified in the wetlands policies of the LCP Unit 2.

Objective EQ-7

To preserve coastal sand dunes and coastal dune scrub as unique and environmentally sensitive features of the West Marin coastline.

Policy EQ-7.1

Coastal dunes. Development in the foredunes and rear dunes located south of the Dillon Beach community expansion boundary shall be prohibited in order to preserve dune formations, vegetation, and wildlife habitats. The County may consider, however, a plan for treated sewage disposal in the dunes if the operating entity is a public agency, and provided the plan meets with the requirements of the Regional Water Quality Control Board - San Francisco Bay Region, the California Department of Health Services, California Coastal Commission, California Department of Fish and Game, the Gulf of the Farallones National Marine Sanctuary, and other interested agencies. Such plan shall consider communitywide needs, in accordance with Policy CF-6.2.

Policy EQ-7.2

Coastal dunes. Future development or improvements proposed for Lawson's Dillon Beach Resort or Lawson's Landing shall to the greatest extent possible be sited out of the coastal sand dune area and designed to minimize impacts on adjacent dune vegetation and habitat. Overuse in the dune area shall be prevented by such mechanisms as restricting parking, directing pedestrian traffic to areas capable of sustaining increased use, and fencing. No motor vehicles shall be permitted in beach or dune areas except for emergency and/or maintenance purposes.

Policy EQ-7.3

Dune scrub. Future development in the Lawson's Dillon Beach Resort shall avoid areas of dune scrub to the maximum extent feasible. If areas of dune scrub are proposed for development, such development shall be subject to detailed environmental assessment and additional seasonal surveys for the presence of rare or endangered species. Such development shall be subject to the mitigating measures recommended in the environmental assessment such as provision of buffer areas and enhancement or replacement of on- or off-site dune scrub.

Policy EQ-7.4

Sand quarry. Any request for expansion or relocation of the sand quarry operation shall include study of the potential for environmental impacts on dunes and dune vegetation, public recreational activities, and the extent and rate of excavation relative to the natural rate of replacement. Any permit renewal for such quarry expansion or operation shall be subject to reasonable and appropriate conditions as required to accomplish the objectives of this plan.

Objective EQ-8

To protect habitats of rare and endangered species and unique plant communities in the planning area.

Policy EQ-8.1

Rare and endangered species. Development in habitats of rare or endangered species and unique plant communities may only be permitted when it depends upon the resources of the habitat area. Development adjacent to such areas shall be set back a sufficient distance to minimize impacts on the habitat area. Public access to sensitive habitat areas, including the timing, intensity, and location of such access, shall be controlled to minimize disturbance to wildlife. Fences, roads, and structures which significantly inhibit wildlife movement, especially access to water, shall be avoided.

Policy EQ-8.2

Seasonal surveys. Master Plans shall be subject to environmental review under the California Environmental Quality Act. Environmental review should include appropriate seasonal surveys by biologists and updated records searches to determine the presence of species and communities of concern. Proposed development plans shall endeavor to follow the recommendations of these biological assessments to minimize impacts on these resources.

Objective EQ-9

To maintain and enhance the long-term health of Tomales Bay, including its rich fishing grounds, clam beds, and abalone stands.

Policy EQ-9.1

Shoreline structures. Environmental, scenic, public trust, and public safety issues shall be considered during permit review of all shoreline structures, in accordance with the County's Tidelands Ordinance.

Policy EQ-9.2

Coastal development. Proposals for coastal development at Lawson's Dillon Beach Resort, Lawson's Landing, or a dunes sewage disposal system should be reviewed by the Gulf of the Farallones National Marine Sanctuary.

Policy EQ-9.3

Tomales Bay resources. Tomales Bay's fishing grounds, clam beds, and abalone stands shall be protected from overharvesting.

PROGRAM EQ-9.3a

The County will work with other agencies, such as the California Department of Fish and Game, to monitor the effects of onshore activities on Tomales Bay and to protect the Bay's resources. Should an interagency technical advisory committee be formed for Tomales Bay, the County will participate and support efforts to protect the Bay and its resources.

4.2 CULTURAL RESOURCES

The area around Dillon Beach was occupied in prehistoric times by the Coast Miwok Indians who intensively used the coastal and riparian environments. This aboriginal use of the area is evidenced by several archaeological sites containing mortars, pestles, arrowheads, shellfish remains, fire-cracked rock, obsidian, chert flakes, projectile points, beads made of shell and human burials. These sites indicate that the sand dune area and a small valley on the southerly slope of Little Sugar Hill were used by the Indians for the drying of shellfish for subsequent trade with inland tribes.

In 1775, Bodega Bay was "discovered" and named by Spanish explorer, Lieutenant Juan Francisco de la Bodega y Cuadra. Sustained European contact with the Miwok began in 1776 with the Spanish mission at San Francisco. In 1809, the Russians established warehouses at Bodega Bay, which was temporarily named Port Romanzov. The Port was used for sea otter trapping and as a shipping point for the Russian colony at Fort Ross in Sonoma County. With the depletion of the sea otter population, the Russians abandoned Port Romanzov and Fort Ross in 1841. In the 1830s and 1840s, Mexican land grants were issued in the Dillon Beach area (WESCO, 1987). Archaeological evidence of the Indians' early contact with Europeans includes musket balls, glass beads, coins and iron spikes.

The first white settler to the area was Thomas Stood, for whom Tom's Point is named. In 1859, George Dillon, a pioneer rancher from Ireland, settled in the area. By this time, the native Indian population had diminished radically due to disease and the pressures of European settlement and only 250 Coast Miwok remained.

In 1875, train service along the Tomales Bay shoreline encouraged growth in Dillon Beach. The Lawson Store was established in 1886 as a rooming house. Recreational use of the Lawson's Landing area dates back to the 1920s. Most of the houses in the Village were built in the 1930s and 1940s. Resort development in the area was undertaken in the late 1940s, after the end of World War II.

Cultural resource records searches and archaeological field surveys have been previously undertaken for the Lawson's Landing area and for the Lawson's Dillon Beach Resort. The Lawson's Landing area contains several archaeological sites and is considered to be archaeologically sensitive (Del Davis Associates, 1976). No sites have been recorded on the Lawson's Dillon Beach Resort property and no evidence of cultural resources was found during a 1987 field survey (WESCO, 1987). No archaeological field surveys have been conducted for the undeveloped portions of Oceana Marin.

An updated cultural resources records search as part of this Community Plan found within the planning area seven recorded prehistoric archaeological sites listed with the California Archaeological Inventory. Most sites are located within dune areas (shell middens) and adjacent to drainages (camps). Ridges are also considered to be sensitive in the area. According to the California Archaeological Inventory, only about five percent of the planning area has been field surveyed and there is a high possibility of unrecorded prehistoric cultural resources being located in unsurveyed portions of the area.

The California Archaeological Inventory shows no record of historic archaeological sites within the planning area. However, due to the rich history of the area, there is also a high possibility of unrecorded historic cultural resources being located in unsurveyed portions of the area. In particular, structures that are 50 years or older and/or have unique significance in history may meet criteria for eligibility to the National Register of Historic Places.

Due to the overall sensitivity of the area, archival and field studies are recommended for any proposed development in the area. Potentially historic structures, such as Lawson's Store, should be examined by an historical archaeologist to determine historic value of the structure and potential for impact. Impacts to historic structures can be indirect as well as direct. The Marin County Local Coastal Program Historic Study (1981) contains recommendations to protect pre-1930s structures within the coastal zone.

4.2.1 OBJECTIVES, POLICIES, AND IMPLEMENTATION PROGRAMS

This objective and policy corresponds to policies in the Local Coastal Program Unit 2 regarding Historical and Archaeological Resources.

Objective EQ-10

To protect significant archaeological and other cultural resources.

Policy EQ-10.1

Archaeological and cultural resources. Prior to the approval of any development proposed within an area of known or suspected archaeological or cultural significance, a field survey by a qualified professional shall be required at the applicant's expense to determine the extent of archaeological and other cultural resources on the site. Due to the suspected presence of archaeological resources throughout the planning area, all Master Plans proposals shall be accompanied by

archaeological and cultural resource reports and field surveys. Development shall be sited and designed to avoid archaeological and cultural resources. Where development would adversely impact identified resources either directly or indirectly, mitigation measures and/or special construction techniques shall be required.

4.3 CLIMATE AND AIR QUALITY

The following discussion has been adapted from the climate and air quality assessment prepared for the Sea Haven Draft EIR (LSA Associates, Inc, 1988).

The climate of the planning area, as with all of coastal California, is dominated by the strength and position of a semi-permanent high-pressure center over the Pacific Ocean near Hawaii. This center creates the climate regime of cool summers, mild winters, and infrequent rainfall. It also drives the strong, cool daytime sea breeze, and maintains comfortable humidities.

Winds in the Dillon Beach area display two characteristic regimes. During the day, winds are from the southwest through northwest at 10 to 15 miles per hour, as air moves from the cool ocean to the heated interior. At night, especially in winter, the land becomes cooler than the water and an offshore flow develops off the local headlands. The offshore flow is also relatively strong, averaging 6 to 10 miles per hour. Winds are light during the transition period from one regime to the other.

Wind data from Jenner to the north of Dillon Beach show that one-third of all hours of the year have winds in excess of 12 miles per hour and that 6.2% of all observations have winds above 25 miles per hour. The average annual windspeed for winds from the west-north-west off the ocean is 15.8 miles per hour, and the average wind speed from the northwest is 18.5 miles per hour.

Wind data taken in Dillon Beach for close to two years show a lower average wind speed. From October 1981 to July 1983, North Marin Water District, with equipment furnished by the California Energy Commission, accumulated wind data on a weekly basis (NMWD 1983). The site of the wind station was the northern dike of the North Marin Water District's sewage treatment ponds located on top of the hill above Oceana Marin. Average wind speed in miles per hour and wind power in watts per cubic meter are shown in Table 4-2.

 Table 4-2: Dillon Beach Wind Speed and Wind Power

<u>Season</u>	<u>Wind Speed mph</u>	<u>Wind Power watts/m</u>
Winter	9.4	143
Spring	11.2	237
Summer	10.7	149
Fall	8.8	117
Annual	10.1	167

The data were collected for a study of energy self-sufficiency, and thus estimated annual output for a wind turbine was also calculated. The estimated annual output in kilowatt hours (KWH) for a 25 kilowatt (KW) wind turbine with a blade diameter of 32 feet is as follows:

<u>Height of Wind Turbine Above Ground</u>	<u>Annual KWH</u>
30 feet	24,000
80 feet	39,000

The local wind pattern in Dillon Beach results in very good air quality due to the strong mixing from turbulence and the unpolluted character of the dominant onshore flow of air. However, winds in the area do affect comfort and limit outdoor recreation. Winds also become very strong during winter storm events and can cause personal safety concerns and property damage. Some residences in the area incorporate wind protection measures such as vegetative windbreaks, glassed-in recreation areas, and increased structural bracing.

Existing and potential levels of ambient air quality in the Dillon Beach area are not well documented and there are no air quality monitoring resources in the area. The only Marin County air quality monitoring station operated by the Bay Area Air Quality Management District (BAAQMD) is located in San Rafael, which is in a significantly different environment than Dillon Beach. According to BAAQMD data, the only clean air standard violation in 1986 was a few days of 10-micron diameter particulate matter (PM-10) levels above the California standard. Because the planning area has far less traffic and greater winds, it has cleaner air than San Rafael and clean air standards are rarely violated.

4.3.1 OBJECTIVES, POLICIES, AND IMPLEMENTATION PROGRAMS

Objective EQ-11

To minimize adverse air quality and wind impacts from construction and new development in the planning area.

Policy EQ-11.1

Airborne dust. During construction of all new development, generation of airborne dust shall be kept to a minimum through construction site watering and covering exposed ground areas.

Policy EQ-11.2

Phasing development. Where feasible, phasing of development shall proceed in the direction of primary windflow (i.e., from the west-northwest).

4.4 NOISE

This discussion of noise conditions has been adapted from the Sea Haven Master Plan EIR (LSA Associates, Inc., 1988).

Existing noise sources in the planning area consist of residential and recreational activities, traffic along local roadways, and noise generated by the wind and surf. Sensitive noise receptors in the area include residences.

Existing noise levels along Highway 1 in the Dillon Beach vicinity, at 100 feet from the roadway center, range between less than 55 dBA at curves and 58 dBA (Ldn) along straighter, high speed sections of the roadway. (dBA indicates decibels on an A-weighted scale, which reflects human judgement of loudness; Ldn indicates a time-weighted, 24-hour noise level where a 10-decibel penalty is added during nighttime hours to reflect people's greater sensitivity to noise at this time). Existing noise levels along Dillon Beach Road range between approximately 56 and 60 dBA (Ldn) at 50 feet from the road center. Noise levels along Kailua Way in the Oceana Marin subdivision are less than 55 dBA (Ldn) at 35 feet from the roadway center.

The Noise Element of the Countywide Plan recommends a maximum desirable outdoor noise level of 55 dBA (Ldn) for residential uses. In the procedures for noise review for new development proposals, an acoustical study is required where residential development is located in areas subject to noise levels above 55 dBA (Ldn). Such a noise level is associated with roads carrying volumes of 5,000 vehicles per day or more. Noise levels at residential uses throughout the planning area are below this maximum.

4.4.1 OBJECTIVES, POLICIES, AND IMPLEMENTATION PROGRAMS

Objective EQ-12

To minimize noise impacts due to construction activities.

Policy EQ-12.1

Construction noise. All new development shall minimize construction noise. Heavy equipment shall be operated only during daytime working hours (8:00 a.m. to 5:00 p.m., Monday through Friday). Stationery noise sources shall be located as far away from adjacent residences as possible. Noise control features, such as silencers, ducts, and mufflers, shall be used on loud equipment.

5. ENVIRONMENTAL HAZARDS

This section contains a description of the planning area's geology, soils, hydrology, and drainage characteristics. Each of these categories is followed by a set of objectives and policies for protection from and/or mitigation of potential hazards from existing conditions.

5.1 GEOLOGY, SOILS, HYDROLOGY, AND DRAINAGE CHARACTERISTICS

Topography

The topography of the planning area is shown in Figure 5-1. In general, the area is characterized by rolling hills with peak elevations ranging between 300 and 500 feet. The northern portion of the area is dominated by the Estero de San Antonio, a tidally influenced drowned riverbed within a sharply dissected stream canyon. The coastline to the north of the Dillon Beach community is characterized by a steep sea cliff between 300 and 350 feet above Bodega Bay. To the south of the community, the topography becomes relatively more level with the virtually flat sand dunes of Sand Point rising gently to the east.

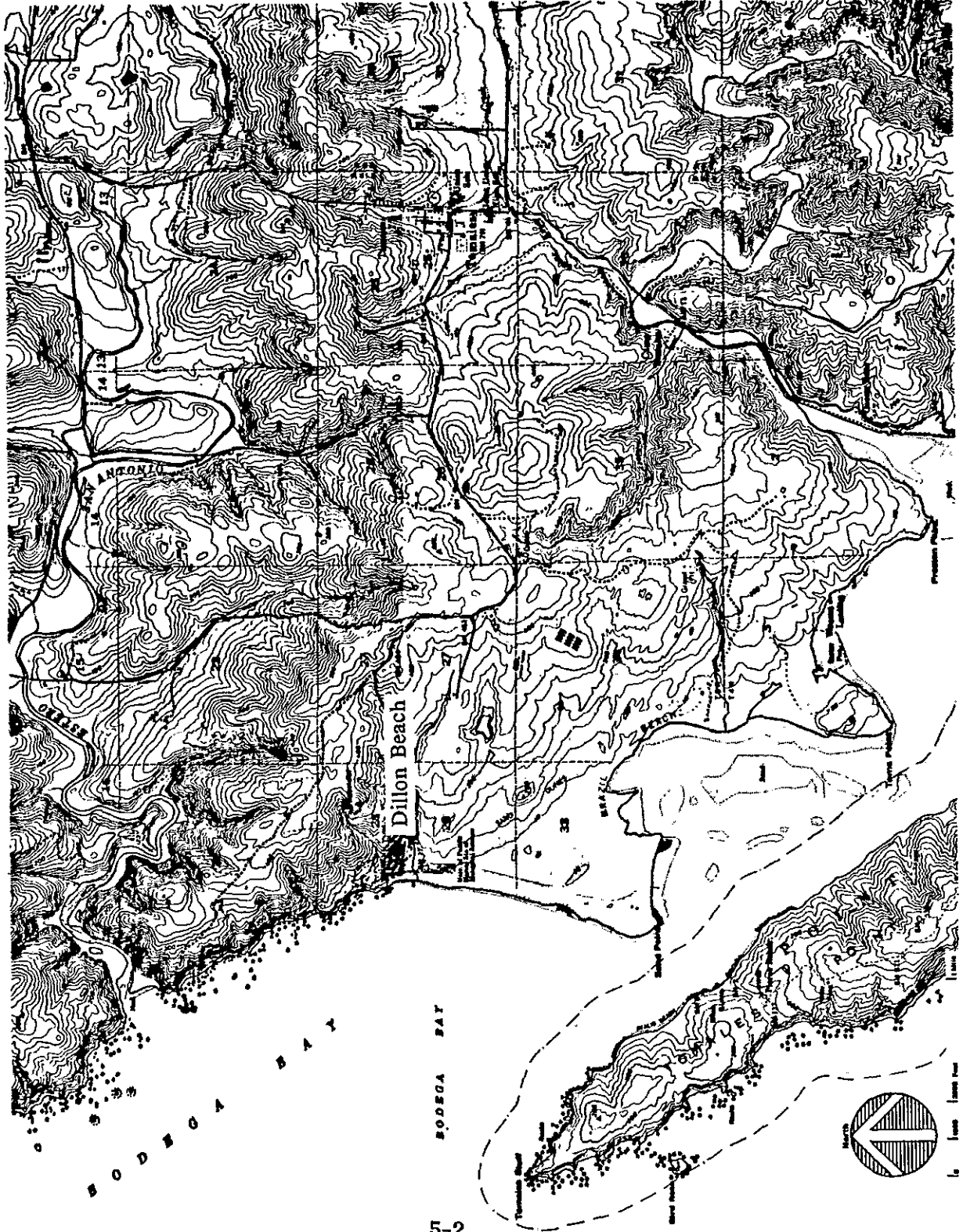
Geologic Units

The geology of the Dillon Beach area is depicted in Figure 5-2 and Table 5-1 describes some of the engineering properties of the geologic map units. As shown in Figure 5-2, the primary bedrock of the area is composed of the Franciscan Formation melange of sandstones, greenstones, and cherts overlain by fine-grained sandstones of the Merced Formation. Alluvium is found along creek channels and the Estero de San Antonio. Along the coast, there are outcroppings of terrace deposits. To the south of the community, along Sand Point, there are beach sands and dune sands.

The Franciscan Formation is a complex, disrupted assemblage containing an abundance of sheared rock characterized by low permeability, landslides and masses of shattered sandstones. The rocks of the Franciscan Formation in the area are sheared or pulverized with a matrix or melange of incoherent and very weathered material surrounding larger masses of harder, unweathered rock. Surface erosional processes have exposed some of these rock masses in features called "knockers," that vary from a few feet to as much as a mile in length. The Franciscan melange is well exposed in the bodies and headwalls of the landslides that mantle the coastline along Dillon Beach. It can also be found in a small weathered sea stack in the Dillon Creek stream valley and in isolated outcrops immediately west of Cliff Street and north of the University of Pacific Marine Station (Rice and Strand, 1971; Wagner, 1977).

The rock strength properties and the characteristics of the associated slopes and soils of the Franciscan Formation varies significantly, sometimes within very short distances, due to the mixture of melange and competent rock material. The large blocks of rock are generally strong and mark areas that are stable or resistant to mass movement. These blocks tend to buttress the melange material and locally improve slope stability. The melange material, however, is weak and characterized by clay surface soils which shrink and swell through the seasons and encourage differential downslope soil movement or "creep" (Rice and Strand, 1971).

TOPOGRAPHY



5-2

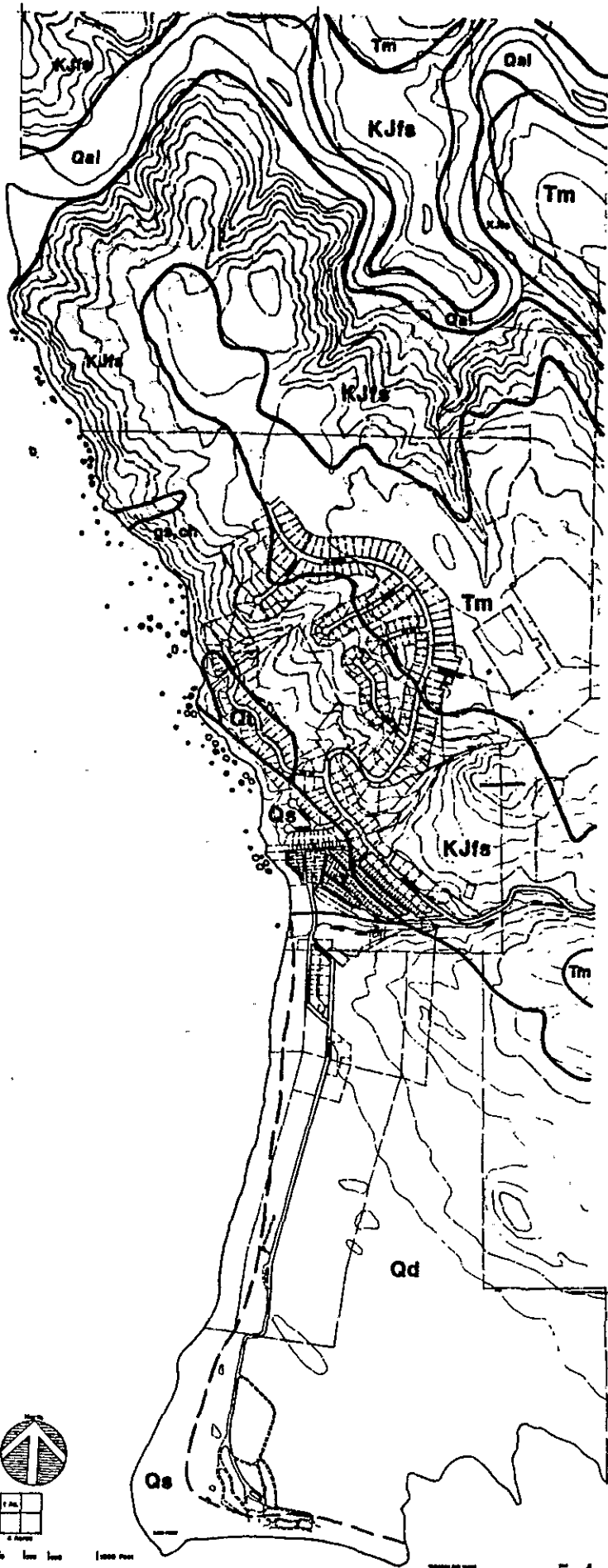
Figure 5-1

DILLON BEACH COMMUNITY PLAN
Marin County Planning Department
San Rafael, CA
Wallace, Roberts & Todd
Community and Environmental Planners
San Francisco, CA
Base Map: U.S. Geological
Survey

5-1
 TABLE X. ENGINEERING PROPERTIES OF GEOLOGIC UNITS

<u>Geologic Unit</u>	<u>Lithology</u>	<u>Soil Development</u>	<u>Permeability</u>	<u>Slope Stability</u>	<u>Earthquake Stability</u>
Franciscan Melange	Matrix of sheared to intensely pulverized rock material containing scattered small to large shear-resistant blocks (knockers) of various rock types, especially sandstone, greenstone, chert, and metamorphic rocks. Melange matrix is largely ground-up sandstone and shale, but crushed debris derived from other rocks, especially greenstone, give it different properties when present. Properties given are for Melange matrix. Important "knocker" rock types.	Moderate to well-developed soils form on Melange matrix derived entirely from sandstone and shale. Abundant greenstone debris yields soils rich in swelling clays that tend to have a bluish-green subsoil. Alters and erodes so easily that exposures of Melange matrix are rare on natural slopes except in landslide scarps along sea cliffs.	Low to very low.	Low. In many places subject to down slope creep of material at and near the surface, especially where rich in swelling clays.	Moderate to high on flat or low-angle slopes. Moderate to low on steep slopes because of tendency to slope failure.
Merced Formation	Largely sandy or silty mudstone that is "cemented" only by compaction. Locally, particularly at and near its base, has beds of coarse-grained pebbly sand that is well cemented by calcite in place. Generally massive or poorly bedded.	Poor thin soils on exposed slopes because overgrazing and resulting erosion in the past. Thick black organic soils in swales and closed depressions that tend to be boggy.	Low to very low because of fine-grained nature and abundant clay. Tends to be boggy in swales.	Low, except for locally cemented sandstone (mercs). Most Merced mudstone in this area will fail even in shallow vertical cuts when saturated. Abundant natural landslides on steep to moderate slopes. Gullies readily when stripped of grass cover.	Low. Should be expected to respond to major earthquakes with high amplitude vibrations. These would precipitate land slides on steep to moderate slopes.
Alluvium	Mainly fine-grained silt rich in clay, sand & organic debris. Similar in many respects to San Francisco Bay mud.	None.	Low.	Unstable. Characteristics likely to be similar to younger San Francisco Bay mud.	Low. Subject to lurching and differential compaction.
Terrace deposits	Gravel and gravelly sand on ancient wave-cut terraces along the coast. Slightly to moderately cemented in places by brown iron oxides.	Moderately deep sandy organic soils.	Moderate to high.	Moderate to low, depending on presence or lack of cementation.	Moderate.

Source: Rice and Strand, 1971. California Division of Mines and Geology.



GEOLOGIC UNITS

Legend

- KJfs FRANCISCAN MELANGE
- Tm MERCED FORMATION
- Qs BEACH SAND
- Qd DUNE SAND
- Qal ALLUVIUM
- Qt TERRACE DEPOSITS
- gs GREENSTONE
- ch CHERT

Figure 5-2

DILLON BEACH COMMUNITY PLAN

Marin County Planning Department
San Rafael, CA

Wallace, Roberts & Todd
Community and Environmental Planners
San Francisco, CA

Source: U.S. Geological Survey

Most of the hills and ridge crests inland from the sea cliffs are made up largely of the poorly-cemented clayey sandstone and sandy mudstone of the Merced Formation. The Formation is exposed in the quarry east of the community and in isolated outcrops further to the east. The sandstone and mudstone of the Merced Formation are generally held together only by compaction. As a result, most of these Merced materials are weak and susceptible to landsliding on moderate to steep slopes and in road cuts more than a few feet high. They are also highly susceptible to erosion when stripped of vegetative cover (Rice and Strand, 1971).

As shown in Table 5-1, the Alluvium in the area is considered unstable with slope stability characteristics similar to younger San Francisco Bay mud. The Terrace deposits have moderate to low slope stability, depending on the presence or lack of cementation.

The sand deposits to the south of the community and along Sand Point include both lateral (shoreline) and longitudinal (upland) sand dunes. The series of active lateral dunes located adjacent to Bodega Bay are oriented parallel to the shoreline with a crest to trough relief of up to 25 feet. The longitudinal dunes located to the east are oriented along a southeast to eastward axis roughly perpendicular to the shoreline. Many of the longitudinal dunes appear to be relics of an earlier environment and are now actively eroding and providing the sand supply to new lateral dunes forming between them. Fluvial and reworked sand deposits fill the flat low-lying areas between the dunes (WESCO, 1987).

Slope Stability

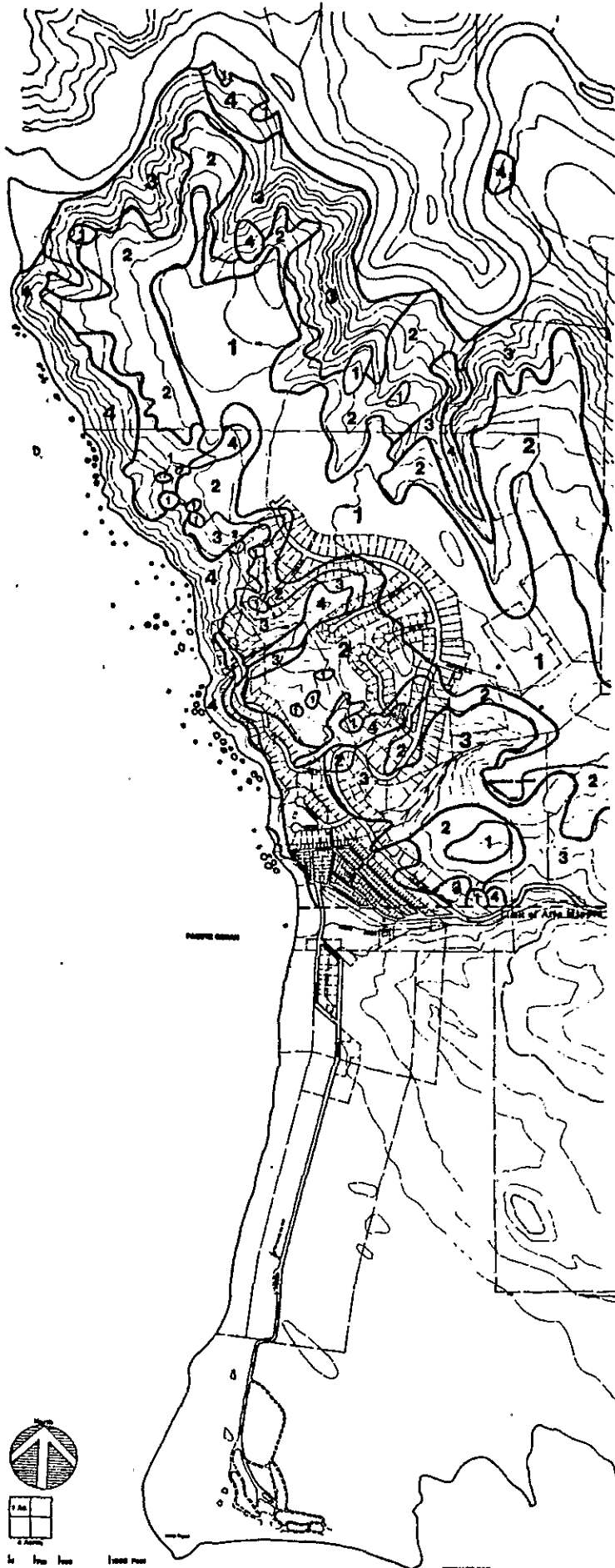
Figure 5-3 depicts relative slope stability for the northern portion of the planning area, as mapped by the California Division of Mines and Geology (Rice and Strand, 1971). The factors considered in compiling this map included the stability characteristics of the basic geological materials, steepness of slope, and the presence of natural factors such as wave action, presence of swelling soils, and seismic activity. As shown, slope stability characteristics vary throughout the portion of the planning area mapped, with the most unstable slopes along the sea cliffs and banks of Estero de San Antonio and the least unstable slopes further inland in the relatively less steep areas underlain by the Merced Formation. The least stable area, Zone 4, includes active or young landslides and slopes that show evidence of downslope creep. These areas are naturally unstable and are subject to failure (Rice and Strand, 1971).

As shown in Figure 5-3, areas of low stability that could potentially be proposed for development are located in the Oceana Marin Subdivision, particularly near the coast and in the northern portion of the subdivision. Site-specific geotechnical studies and incorporation of slope stabilization measures would be necessary for any additional development proposed in these areas.

Coastal Erosion

Wave erosion of seacliffs is evident throughout the north coast of Marin County, including the coast along the Dillon Beach planning area. Waves use the explosive force of compressed air to fragment the rock at the base of cliffs and undermine the face. Cliffs made up of Franciscan melange, such as along the Dillon Beach coast, react to wave erosion by landsliding (Rice and Strand, 1971). Cliff erosion along the coast from Dillon Beach north to the Estero de San Antonio has been identified as a significant hazard by the State Department of Navigation and Ocean Development. In this area, existing homes are endangered by bluff erosion and future development may be seriously threatened (Marin County, 1980).

SLOPE STABILITY



Legend



Figure 5-3

DILLON BEACH COMMUNITY PLAN

Marin County Planning Department
San Rafael, CA

Wallace, Roberts & Todd
Community and Environmental Planners
San Francisco, CA

Source: California Division of Mines and
Geology

The long-range average rate of sea cliff retreat in the Dillon Beach area is not known. However, the average rate of one to three feet per year found in Pt. Reyes Peninsula can be applied to the area. It should be noted that cliff retreat occurs by episodic increments and is not a steady erosion rate (Rice and Strand, 1971).

Coastal erosion is also caused by wind which has severely and extensively eroded the Dillon Beach sand dunes. Much of the erosion, denudation, and destabilization of the dunes began in the late 1860s due to sheep grazing. Since the 1930s the dunes have been partially stabilized through planting of European beach grass and dune grass. However, much of the dunes remain unvegetated or sparsely vegetated and is subject to wind erosion (WESCO, 1987).

Seismicity

The planning area is in an area of high seismic susceptibility, located between two major active fault zones, the San Andreas and the Hayward. As shown in Figure 5-4, the northwest-trending San Andreas Fault Zone passes within a quarter of a mile offshore of Dillon Beach and the trace of surface rupture during the great 1906 earthquake passed approximately 3,000 feet offshore of Dillon Beach. The northwest-trending Hayward Fault Zone passes about 18 miles northeast of the San Andreas Fault Zone (Rice and Strand, 1971). The closest fault of this system to the planning area is the Rodgers Creek Fault, which passes about 19 miles northeast of Dillon Beach.

As shown in Figure 5-4, the San Andreas Fault Zone and 1906 trace passes onshore in the planning area through the southwest portion of Sand Point within the Lawson's Landing development. This area is within a State-mandated Alquist-Priolo Special Studies Zone requiring fault investigations for development and a setback of 50 feet from fault traces for any structures for human habitation.

Seismic activity in the area would pose a number of hazards including surface fault rupture, ground shaking, landslides, slope failure, lurching, differential compaction, liquefaction, and tsunami.





Table 5-1 summarizes the earthquake stability of the geologic units found in the area. In general, stability is lowest in locations with superficial unconsolidated materials such as landslide deposits and alluvium. The Alluvium and Merced Formation units in the area have the lowest earthquake stability. Although not shown in Table 5-1, the dune sand deposits in the area would have low stability during a seismic event and their unconsolidated nature could lead to slope failure. Ground shaking could destroy the holding ability of vegetation cover on the dunes or cause loose sand to slide.

As shown in Figure 5-4, there is high liquefaction potential along the Estero de San Antonio north of Dillon Beach and along Keys Creek east of the planning area. Liquefaction is the transformation of a granular material from a solid into a liquefied state as a consequence of increase pore-water pressure. Liquefaction can result in ground failure including debris flows, lateral spreading, and quick-condition failures (Wagner, 1977).

Tsunamis are high energy, long period sea waves usually caused by seismic disturbances or volcanic eruptions. Tsunamis can inundate coastal areas and may occur hundreds of miles from the source of disturbance. Figure 5-4 shows the area of potential tsunami inundation. As shown, all of Sand Point, the coastal area north of Sand Point to the Dillon Beach community, and the area along the Estero de San Antonio would be inundated by tsunami waves with a runup of 20 feet at the Golden Gate. The statistical

SEISMIC HAZARDS

Legend

-  ALQUIST-PRIOLO SPECIAL STUDY ZONE BOUNDARY
-  POTENTIALLY ACTIVE FAULTS
-  LIQUEFACTION POTENTIAL
-  TSUNAMI RUNUP TO 20 FEET

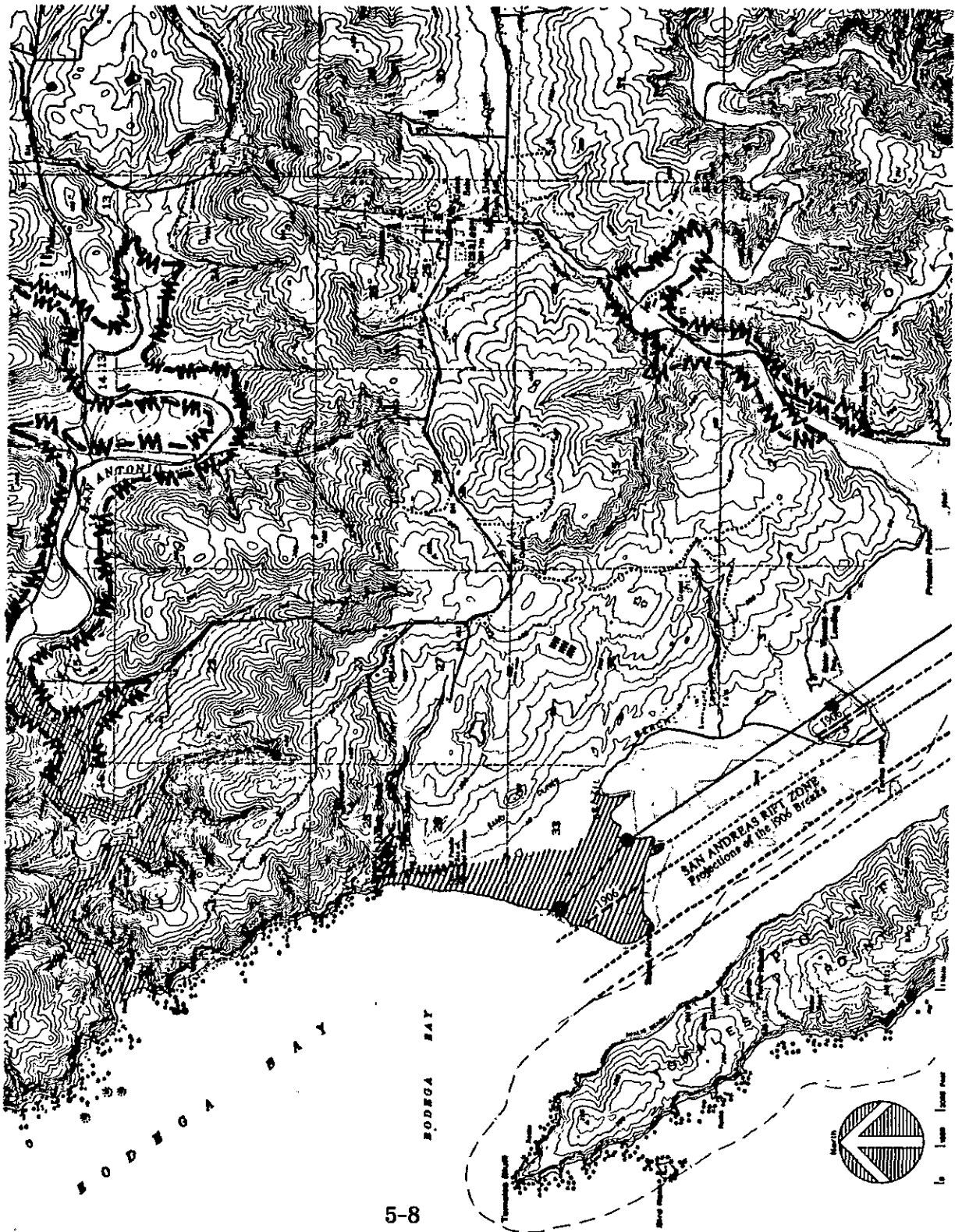


Figure 5-4

DILLON BEACH COMMUNITY PLAN

Marin County Planning Department
San Rafael, CA

Wallace, Roberts & Todd
Community and Environmental Planners
San Francisco, CA

Sources: California Division of Mines and
Geology and U.S. Geological Survey

likelihood of this event occurring is once every 200 years (J.R. Ritter and W.R. Dupre, 1972).

A tsunami warning system is in place in Marin County to warn persons along the coast of potential danger. The California Office of Emergency Services, when informed of impending tsunamis, alerts the Sheriff's Office, all fire and police departments with coastal boundaries, and local radio and television stations that carry the warning to the endangered areas (WESCO, 1987).

Soils

Soil types in the planning area, as mapped by the Soil Conservation Service, are shown in Figure 5-5. There are a total of 16 soil types in the area. The predominant soil types to the north of the Village include Yorkville clay loam (#207, 30 to 50 percent slope), Tomales loam (#190, 2 to 9 percent slope; and #191, 9 to 15 percent slope), and Sobega loam (#173, 9 to 15 percent slope; and #174, 15 to 30 percent slope). Rock outcrops are shown along the coast (#159). To the south of the community are dune land (#122), channeled fluvents (#127), and beaches (#104).

Yorkville clay loam is derived from shale. It has a moderately slow permeability to ten inches, runoff is rapid, and the erosion hazard is high. Yorkville clay loam has severe building constraints due to steep slopes, shrink-swell potential, and low strength. Tomales loam is formed from sandstone. It has very slow permeability, medium runoff, and a moderate erosion hazard. Tomales loam has severe constraints for building structures due to shrink-swell potential, low strength, and slope. Suitability for landscaping and shallow excavation is slightly to moderately constrained. Sobega loam is formed from coarse-grained sandstone. It has moderate permeability, medium to high runoff, and moderate to high erosion hazard, depending on slope. Sobega loam has moderate to severe building constraints, also depending on slope (Soil Conservation Service, 1985).

As shown in Figure 5-5, portions of the planning area with potential for development are located largely on steep Yorkville clay loam (Oceana Marin Subdivision) and beach and dune types (Lawson's Dillon Beach Resort). Lawson's Landing is located on sand, dune, and fluvent types.

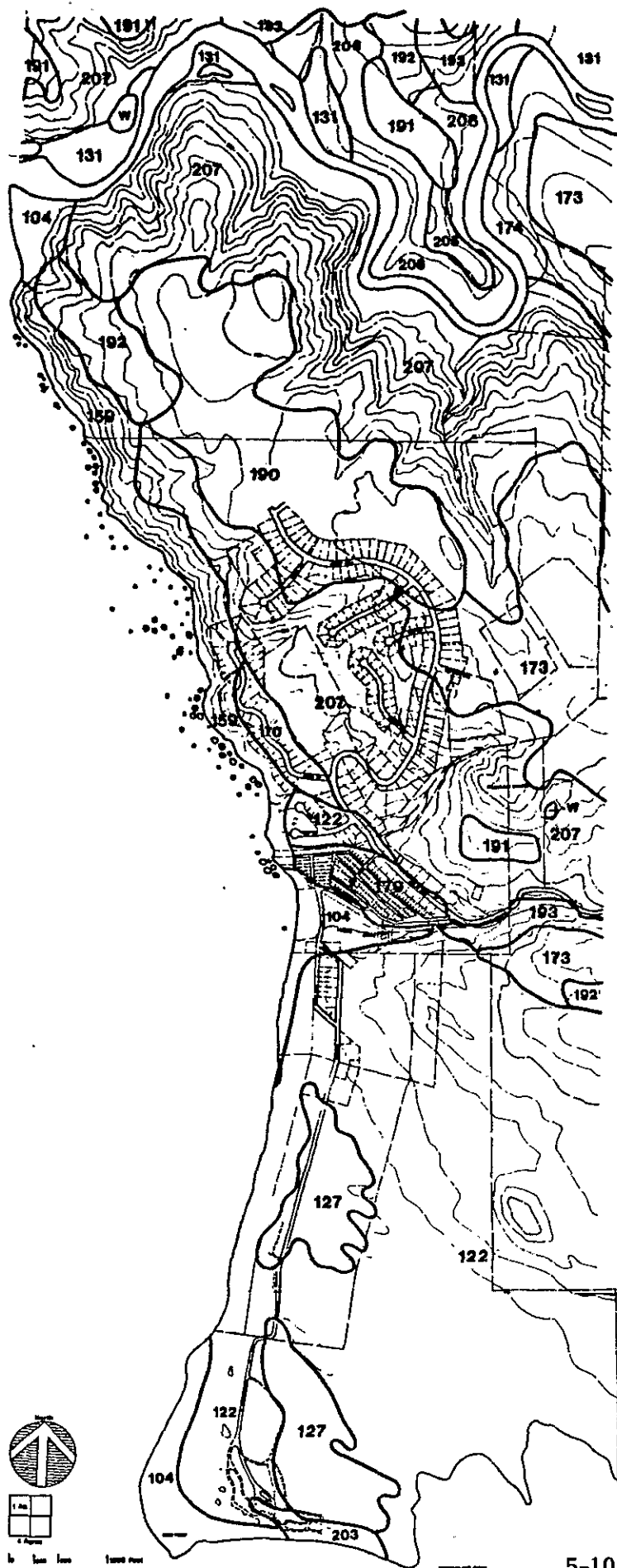
Hydrology and Drainage

The hydrologic characteristics of the planning area are depicted in Figure 5-6. As shown, there are three major drainages that drain the area: Estero de San Antonio/Stemple Creek to the north, Dillon Creek which flows through the community, and Keys Creek to the south.

Drainage Characteristics

Estero de San Antonio, known locally as Stemple Creek, is a tidally-influenced drowned riverbed. It has several unnamed tributaries flowing into it from the north and south and is fed by Stemple Creek to the east. The Estero outflows directly to Bodega Bay approximately 6,000 feet north of Dillon Beach.

Estero de San Antonio is the result of deposition of the Merced sediments during late Pliocene time (approximately four million years ago) and subsequent uplifting and downcutting into the underlying Franciscan melange. The rise in sea level since the last Ice Age flooded the deepened channels to form the fjord-like lagoon of the Estero de San



SOIL TYPES

Legend

- 104 BEACHES
- 122 DUNE LAND
- 127 FLUVENTS, CHANNELED
- 131 HYDRAQUENTS, SALINE
- 159 ROCK OUTCROP (50 - 75% Slope)
- 170 SIRDRAK SAND (2 - 15% Slope)
- 173 SOBEGA LOAM (9 - 15% Slope)
- 174 SOBEGA LOAM (15 - 30% Slope)
- 190 TOMALES LOAM (2 - 9% Slope)
- 191 TOMALES LOAM (9 - 15% Slope)
- 192 TOMALES LOAM (15 - 30% Slope)
- 193 TOMALES LOAM (30 - 50% Slope)
- 203 XERORTHENTS, FILL
- 205 YORKVILLE CLAY LOAM (9-15% Slope)
- 206 YORKVILLE CLAY LOAM (15-30% Slope)
- 207 YORKVILLE CLAY LOAM (30-50% Slope)
- w WATER

Figure 5-5

DILLON BEACH COMMUNITY PLAN

Marin County Planning Department
San Rafael, CA

Wallace, Roberts & Todd
Community and Environmental Planners
San Francisco, CA

Source: Soil Conservation Service

Antonio, which is actually the drowned Stemple Creek valley. The Estero de San Antonio has brackish water and is only slightly flushed by freshwater circulation since its tributary streams are isolated from tidal flushing during much of the year by sand bars across their entrances. This lack of flushing makes the Estero particularly subject to water quality impacts (Rice and Strand, 1971).

Numerous small drainages drain the steep slopes of Oceana Marin. While most of the runoff and seepage follow natural courses, some natural drainage areas have been altered as a result of development. Due to the erosive and unstable character of soils in the area, drainage patterns are a particular concern.

Dillon Creek has no perennial tributaries and drains directly into Bodega Bay. It flows through Dillon Beach just south of the Tomales-Dillon Beach Road, draining an area of about 400 acres to the east. Just south of the Creek headwaters is an unnamed lagoon formed by a sand dune barrier across a valley. This lagoon has no surface outlet.

Drainage in the southern portion of the planning area around Lawson's Landing and Sand Point is characterized by several small stream channels which flow southeasterly, collect in lower-lying meadows, and eventually pass through a tidal gate into Brazil Cove on Tomales Bay.

Drainage to the east and southeast of the planning area around the community of Tomales is collected by Keys Creek. Keys Creek has a confluence with Walker Creek just north of Camp Tomales where the combined drainage forms an estuary flowing into Tomales Bay.

Creebank Erosion

The banks of Estero de San Antonio, its various tributaries, Dillon Creek, and other drainages in the area are characterized by slope failures and active erosion in the ravines (see Figure 5-3 and Table 5-1). Sediment and debris from slope failures and erosion lessen the drainage capacity and can worsen flood flows. Bank erosion can also undermine development placed too close to creekbeds.

Flood Hazards

Figure 5-6 depicts the 100-year floodplain as mapped in the planning area. The flood zone follows the coastline along Brazil Cove and Bodega Bay from Sand Point to the Village, and extends inland through the study area along Estero de San Antonio, Keys Creek and Walker Creek. The floodplain extends furthest inland in areas where high water in Tomales Bay would result in flooding at the mouth of the Bay, particularly over the lowlands at Sand Point.

Marin County subscribes to the Federal Flood Insurance Program and has a Flood Plain Management Ordinance which requires that the first finished floor level of new construction be a minimum of eight feet above sea level in addition to being above the 100-year flood zone. Structures in the flood zone are recommended to be constructed of flood-proof materials and should be anchored.

HYDROLOGY

Legend



DRAINAGE BASINS

DRAINAGE WAYS

FLOOD ZONE

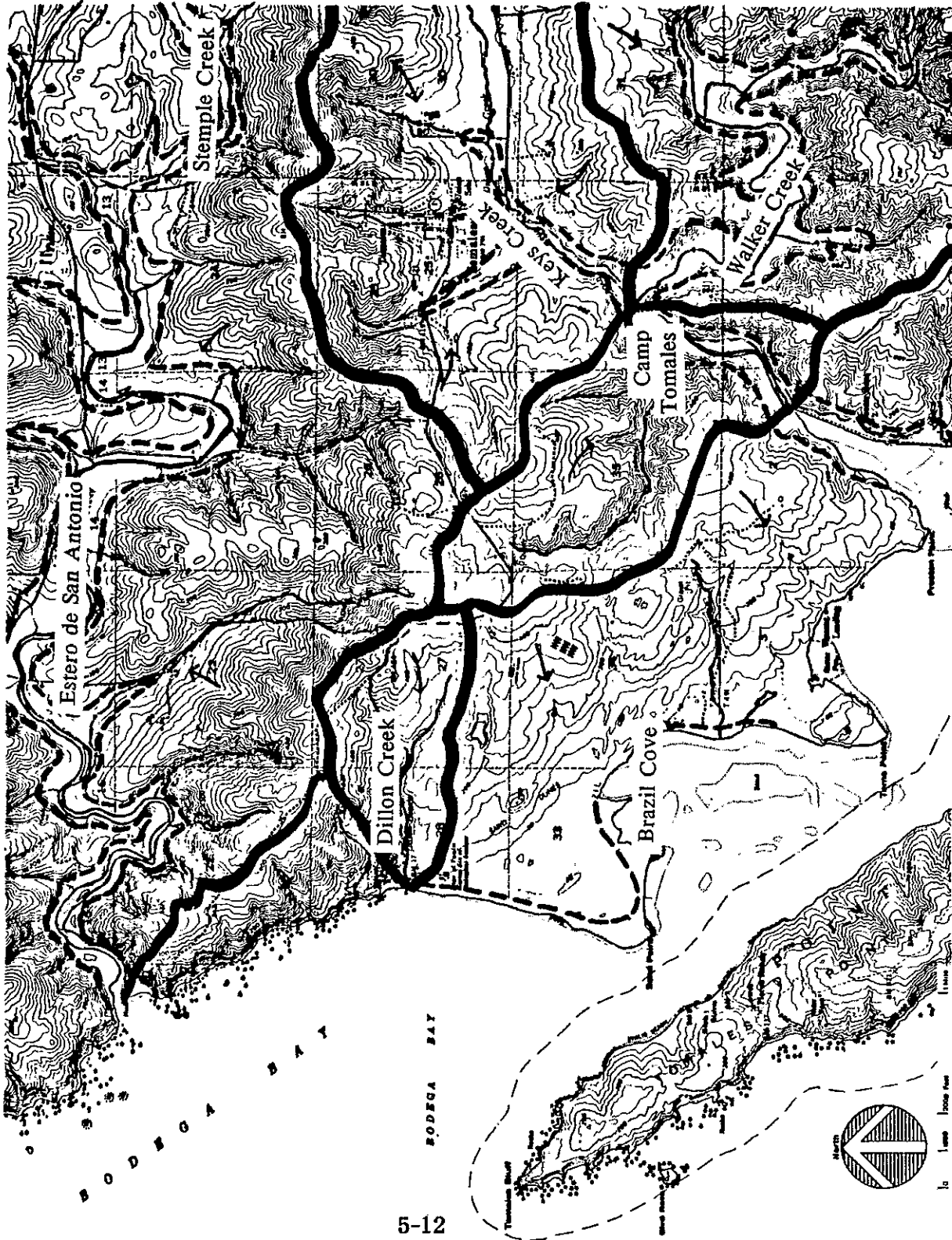


Figure 5-6

DILLON BEACH COMMUNITY PLAN

Marin County Planning Department
San Rafael, CA

Wallace, Roberts & Todd
Community and Environmental Planners
San Francisco, CA

Sources: County of Marin and Federal
Emergency Management Agency

Rising Sea Level

Considerable attention has been given recently to the potential warming of the earth's atmosphere due to the "greenhouse effect". This warming trend may be enough to melt polar icecaps and raise sea levels around the world. Some estimates indicate that sea level may rise as much as one to four feet over the next fifty to one-hundred years. Such an increase would have a substantial effect on the entire Dillon Beach planning area. Low-lying areas in Lawson's Dillon Beach Resort and Lawson's Landing could be inundated. Higher sea levels could substantially increase water and wave erosion of the bluffs from Estero de Americano to the Village, and up each of the esteros. Higher sea levels would also bring saltwater further up the esteros, Dillon Creek, and other creek inlets. Additional water in the creeks could be expected to greatly accelerate erosion along the creekbanks, especially where they are made of highly erosive soils. Higher sea levels would also alter the tsunami run-up zones shown in Figure 5-4 and flood zones shown in Figure 5-6.

Summary and Comment

The planning area contains many environmental characteristics that can be hazardous to structures and public safety. The area includes steep terrain; numerous steep and deep drainages; unstable slopes; erodible bluffs, beaches and other waterfront, creekbanks, and dunes; floodplains; and an active earthquake. In addition, extensive dry grasslands are at risk seasonally from fire hazards.

Varying degrees of protection from these hazards can be taken, but present economic and environmental trade-offs. Some engineering "solutions", for example, may be technically feasible, but also very costly and in conflict with resource protection policies. The Countywide Plan requires that construction be located and designed to avoid or minimize hazards. This policy is particularly applicable to the Dillon Beach planning area where multiple sources of environmental hazard overlap and synergistically interact. Of particular concern are unstable slopes and soils, drainage areas, bluff edges, erodible substrates, and flood zones.

5.1.2 OBJECTIVES, POLICIES, AND IMPLEMENTATION PROGRAMS

These objectives, policies, and implementation programs expand upon the Local Coastal Program Unit 2's Hazards and Shoreline Structures policies, and the Marin Countywide Plan's Environmental Hazards policies.

Objective EH-1

To prevent or minimize damage to life, property, and natural resources from landslides, earthquakes and tsunamis, erosion, floods, and fire.

Policy EH-1.1

Slope stability. Known landslides and landslide-prone deposits on steep slopes shall not be used for development except where engineering, geologic site investigations indicate such sites are stable or can be made stable providing appropriate mitigating measures are taken and such measures are consistent with the environmental quality and visual quality objectives and policies of this Plan.

Policy EH-1.2

Slope stability and seismic safety. Development proposals for areas denoted "3" and "4" on the slope stability map or underlain by dune land, sand, alluvium or loams above 15% slope, as shown on the soils map, shall be accompanied by site-specific geological and geotechnical investigations to demonstrate feasibility of construction. Such investigations shall evaluate site conditions and set forth construction techniques and foundation recommendations to ensure the stability of development. Investigations shall include analysis of performance under a 1906-strength earthquake emanating from the San Andreas Fault.

Policy EH-1.3

Seismic safety standards. New structures shall be built to the seismic safety standards of the Uniform Building Code.

Policy EH-1.4

Tsunami zones. New structures within the 20-foot tsunami runup zone, which is shown in the Seismic Hazards map, shall incorporate flood-proofing measures, including raising the elevation of the first habitable floor above anticipated flood level, protecting against high water velocities, and appropriately storing hazardous materials.

Policy EH-1.5

Alquist-Priolo zones. As required by State law, all new structures proposed for human habitation within the Alquist-Priolo Special Studies Zone, which is shown on the Seismic Hazards map, (i.e., portions of Lawson's Landing) shall be required to have fault investigations and shall be set back at least 50 feet from fault traces.

Policy EH-1.6

Shoreline structures. Due to their interference with natural shoreline processes and water circulation, visual impacts, obstruction of public access, and effects on marine habitats and water quality, the proliferation of shoreline structures in the Unit 2 coastal zone is discouraged. When piers are allowed, multiple public and private commercial and recreational uses shall be accommodated, if feasible, to maximize the use of these structures and minimize the need for further construction.

Policy EH-1.7

Shoreline erosion control. The construction or reconstruction of revetments, breakwaters, groins, seawalls or other artificial structures for coastal erosion control shall be allowed only if each of the following criteria is met:

- a. The structure is required to serve a coastal-dependent use, a coastal-related use in a developed area, or to protect existing development or public beaches.
- b. No other non-structural alternative is practical or preferable.
- c. The condition causing the problem is site specific and not attributable to a general erosion trend, or the project reduces the need for a number of individual

- d. It can be shown that a structure(s) will successfully mitigate the effects of shoreline erosion and will not adversely affect adjacent or other sections of the shoreline.
- e. The structure will not be located in wetlands or other significant resource or habitat areas, and will not cause significant adverse impacts to fish or wildlife.
- f. There will be no reduction in public access, use, and enjoyment of the natural shoreline environment, and construction of a structure will preserve or provide access to related public recreational lands or facilities.
- g. The structure will not restrict navigation, mariculture, or other coastal use and will not create a hazard in the area in which it is built.

Policy EH-1.8

Cliff and bluff erosion. New development in the planning area shall be sited so as to avoid areas subject to cliff and bluff erosion (as shown on slope stability map). New structures on bluff tops shall be set back from bluff areas; setback distances shall be determined in accordance with the shoreline protection requirements of Title 22 of the Marin Code, Section 22.56.130. New development shall be sited and designed so that no protective shoreline structure (e.g., seawalls, groins, breakwaters) are or will be necessary to protect the building from erosion or storm damage during its expected economic lifespan (50 years).

Policy EH-1.9

Bluff and creek edges. Development proposed within 500 feet of a coastal bluff edge or 200 feet from creek bank edge shall be subject to case-by-case review by the County Building Department of drainage, grading and site plans to ensure safety of development. Such development shall also be required to provide site-specific geotechnical investigation to determine appropriate setbacks and foundation requirements.

Policy EH-1.10

Dune erosion. Proposals for development adjacent to dunes shall include a dune stabilization program, including specific planting, maintenance, and erosion control measures. Such dune stabilization program may be on-site or off-site.

Policy EH-1.11

Flood zone. In accordance with the Federal Flood Insurance Program and the County Flood Plain Management Ordinance, the first finished floor level of new construction shall be a minimum of eight feet above sea level in addition to being above the 100-year flood zone. Structures in the flood zone, which is shown on the Hydrology map, are recommended to be constructed of flood-proof materials and should be anchored.

Policy EH-1.12

Impervious surfaces. Development shall minimize areas of impervious surface.

Policy EH-1.13

Storm Drainage. All new development shall provide storm drainage systems sufficient to accommodate storm flows from the development, and shall direct outflow away from erosive and unstable areas.

Policy EH-1.14

Fire hazards. New subdivisions and planned developments in grassland and coastal scrub areas shall be required to supply adequate on- or off-site fire suppression water supply.

(Additional fire protection policies are located in the Community Facilities section of this plan.)

Policy EH-1.15

Rising sea level. In reviewing master plan proposals for low-lying regions and along creeks, the County shall consider potential effects of rising sea levels. Requirements for development in tsunami run-up zones, along bluff and creek edges, and in flood zones shall be strictly observed.

6. COMMUNITY DEVELOPMENT

This section contains a description of community land uses in the four subareas defined for purposes of this Community Plan: Oceana Marin, the Village, Lawson's Dillon Beach Resort, and Lawson's Landing. The section also contains a visual analysis and assessment of community character, presented in both graphic and tabular form, and a description of existing shoreline public access. Objectives and policies for this topic, as well as for housing, local economy and trails, follow the existing setting description.

6.1 LAND USE

As previously explained, five subareas within the Dillon Beach planning area have been defined for purposes of this Community Plan. Three subareas are within the current expansion area boundary: the Oceana Marin subdivision, the Village, and Lawson's Dillon Beach Resort. The fourth, Lawson's Landing, is included in this section because existing development and potential development provided for by LCP policies have a direct impact on the community, particularly the Village and Lawson's Dillon Beach Resort.

Agricultural Areas. The extensive agricultural areas within the planning area are now used primarily for grazing cattle and for turkey farms. None of the lands are irrigated for commercial crop production. It is questionable whether these areas could support crop production without substantial soil improvements and pesticides.

All agricultural parcels in this area are zoned C-APZ-60. According to the zoning code, the purpose of this zoning is explicitly to "preserve lands...for agricultural use". C-APZ-60 allows up to one single-family dwelling per 60 acres, subject to master plan approval and numerous standards set forth in the zoning code. Development must be clustered on 5 percent or less of the parcel, and the remainder of the parcel must be placed under easements to preserve agricultural uses. Most parcels in the planning area are substantially larger than 60 acres, and most owners own several contiguous parcels. Thus, according to current zoning regulations, clusters of single-family homes may be proposed for development. However, the intent of the zoning district is to preserve agricultural uses, not to encourage residential development.

Uses that may be permitted in this zone district with a conditional use permit are listed in the zoning code (Title 22, Section 22.57.033). These "conditional uses" include veterinary facilities; fish hatcheries; facilities for recreational activities, such as hunting, fishing, and camping; and bed and breakfasts with up to 5 guest rooms. When the Planning Director determines that any of the conditional uses constitutes a major land use change, master plan approval may be required.

Oceana Marin. Adjacent to and north of the Village is the Oceana Marin subdivision. The streets are 40 feet wide and curvilinear. The westernmost street, Kailua Way, is an extended cul-de-sac which parallels the ocean and coastal bluffs. Oceana Drive, the easternmost street, "dead-ends" at the northern boundary of the subdivision and provides access to most of the developed sites either directly or by way of secondary, cul-de-sac streets.

Except for the real estate office for the Oceana Marin subdivision at the corner of Oceana Drive and Tahiti Way, existing development in Oceana Marin is exclusively detached, single-family residences, most of which are custom designed with shingle

exteriors and sited to catch spectacular views of Bodega Bay and the northern coastline. Approximately half of the 267 single-family lots have developed in a pattern that, when seen from a distance, appears scattered and random. The single-family lots in Oceana Marin range between 7,500 and 15,000 square feet. Additionally, four vacant areas, ranging in size from approximately 2 to 16.6 acres, are presently zoned for 4 units per acre, and for multi-family as well as single-family residences.

The Village. The Village is the small, older, tightly clustered area of the community defined by Ocean View Avenue, Park Avenue, Cypress Avenue, Beach Avenue, Summer Street, and the northernmost block of Cliff Street. It is characterized by brightly painted small houses and cottages built on very small lots, typically about 1,750 square feet. Most of the houses were built in the 1930s and 1940s. Streets in this area are narrow and aligned in a general grid pattern. Of the 170 lots within the Village, 151 are developed (89%). A post office is located on Cypress Avenue near the intersection with Beach Avenue.

Lawson's Dillon Beach Resort. The area referred to as Lawson's Dillon Beach Resort extends from the Village across the mouth of Dillon Creek to the former University of the Pacific (UOP) Marine Station and Lawson's Landing. Within this 52-acre parcel are a commercial strip adjacent to the Village, a privately owned and operated public beach and several residences.

The commercially developed portion of Lawson's Dillon Beach Resort is located at the entrance to the Village. The Resort currently includes the only store in Dillon Beach, located on Beach Avenue, a parking area, a gas pump, and 25 trailer sites that are rented on a yearly basis. The public beach area (4.1 acres), west of Cliff Street and extending south, provides picnic tables and restrooms. A day use parking fee is charged for automobiles and bicycles.

Approximately 24 undeveloped acres inland from Bay Drive (and including the 2.75-acre UOP site, a portion of which lies west of Bay Drive) are zoned Coastal Residential Multiple Planned Commercial (C-RMPC). This designation permits residential and commercial uses appropriate to the village scale and requires master plan approval for development.

Between Cliff Street and Bay Drive, are a small number of single-family beachfront residences built on lots that are typically 5,000 square feet or larger and aligned on a grid. Of the 17 lots within this area, 12 are developed (76%). This small subdivision has been developed more recently than the Village and is contemporary with Oceana Marin, but the siting and design of the houses is more similar to the Village than to Oceana Marin.

Lawson's Landing. Lawson's Landing, extends from Lawson's Dillon Beach Resort to Sand Point at the confluence of Tomales Bay and Bodega Bay. It is a very popular recreational vehicle and camping resort comprising 46 designated campsites (plus additional "informal" campsites on peak season weekends as demand warrants), 231 trailer sites, as well as a pier, boat launch, fuel dock, moorings, dry storage, boat and motor rentals, a clam barge, sport fishing charter boats, and a bait and tackle shop. Access to Lawson's Landing is from the north along privately-owned Bay Drive. A toll gate is located at the entrance to the Landing, which is at the southern boundary of the UOP site.

Summary. Existing residential development in Dillon Beach currently totals 298 dwelling units, excluding trailers and overnight rooms. Current approximate net and gross densities in the community's three residential areas are given below in dwelling units per acre:

<u>Area</u>	<u>Net</u>	<u>Gross</u>
Oceana Marin's single-family lots	1.2	1.0
Village	12.3	11.8
Lawson Resort's C-R-1 Subdivision	4.9	6.9

Other land uses account for less than 3% of the total net land area within the current Dillon Beach expansion area boundary. Commercial uses occupy a total of 1.8 acres; public uses (i.e., the post office) occupy 0.3 acres and a total of 8.5 acres are designated public open space.

VISUAL QUALITY AND COMMUNITY CHARACTER

Dillon Beach's distinctive visual qualities and community character constitute resources valued by resident and visitor alike. These qualities and characteristics make up the Dillon Beach "experience" -- one of magnificent views, natural terrain and distinctive housing styles.

A major asset of the community's character is variety of particularly scenic viewpoints within the community itself. At the same time, Dillon Beach is also visible from Pt. Reyes National Seashore across Tomales Bay and Bodega Bay.

Dillon Beach contains a variety of landscapes that play an important role in the visual experience of the place. Each landscape has its own unique characteristics which, when carefully examined, illuminate the community's character and serve as a basis for appropriate policies.

Eight landscapes have been identified: grasslands, dunes, bluffs, creekside, Village, Lawson's Resort, Oceana Marin, and Lawson's Landing. The following discussion highlights distinct and important qualities for each landscape. The sketches that follow graphically depict these (Figures 6-1 to 6-12). Table 6-1 then summarizes the distinct and important characteristics of each landscape within the following categories: landform; vegetation; siting and building form; architectural details and materials; roads, streets and parking; and predominant views.

Grasslands

Grasslands (Figures 6-2 to 6-6) make up an important part of the rugged, rural arrival experience. Rolling hills, rock outcroppings, hedgerows, narrow roads, expansive views, and a visual relationship between buildings and the land afford a strong connection with the land.

Creekside

Creeks and their surrounding riparian vegetation reveal the form of the land, a distinct natural habitat, and the seasonal water cycle. Creeksides offer a secluded environment at a low point in the land, enclosed by rising slopes and eucalyptus canopies. The creek

and its dense, riparian vegetation also separate the land to each side. Development is generally set back away from the riparian corridor. See Figures 6-5, 6-6, and 6-7.

Bluffs

Bluffs (Figure 6-8) make the dramatic and dynamic point at which land meets sea. Waves crash below eroding slopes and grassy tops. The outline of the large, angular houses in Oceana Marin are visually prominent from the south.

Oceana Marin

Oceana Marin occupies hillsides in the northernmost area of Dillon Beach. The landscape was originally grassland. Today, the rugged and dramatic features of the land are co-inhabited by large houses, widely spaced, oriented to the expansive views, and dramatic in form and siting. See Figures 6-3 to 6-6, 6-8, and 6-10.

The Village

The Village (Figures 6-7, 6-8, and 6-9) appears as a densely packed center to Dillon Beach and communicates a memorable, romantic character. The Village rests at the base of Sugarloaf Mountain, near the mouth of Dillon Beach Creek. It is characterized by small, eclectic and closely spaced cottages enclosing narrow streets. Occasional views of the surrounding landscapes appear down streets and across sideyards. Most cottages, while simple in form, display personal attention and craftsmanship.

Lawson's Dillon Beach Resort

Lawson's Dillon Beach Resort (Figures 6-8 and 6-11) occupies a waterfront site that separates the Village from Lawson's Landing, and is an important part of the experience of moving between the two. A narrow road traverses the site, enclosed by houses to the east and opening to expansive views of Bodega Bay and the Pacific Ocean to the west and Tomales Bay and Sand Point to the South. To the north, the Village and Oceana Marin can be seen while a parking lot stretches out along the beach on the western edge of the property. The houses are modest in size, wooden, and oriented towards panoramic views to the west.

Lawson's Landing

Lawson's Landing occupies the long, southern, coastal stretch of the community. Its dune landscape is inhabited both by grazing animals and a dense concentration of sheds, trailers, RV's, tents, marine-related buildings, and scattered equipment at the southern tip of Sand Point. Circulation is marked by gravel roads and dispersed parking. Views from between buildings and trailers reveal dunes, Oceana Marin, Tomales Bay, and Tomales Point. A pier and several boat moorings are the only structures in the area that extend seaward from the land.

Dunes

Dillon Beach's sand dunes are unique to Marin County and accentuate the area's recreational activities and natural elements. Drifting sand, simple buildings, RV's, narrow roads and views of dune, ocean, hills and creek offer vital clues to the dynamic, fragile and unpretentious character of this landscape. See figures 6-2, 6-10, 6-11, and 6-12.

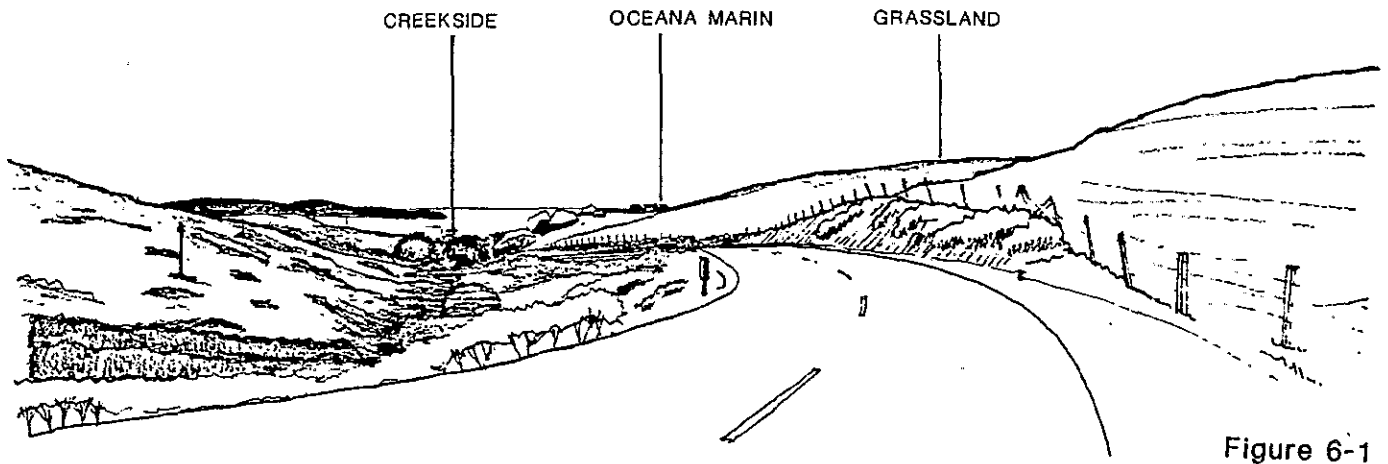


Figure 6-1

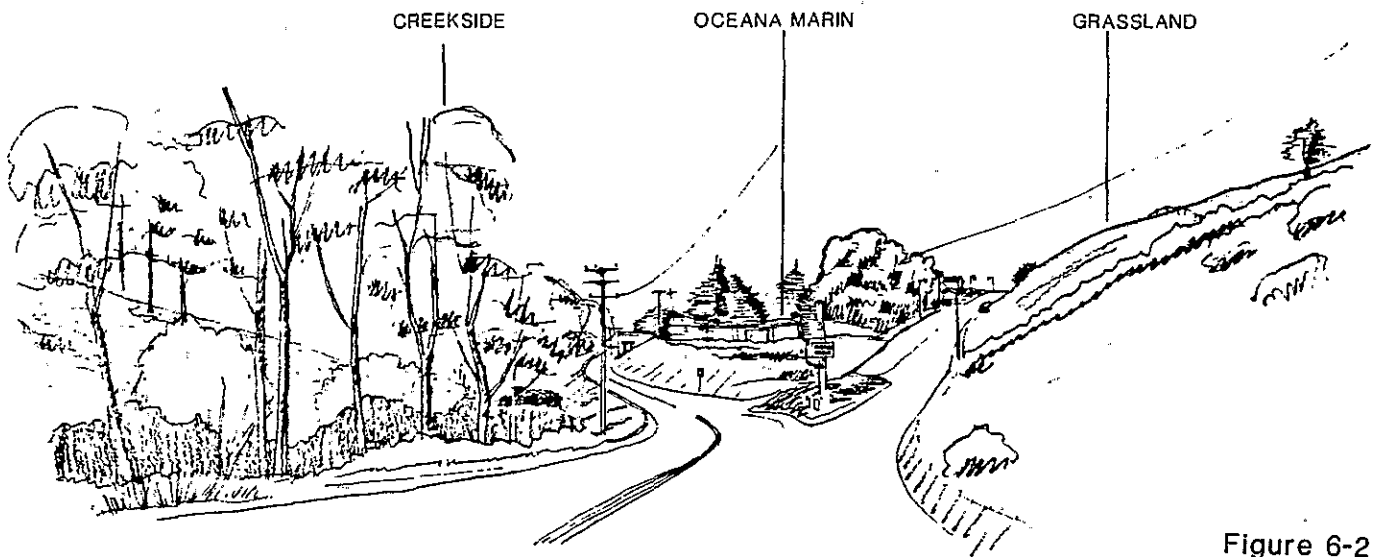


Figure 6-2

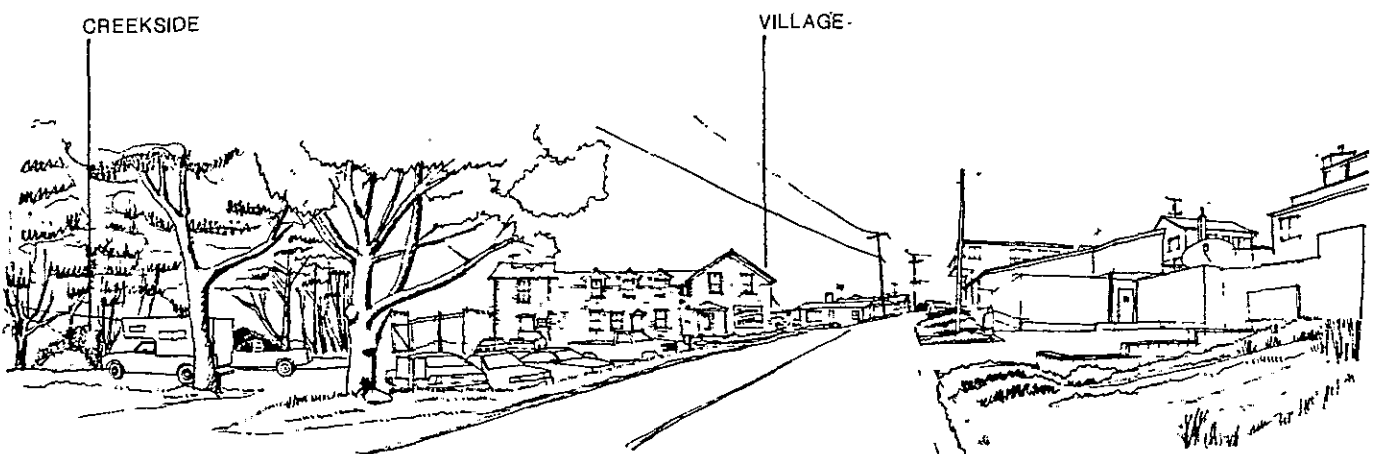


Figure 6-3

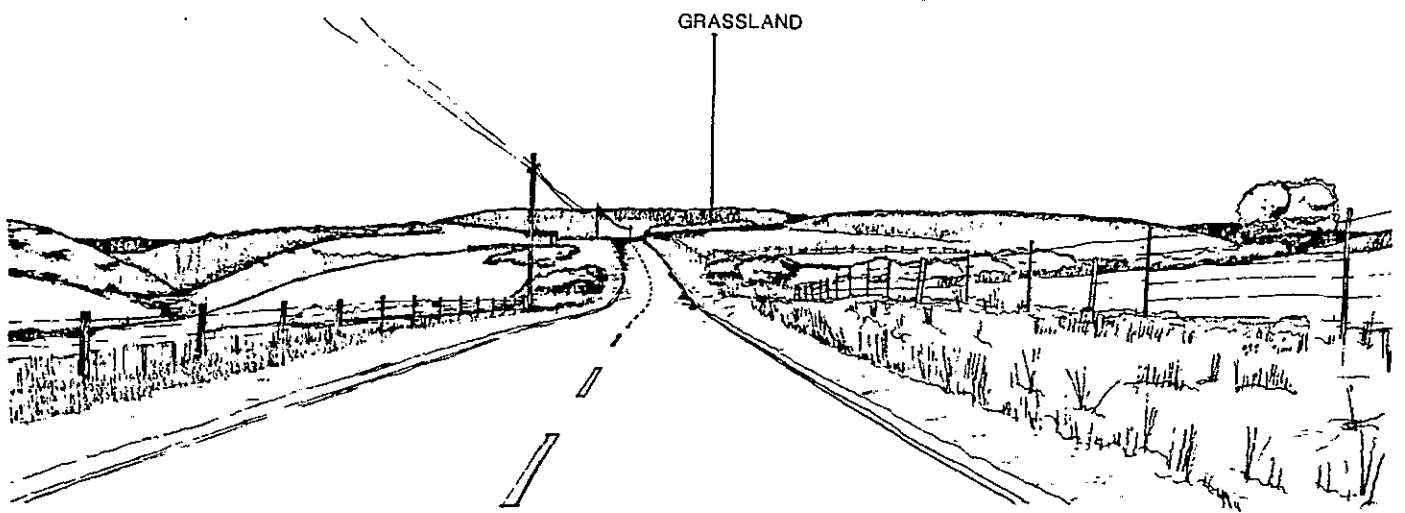


Figure 6-4

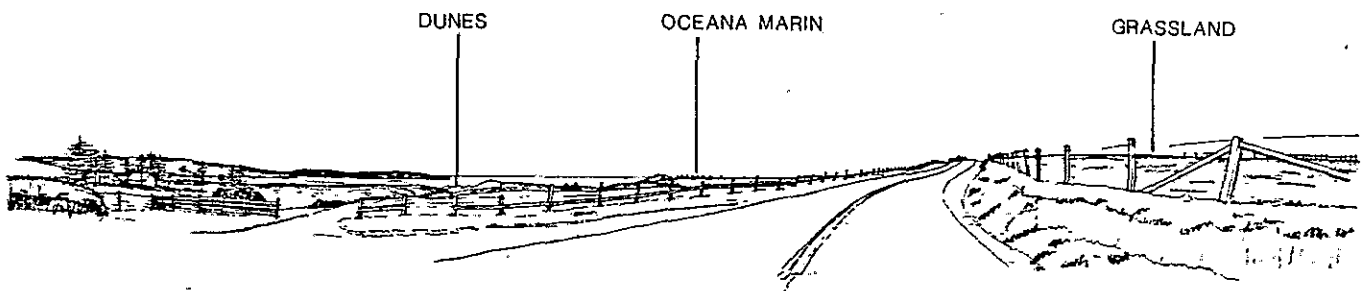
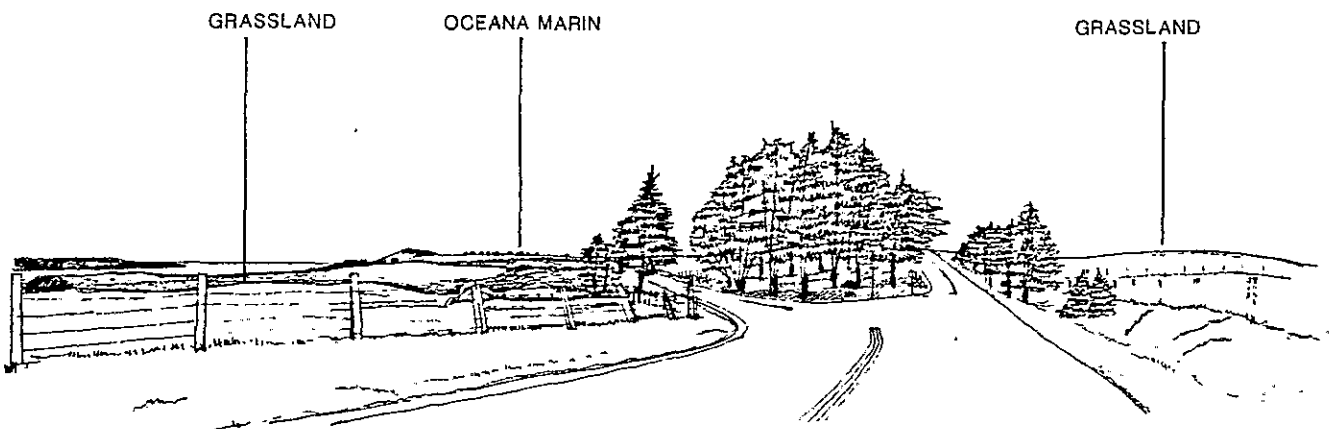


Figure 6-5



6-6

Figure 6-6

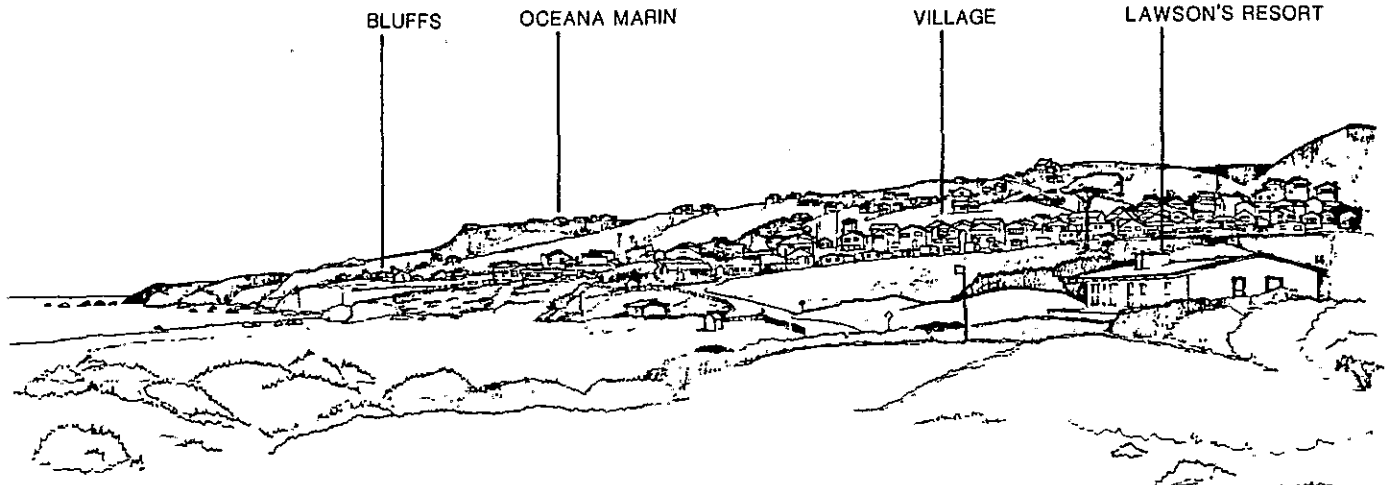


Figure 6-7

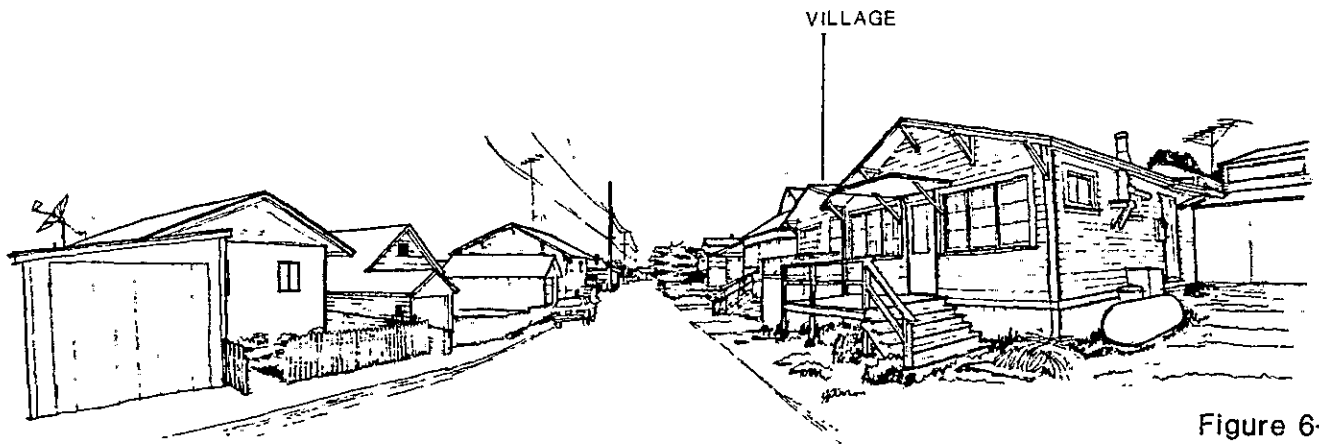


Figure 6-8

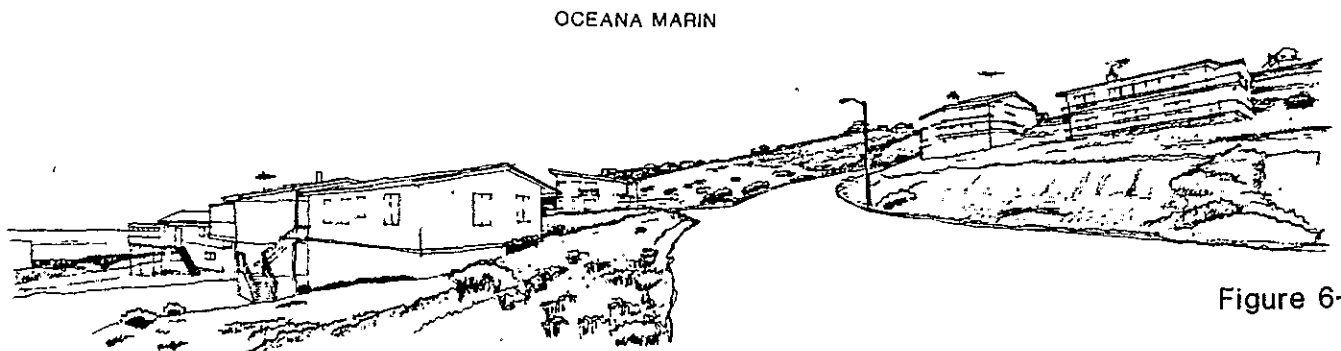


Figure 6-9

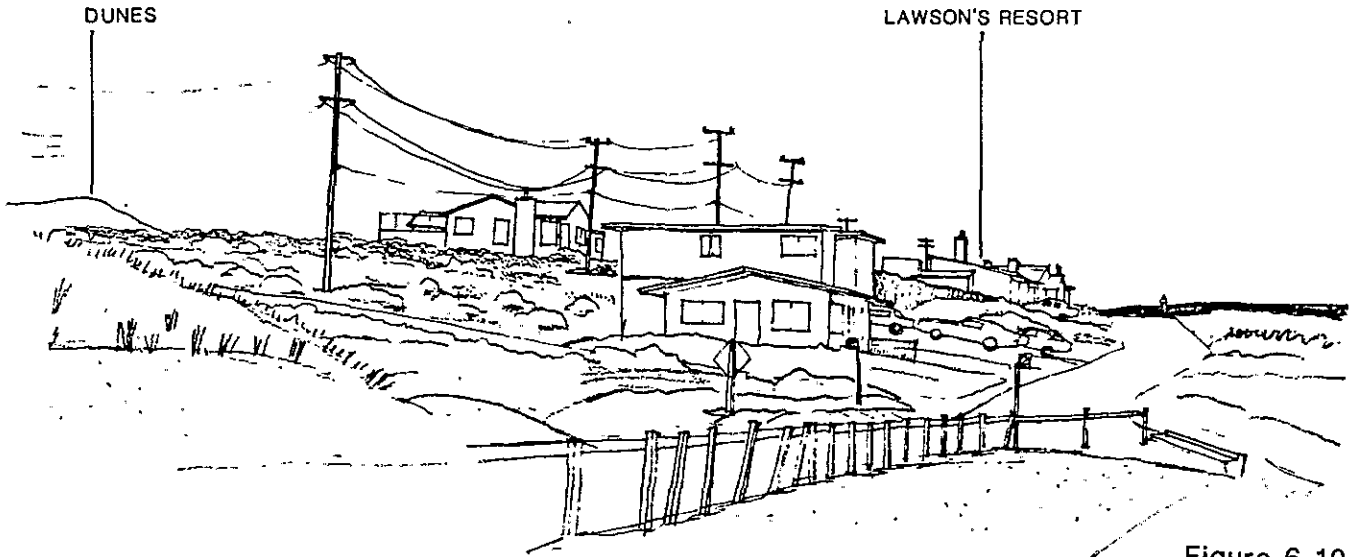


Figure 6-10

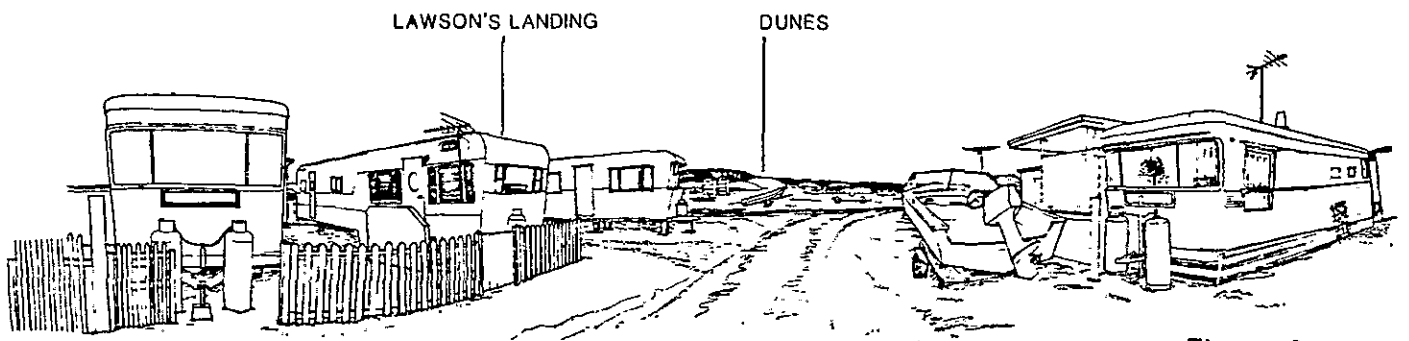


Figure 6-11

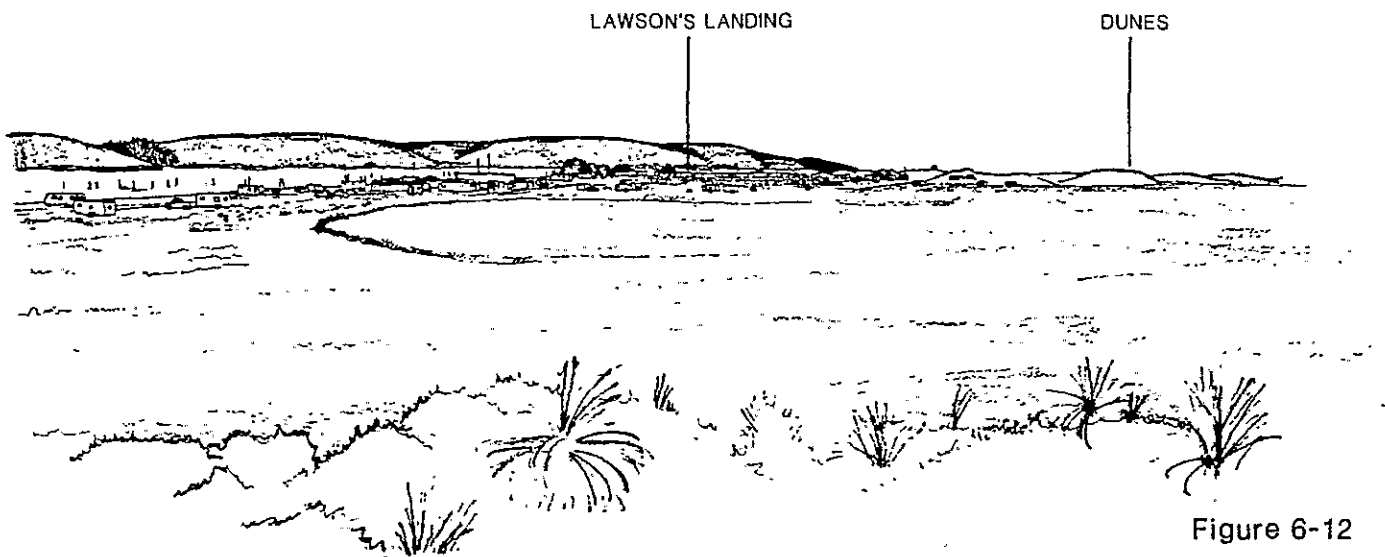


Figure 6-12

TABLE 6-1

DILLON BEACH - VISUAL ANALYSIS

	<u>Landform</u>	<u>Vegetation (color)</u>	<u>Siting & Form of Buildings</u>
Grasslands	Rolling Hills Steep at times; rock outcroppings	Short & tall grasses Hedgerows of Cypress and Eucalyptus	Large, shed ag. bldgs. Clustered Occasional Often within sheltered valley or swale and often with hedgerows as wind breaks Mass of bldgs. varied within cluster
Dunes	Flat and rolling Drifting sand	Sand Some low grasses	Temporary R.V.'s close to road and tucked away.
Bluffs	Dramatic slopes with flat tops Beginning of grassland	High erosion Low Clinging	Large houses at Oceana Marin Setback from bluffs by 40' - 50'
Creekside	Steep ravine with stream bed Some erosion	Tall Eucalyptus cypress Dense riparian	Road & development relate to creek Setback between road & Creek small outside of town and widens in town
Village	Gradually rising Rests at bottom of hill	Low vegetation at bases of buildings Some manicured vegetation Occasional trees	Narrow, bldgs. & lots 1 - 1½ stories Simple shed roofs Garages are separate mass Courtyards created by houses, garages & fence Utilities visible
Beachfront	Flat, low lying	Dune vegetation Some cultivation	Wider spaced setback from street 1 story
Oceana Marin	Bluff top Ridge top Steep hill Ravines Undeveloped land is grassland Edged by bluffs Rock outcropping	Grassland No trees or cultivated landscapes	Large setbacks & mass Sited on ridgetops, hillsides, blufftops Garages and decks attached 2 - 3 stories No utilities except lighting standards Irregular roofs
Lawson's Landing	Level Sandy	Sand Some low grasses	Densely spaced side setbacks & sideyards

DILLON BEACH - VISUAL ANALYSIS

	<u>Details & Materials</u>	<u>Road/Street Character & Parking</u>	<u>Distant Views</u>
Grasslands	Wood & concrete blocks predominate Some metal corrugation Metal framing for auxiliary structure	Winding Narrow (2 lanes) Asphalt & gravel Parking for off-road as part of cluster Fences & utilities	Distant views of ocean & bay, Oceana Marin, hills and creek
Dunes		Winding Narrow (2 lanes) Asphalt, gravel & dirt Parking adjacent to Bay Drive	Nearby views of dunes Distant views of hills & town
Bluffs	See Oceana Marin	See Oceana Marin	Distant views of ocean, Tomales Bay, bluffs to north
Creekside	Wood frame Shiplap siding predominates Some plywood Window panes Lighter colors predominate	Some parking up to edge of creek Dillon Beach Road follows creek Informal pedestrian access	In town creek's veg. blocks views to south Creeks visible from distance
Village	Wood frame Shiplap siding predominates Some plywood Window panes Lighter colors predominate	Extremely narrow Small private garages On street parking prohibited but occurs Few sidewalks Few curbs or gutters Parking with store A few pedestrian paths	Framed views of ocean, hills & Oceana Marin Otherwise enclosed
Beachfront	Wood Picture windows facing west	Narrow (2 lanes) No sidewalks Narrow shoulder Beach parking	Nearby views of ocean, dunes Distant views of Oceana Marin, Village
Oceana Marin	Wood & glass widely spaced Darker plywood sidings predominate Window panes hidden Darker colors predominate	Wide streets (4 lanes) Lighting standards Curbs & gutters No sidewalks No pedestrian circulation On street parking	Distant panoramic views of ocean, Tomales Bay, Village, creek, hills, Dunes, Sand Point, bluff to north Few other views to north
Lawson's Landing	Metal, wood, plywood Visible utilities Boats & outhouses	Narrow (2 lanes) Dirt & gravel Informal parking along beach & streets	Nearby views of Dunes, Tomales Bay; Distant views of Village & Oceana Marin Hills to east.

PUBLIC ACCESS

Dillon Beach has historically been a seasonal place of residence and vacation community for people whose primary residence is the Central Valley area including communities such as Modesto and Sacramento. Visitors, therefore, often come from these hotter inland locations to Dillon Beach for its cool, foggy climate.

Recreation facilities and shoreline public access are generally provided by privately-owned facilities. These, along with existing informal public access to the shoreline and open space within the community's area of interest are described below.

Oceana Marin. Low bluffs make access difficult directly from Oceana Marin to the beach. Several lots in the western and southern portions of Oceana Marin have been used informally for beach access. A path has been used by pedestrians along the top of the bluff at the edge of these properties and down to the northern end of the beach. Additionally, there are several dedicated pedestrian easements within Oceana Marin to provide access to the shoreline. The dedicated easements include (1) the easement from Kailua Way across AP No. 100-100-30, (2) the 20-foot easement between lots 114 and 115, (3) the 10-foot easement between lots 65 and 66, and (4) the 10-foot easement between lots 61 and 62. These easements are shown in Figure 6-14. The easements have been offered for dedication, but not "accepted" by a responsible agency who would then maintain them. However, use of these accessways is primarily by Oceana Marin residents, as roads in area are private and on-street parking is prohibited.

Lawson's Dillon Beach Resort. Lawson's Dillon Beach Resort provides public access to the wide sandy beach located just west and south of the Village. Developed facilities include picnic and restroom facilities and parking. A \$3 fee is charged for day use and parking; a \$1 fee is charged for motorcycle parking. Overnight accommodations are provided at the Resort by 25 trailer spaces and four cottages. The trailer spaces are usually rented a full year at a time. According to the Lawson's, the parking lot provides parking for more than 15,000 cars each year.

Lawson's Landing. Lawson's Landing is the largest recreational facility, at about 250 acres, and one of the older private coastal resorts in the region. Facilities include 231 trailer sites, boat storage and launching, a bait and tackle shop, a clam barge, a charter sport fishing boat, and about 46 informal campsites. Favored activities include clamming, fishing, camping, hiking, and picnicking and, until recently, hanggliding. Lawson's Landing is most heavily frequented on summer weekends, although fishing and clamming are popular activities there nearly year-round. Access to Lawson's Landing is on Bay Drive. At the entrance to Lawson's Landing, which is south of the former University of Pacific Marine Station, the Landing maintains a toll booth where a \$4 entrance fee is collected.

Shoreline Access. In addition to the privately-owned and operated recreation facilities at Lawson's Dillon Beach Resort and Lawson's Landing, the Local Coastal Plan provides for lateral access along the entire shoreline of Dillon Beach in order to allow passage on public trust lands (i.e., tideland and submerged land) and to the esteros. Lateral access parallels the water's edge and usually extends 25 feet inland from the mean high tide line. At high tide, however, this area is covered by water and dangerous to traverse.

North of Oceana Marin, existing agricultural operations and high, steep, eroding bluffs limit vertical access to the shoreline. Vertical accessways are intended to allow public access from the first public road to the shoreline. Usually ten feet in width, they may be widened to allow for stairs, parking or other improvements, or to protect prescriptive,

(i.e., historic,) rights, however pedestrians have made use of an existing dirt road to reach the Estero de San Antonio.

6.1.1 OBJECTIVES, POLICIES, AND IMPLEMENTATION PROGRAMS

These community development objectives, policies, and implementation programs expand upon policies stated in the Local Coastal Program (LCP) Unit 2 regarding Public Access, Recreation and Visitor-Serving Facilities, and New Development and Land Use, and policies in the Marin Countywide Plan regarding Community Development, Plans for Planning Areas, Housing, and Trails.

The policies below are organized in five geographic sections: Communitywide, Oceana Marin, The Village, Lawson's Dillon Beach Resort, and Lawson's Landing. Communitywide policies apply to all subareas.

COMMUNITYWIDE

Objective CD-1

To preserve the rural/resort character of the community.

Policy CD-1.1

Agricultural land and buildings. The large expanses of agricultural land surrounding Dillon Beach shall be preserved for agricultural uses. New agricultural buildings should be incorporated into existing agricultural compounds, and, where possible, should:

- a. be set back from the road;
- b. preserve major views;
- c. not exceed the height and bulk of traditional agricultural structures in the area; and
- d. use existing contours and vegetation for shelter, or introduce new cypress hedgerows for wind shelter and visual screening.

Policy CD-1.2

Community expansion boundary. New development in Oceana Marin, the Village, and Lawson's Dillon Beach Resort shall occur within the community expansion boundary, as shown in Figure 1-1.

Policy CD-1.3

Character of surrounding areas. The height, scale, and design of all new structures shall be compatible with the character of the surrounding natural and built environment. Structures shall be designed and sited to follow the natural contours of the landscape, and not block or significantly infringe on coastal views as seen from neighboring houses and public viewing places.

Policy CD-1.4

Visitor-serving facilities. Visitor-serving businesses and facilities that are in keeping with the coastal setting and small-scale, village character of the community shall be encouraged.

Policy CD-1.5

Vegetation. Non-native vegetation should be discouraged, except in contained areas immediately adjacent to residences and businesses.

Policy CD-1.6

Natural landforms. New development shall respect natural landforms to the greatest degree possible.

Objective CD-2

To protect the significant visual assets of the community, especially ocean and shoreline vistas.

Policy CD-2.1

New construction. New construction shall not block or significantly infringe on views from existing homes or scenic overlooks of the shoreline, Tomales Bay, Bodega Bay, or ocean.

Policy CD-2.2

Landscaping. Development may be screened with appropriate landscaping, however such landscaping shall not, when mature, interfere with public views to and along the coast.

Policy CD-2.3

Hedgerows. Existing hedgerows should be preserved. New hedgerows should not obstruct views of the shoreline, Tomales Bay, Bodega Bay, or ocean.

Policy CD-2.4

Elephant Rocks. Public access to Elephant Rocks (i.e., the large rock outcroppings at the junction of Tomales/Dillon Beach Road and Franklin School/Valley Ford Road) shall be preserved.

Policy CD-2.5

Satellite dishes. Television satellite dishes should be located in backyards where feasible, and should be screened from view from neighboring properties and public right-of-ways. A community satellite dish may alleviate the visual problems created by many small dishes sprinkled around the community. The County shall consider extending Cable TV services to Dillon Beach to preclude the need for individual satellite dishes.

Objective CD-3

To preserve historic structures.

Policy CD-3.1

Pre-1930 structures. Alterations to, additions to, and demolitions of pre-1930 structures are to comply with County requirements regarding coastal zone Historic Research Preservation as specified in Title 22 of the Marin County Code, Chapter 22.56.130. Alterations and additions shall retain the scale and original architectural features of the structure, especially of the front facade. The Historic Review Checklist in the Marin County Local Coastal Program Historic Study of November 1981 is to be used as a design guideline.

OCEANA MARIN

Based on the environmental quality, environmental hazards, and visual analyses for this Plan, developable acreages have been determined for each of the multi-family areas in Oceana Marin. The developable areas, based on these analyses, are shown in Figure 6-13.

For Parcels J, L, and M, unstable slopes are identified from the California Division of Mines and Geology maps (see Plan Figure 5-3). Given the scale of the maps, however, it is not possible to determine definitive boundaries.

No unstable slopes were identified in Parcel J, nor were other factors affecting developability. Therefore, for this analysis, the entire 1.37 acres of Parcel J are considered developable.

Upon mapping the unstable slopes in Parcel L, the area calculation was made from the large-scale Community Plan base map. Total developable acreage in Parcel L has been determined to be 3.4 acres.

In addition to unstable slopes, two areas within Parcel M have extremely poor access and are, therefore, considered undevelopable. Long driveways would cut across unstable and steep portions of the site, or would have to be cut through and limit development upon single-family parcels to the south of Parcel M. The area calculation for Parcel M was made graphically from dimensions on assessors maps. Based on this analysis, a total of 0.7 acres in Parcel M is considered developable.

For Parcel K, unstable slopes, rock outcroppings, and gullies unsuitable for development have been identified from the EIR for the Sea Haven Master Plan (EIR Figure 10). Swale and storm water drainage easements, as mapped in Figure 6-13, are considered undevelopable. To develop these areas, or straddle them with a road, would be hazardous, and would adversely affect the visual character and quality of the site. From a to-scale map of the factors shown in Figure 6-13, a graphic calculation of developable area was made. Based on this analysis, a total of 9.3 acres in Parcel K has been identified as developable.

The Addendum to the EIR for the Sea Haven Master Plan included a conceptual alternative siting and design for a single-family development of only 14 units (versus 66) on Parcel K. To reduce visual impacts, the 14 units were restricted to the less visually-sensitive, lower elevations of the site, while preserving recommended visual easements between the proposed project and existing Oceana Marin lots on Kailua Way. While the

more visually-sensitive, higher elevations of Parcel K are not considered undevelopable in the Plan, development in these areas would have to be carefully sited and designed to avoid potential impacts.

Objective CD-4

To ensure that residential development on Parcels J, K, L, and M is compatible in scale and intensity with existing single-family development in Oceana Marin, is compatible with the visual features of Oceana Marin as outlined in Table 6-1, and is sited in consideration of the environmental conditions and visual qualities of the area.

Policy CD-4.1

Planned districts. Parcels J, K, and L shall be maintained as planned districts, which require Master Plan approval prior to development.

Policy CD-4.2

Developable areas. Prior to Master Plan approval, site-specific geotechnical, soils, grading, drainage, and visual impact studies shall be conducted to definitively identify areas suitable for safe and environmentally-sound development.

Policy CD-4.3

Master Plan review. Master Plans and coastal permits for development on Parcels J, K, and L shall be evaluated according to the following criteria:

- a. demonstrated availability of water, in accordance with Policy CF-8.5,
- b. availability of safe and environmentally-sound sewage disposal,
- c. degree of environmental impact,
- d. traffic and parking impacts in Oceana Marin and other areas of the community,
- e. visual impact.

In addition, proposed siting and design shall:






- a. respect the natural landforms of the sites;
- b. require minimal grading, and adhere to the County's requirements regarding grading and slope stability;
- c. provide adequate drainage;
- d. address the sites' visual prominence;
- e. be compatible with the scale, bulk, and mass of existing homes in Oceana Marin; and
- f. protect scenic qualities, including visually-prominent rock outcroppings, rural landscapes, topography, and views.

Policy CD-4.4

Multi-family design. Multi-family units developed in Oceana Marin shall retain the character of single-family residences.

OCEANA MARIN PARCELS J, K, L, M

Legend

-  Unstable Slopes
-  Rock Outcropping
-  Swale
-  Gully
-  Poor Access

Note: programs for developable sites located within Table

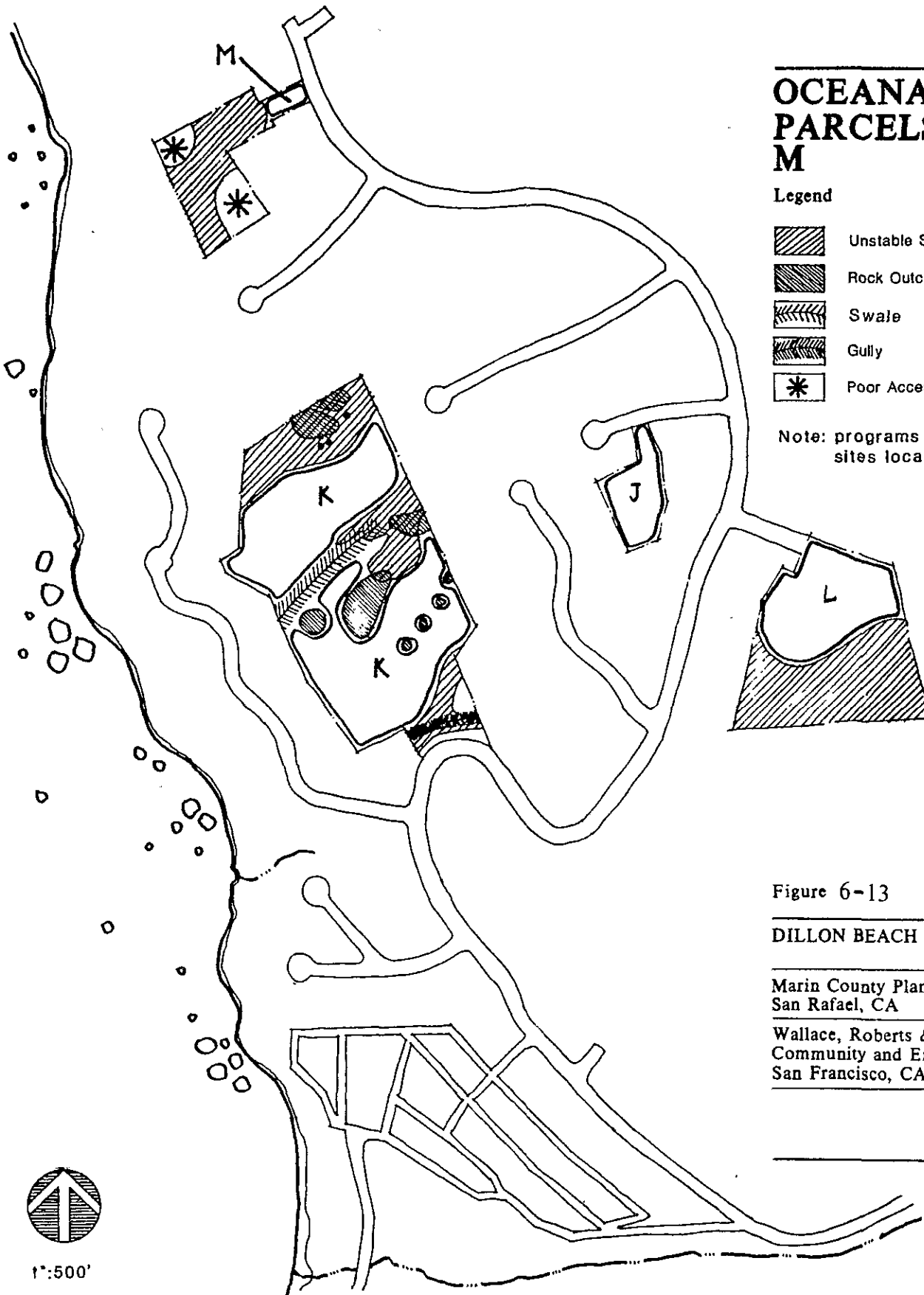


Figure 6-13

DILLON BEACH COMMUNITY PLAN

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San Francisco, CA

Policy CD-4.5

Roads and channels. Roads and channels should not detract from the rugged character of the landscape. A sense of the natural topography should be maintained by designing roads to cross gullies and swales, but not straddle them; by leaving natural drainage areas open and undisturbed; and by preserving natural features, such as rock outcroppings, as visible elements of the area.

Policy CD-4.6

Single-family character. Development of single-family structures should closely correlate to densities that have been constructed in Oceana Marin to date. Parcels now zoned for single-family residences shall be maintained for single-family residences. If multi-family structures are proposed for development on Parcels J, K, and L, such structures should not exceed 2- or 3-unit structures so as to maintain the small-scale character of the area. If multi-family units are proposed, a mix of 1-, 2-, and 3-unit structures should be included to maintain the single-family scale of the area.

Residential development on Parcels J, K, L, and M shall be in accordance with the following land use densities:

<u>Parcel</u>	<u>Parcel Acres</u>	<u>Density on Gross Developable Acres</u>	<u>Developable Acres</u>	<u>Range of De-velopable Units</u>	<u>Density on Parcel Acres</u>
J	1.37	1.5-4.0	1.37	2-5	1.5-4.0
K	16.56	1.5-4.0	9.3	14-37	0.85-2.33
L	6.52	1.5-4.0	3.4	5-13	0.8-2.0
M	2.61	1.5	0.7	1	0.4

The developable acreages are based on soils analyses and other environmental studies conducted prior to this Community Plan. If subsequent studies demonstrate to the County's satisfaction that additional acreage is suitable for development, then additional dwelling units may be considered at the same densities.

Should single-family homes be proposed, the lower densities shall be observed. The higher end of the density ranges is more appropriate for a mixture of single-family and multi-family units. If multi-family units are proposed, they shall be integrated with single-family housing on the same parcel.

To reflect the County's concern regarding environmental hazards on these sites, potential hazards created by development on these sites, and the visual prominence of the sites, the County shall rezone Parcels J, K, L, and M to the low end of the density ranges. If subsequent studies demonstrate to the County's satisfaction that additional development can be accommodated in accordance with the policies of this Plan and LCP, then development at the higher densities within the density range may be approved. Development approvals at the higher densities will require a zoning amendment.

PROGRAM CD-4.6a

The County will rezone Parcels J, K, L, and M as follows:

<u>Location</u>	<u>A.P. #</u>	<u>Former Zoning</u>	<u>New Zoning</u>
Parcel J	100-331-19	C-RMP-4	C-RMP-1.5
Parcel K	100-300-02,07	C-RMP-4	C-RMP-0.85
Parcel L	100-300-03	C-RMP-4	C-RMP-0.8
Parcel M	100-311-27	C-RMP-4	C-RSP-0.4

Objective CD-5

To encourage development on Parcel L to be sensitive to the highly visible nature of the site, location on a ridgetop, and proximity to agricultural lands.

Policy CD-5.1

Parcel L. Development on Parcel L should emulate the arrangement, and architectural character of traditional agricultural compounds in the area by tightly clustering development; by arranging buildings to articulate the spaces between them; by siting buildings across slopes to minimize grading and accentuate the site's topography; and by introducing one or two buildings of height and mass similar to modest-sized barns.

Objective CD-6

To improve public pedestrian access from Oceana Marin to the shoreline.

Policy CD-6.1

Public access. Pedestrian public access from Oceana Marin to the shoreline should be improved. At least one of the following pedestrian easements should be improved and maintained: (1) the easement from Kailua Way across assessor parcel number 100-100-30; (2) the 20-foot easement between lots 114 and 115; (3) the 10-foot easement between lots 65 and 66; or (4) the 10-foot easement between lots 61 and 62 (see Figure 6-14). Improvements might include stairs, constructed paths and hand rails where required for safety and to reduce maintenance, and signs indicating a point of public access. Such improvements, maintenance, and associated liability could be undertaken by agencies such as the California Coastal Commission, State Coastal Conservancy, and/or the County.

PROGRAM CD-6.1a

The County will coordinate with Oceana Marin residents and other agencies and organizations concerned with coastal public access to ensure that at least one easement is improved and maintained for safe public pedestrian access.

OCEANA MARIN PUBLIC PEDESTRIAN EASEMENTS

Legend

■ Potential Locations

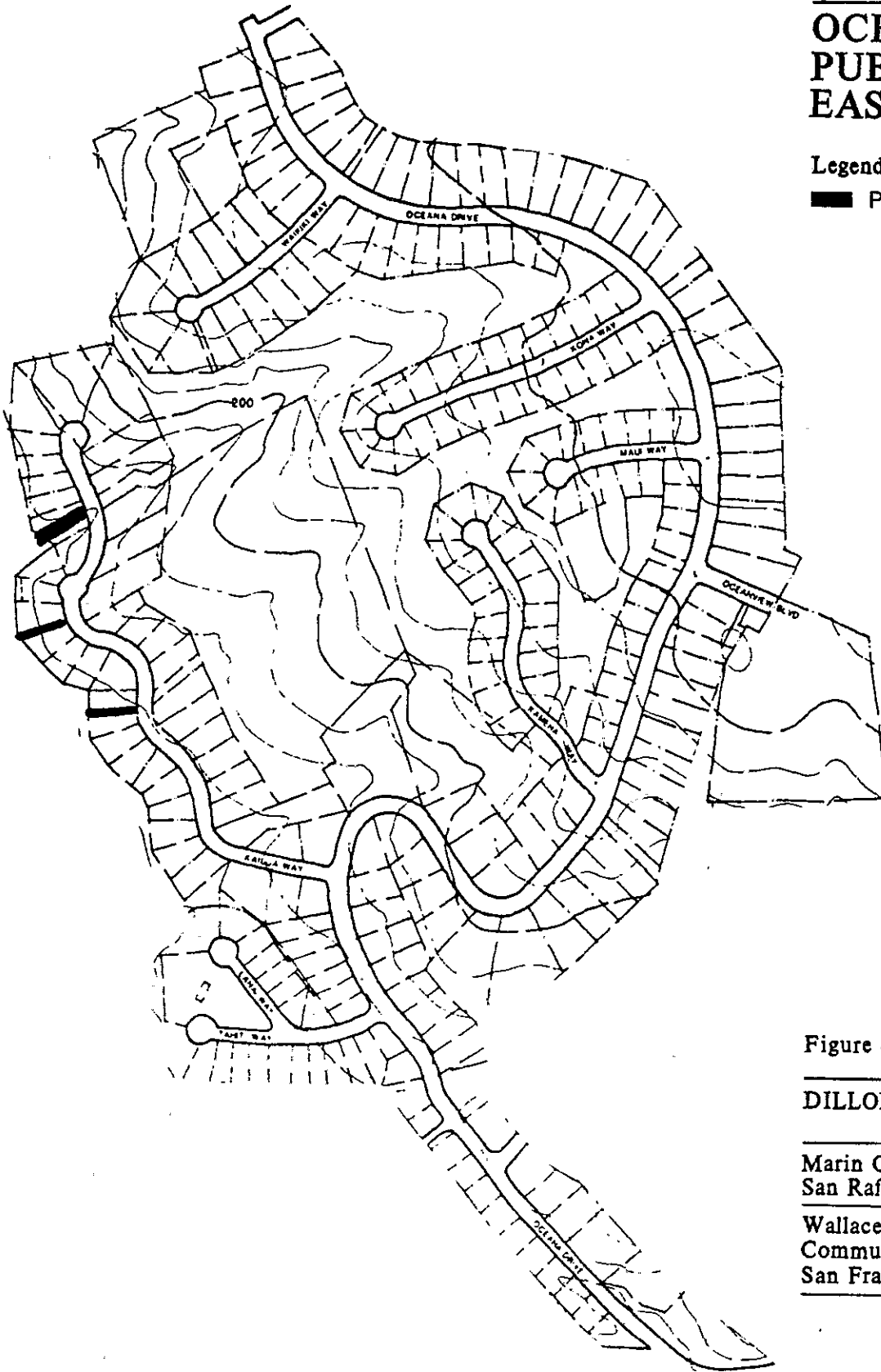


Figure 6-14

DILLON BEACH COMMUNITY PLAN

Marin County Planning Department
San Rafael, CA

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San Francisco, CA

THE VILLAGE

Objective CD-7

To encourage new residential development in the Village to be consistent with the area's existing character.

Policy CD-7.1

Residential zoning. The County shall retain small-lot, single-family residential zoning in the Village.

Policy CD-7.2

New structures. New structures, and significant alterations to existing structures, shall be consistent with the scale and character of other residences in the Village. New structures should not exceed an apparent one and one-half stories, nor should their footprints exceed the largest in the vicinity. Wood shiplap should be encouraged as siding material; stucco and plywood exteriors should be discouraged. Light-colored paint should also be encouraged for building exteriors.

Objective CD-8

To improve public access to the shoreline.

Policy CD-8.1

Public access. An easement for pedestrian public access to the shoreline should be established on the western edge of AP Number 100-120-121 (zoned C-R-A:B-5), in cooperation with the property owner. The public access point should be improved and maintained by an agency that can assure safe access to the shoreline.

PROGRAM CD-8.1a

The County will work with the property owners to establish a public easement; coordinate with agencies able to improve and maintain public access.








LAWSON'S DILLON BEACH RESORT

"Lawson's Dillon Beach Resort" refers to a geographic area that includes property owned by the University of Pacific and individual homeowners as well as the Lawson's (Dillon Beach Inc.). These properties are referred to collectively because they describe an area defined by topography, similar zoning, and existing roadways.

To better define areas considered developable according to policies in the Marin Countywide Plan, Local Coastal Program, Unit 2, and this Community Plan, seven site characteristics have been mapped and are shown in Figure 6-15. Tsunami run-up areas, dunes, and wetlands are derived from information in an Environmental Assessment prepared by WESCO (WESCO 1987, Figure 20). The 100-foot setback for riparian areas reflects County standards. Sensitive beach area was determined by examining

LAWSON'S DILLON BEACH RESORT SUBAREAS A-J

Legend

-  Tsunami Run-up
-  Riparian Setback
-  Dunes
-  Wetland
-  Beach
-  Important Vistas
-  Important Panoramic Views

Note: programs for developable sites located within Table

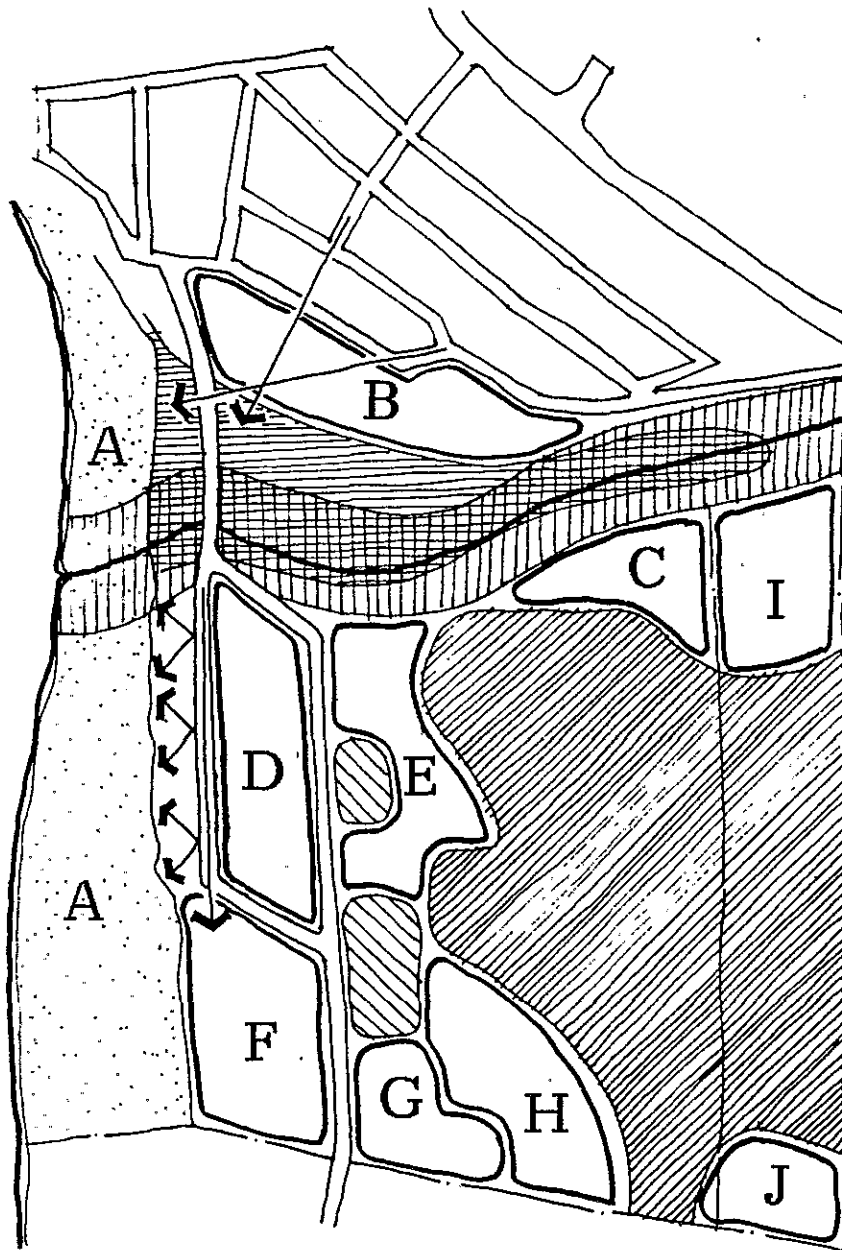


Figure 6-15

DILLON BEACH COMMUNITY PLAN

Marin County Planning Department
San Rafael, CA

Wallace, Roberts & Todd
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San Francisco, CA



1"=500'

topographic maps and aerial photos of the area. Areas denoted as "important vistas" indicate their visual prominence from commonly used paths and are considered areas of high aesthetic value. "Important views" refers to sites with panoramic views of the Bodega Bay, Sand Point, and the ocean. The visual character of Dillon Beach would be substantially altered if development were to occur in these view corridors.

From this mapping analysis, areas considered developable have been identified. The developable areas are described here in ten subareas that are distinguished by ownership and current land use patterns. The subareas, A-J, are shown in Figure 6-15. As the subarea boundaries have been determined in part by the results of environmental analyses conducted prior to this Community Plan, the actual delineation of areas requiring protection or areas suitable for development will be determined when Master Plans are proposed and reviewed.

Subarea A refers to the beach area west of Cliff Drive. Subarea A is bisected by a small area zoned C-RMPC; the remainder is zoned C-RCR. The entire subarea is owned by Dillon Beach Inc.

Subarea B is the northernmost portion of Lawson's Dillon Beach Resort. It is bounded by the Village on the north and Dillon Creek on the south, and is owned by Dillon Beach Inc.

Subarea C is just south of Dillon Creek, in the eastern half of the area zoned C-RMPC. Like Subareas A and B, it is owned by Dillon Beach Inc.

Subarea D refers to the parcels that are zoned C-R-1 and are generally owned by individual homeowners.

Subarea E is across Bay Drive from Subarea D, and is owned by Dillon Beach Inc.

Subareas F and G are owned by the University of the Pacific (UOP) and are the site of the former UOP Marine Station. They are bisected by Cliff Drive as it exits Lawson's Dillon Beach Resort and enters Lawson's Landing. Finally, Subarea H is directly to the east of the UOP parcels and is owned by Dillon Beach Inc.

Subareas I and J are part of a 12-acre parcel (AP #100-100-47) that is now zoned for agricultural use (C-APZ-60). The parcel is under Williamson Act contract. However, the Lawson's have filed a Notice of Nonrenewal, and the contract is due to expire in 1992. The parcel includes grassland and central dune scrub (WESCO 1987), which is considered a sensitive habitat. When the seven site characteristics that have been applied to areas of Lawson's Resort inside the community expansion boundary to determine developable acreage are applied to the 12-acre parcel, 3 acres are considered developable. The remaining acreage contains dune scrub. In addition, much of the area is "loose, potentially unstable sands on steep slopes" (WESCO 1987).

Current zoning, approximate acreage, and current ownership of each subarea are given below.

<u>Subarea</u>	<u>Current Zoning</u>	<u>Approximate Acreage</u>	<u>Current Ownership</u>
A	C-RCR and C-RMPC	9.8	Dillon Beach Inc.
B	C-RCR	3.7	Dillon Beach Inc.
C	C-RMPC	1.0	Dillon Beach Inc.
D	C-R-1	2.6	Individual Property Owners
E	C-RMPC	2.5	Dillon Beach Inc.
F	C-RMPC	1.6	UOP
G	C-RMPC	1.1	UOP
H	C-RMPC	1.5	Dillon Beach Inc.
I	C-APZ-60	2.0	Dillon Beach Inc.
J	C-APZ-60	1.0	Dillon Beach Inc.

Acreage for these 10 subareas totals 26.8 acres. Excluding the existing residential subdivision (Subarea D) and beach (Subarea A), approximately 14.4 acres are considered suitable for additional residential and commercial development.

Objective CD-9

To maintain the Lawson's Dillon Beach Resort as a multi-use area, with residences, resident-serving businesses and facilities, and visitor-serving businesses and facilities.

Policy CD-9.1

Mixed uses. Lawson's Dillon Beach Resort is an appropriate area for new, mixed-use development of a modest scale. Residential, resident-serving commercial, and visitor-serving commercial uses are all appropriate uses for this area, and shall be encouraged in a design that achieves a balance among these uses.

Objective CD-10

To encourage master planning and design that integrates development at Lawson's Dillon Beach Resort with other areas of the community, and maximizes the prime location, environmental resources, and visual assets of the Resort properties.

Policy CD-10.1

Planned district. Lawson's Dillon Beach Resort, exclusive of Subarea D (which is zoned C-R-1), shall be maintained as a planned district. Master Plan approval shall be required for substantial improvements or new development in the Resort, exclusive of Subarea D.

Policy CD-10.2

Master Plan. Dillon Beach Inc. and The University of the Pacific as property owners of all subareas except Subarea D, shall be encouraged to cooperatively participate in a Master Plan for the entire Resort, exclusive of Subarea D.

Policy CD-10.3

Phased development. If phased development is proposed, the Master Plan shall include all phases of development.

Policy CD-10.4

Environmental resources. Prior to Master Plan approval, seasonal field studies shall be conducted by the applicant to more definitively determine the location, extent, and condition of sensitive environmental resources. If accepted by the County, these studies shall become the basis for potential amendments to the Community Plan. These amendments will more definitively identify lands subject to environmental constraints and those which are not. Accordingly, development densities may be adjusted in the Community Plan, consistent with more detailed environmental constraint information.

Policy CD-10.5

Development review. Master Plans and coastal permits for development at Lawson's Dillon Beach Resort shall be evaluated according to the following criteria:

- a. demonstrated availability of water, in accordance with Policy CF-8.5;
- b. availability of safe and environmentally-sound sewage disposal;
- c. degree of environmental impact;
- d. compatibility with neighboring land uses;
- e. compatibility with the scale and character of the Village;
- f. traffic and parking impacts on the community, including along Dillon Beach Road, Beach Drive, Cliff Drive, and entrance to Lawson's Landing; and
- g. visual character as seen from public areas, the Village, and Oceana Marin.

Policy CD-10.6

Subarea A. Subarea A shall be maintained as a beach for public use. Permanent structures shall be limited to those accessory to beach use, and shall be sited and designed to be inobtrusive. In conjunction with Master Plan approval, provision for public access to the shoreline shall be secured in perpetuity. Public parking for the 9cess shall also be maintained in perpetuity.

Policy CD-10.7

Subarea B. Subarea B shall be maintained as a resident-serving and visitor-serving commercial strip that provides an inviting entrance to the community. Recommended uses for this subarea include a general store, gas station, small restaurant or cafe, and small motel or bed and breakfast designed in a style that is compatible with the small-scale, coastal village character of the Village.

As parking is a particular concern in this subarea, sufficient parking shall be provided on site, so that it will not spill over into neighboring residential areas.

Commercial development in Subarea B should not exceed an FAR of 0.2, which corresponds to a total of 32,000 square feet. This could accommodate, for example, a motel with 30 guest rooms and cafe for 75 to 100 people, in addition to the existing 8,000 square-foot store.

Policy CD-10.8

Beach Avenue realignment. Should Beach Avenue be realigned (see Figure 6-16, see Policy T-2.6), the small lot created west of Beach Avenue would be an appropriate site for small visitor-serving facilities. Recommended uses include a snackbar for beachgoers or small beach-oriented shop that would attract customers on foot and would not draw more traffic than could be accommodated by on-site parking. Development on this site shall be one-story only, and shall not block or substantially infringe on views to the shoreline. Development shall be designed so that run-off from impervious surfaces does not cause bluff erosion.

Policy CD-10.9

Subarea C. Subarea C is an appropriate area for single-family and/or multi-family housing. Densities in this subarea should not exceed 4 to 10 dwelling units per gross acre. Development at the higher end of the density range shall be approved only for clustered, smaller units, such as 1,200 square feet. Assuming that Subarea C does, in fact, contain 1.0 developable acre, then these densities would result in a maximum of 4 to 10 dwelling units.

Policy CD-10.10

Subarea D. Subarea D shall be maintained as single-family housing. New units shall comply with C-R-1 setback and FAR requirements. Houses on the eastern half of the subarea shall be designed to protect coastal views from properties to the east.

Policy CD-10.11

Subarea E. Subarea E is an appropriate area for single-family houses or small multi-family complexes, such as duplexes. The density and design of this subarea should be compatible with the density of Subarea D across Bay Drive. Densities in this subarea should not exceed 6 to 10 dwelling units per gross acre. Development at the higher end of the density range shall be approved only for clustered, smaller units, such as 1,200 square feet. Assuming that Subarea E contains 2.5 developable acres, this density range could result in a maximum of 15 to 25 dwelling units.

Policy CD-10.12

Subarea F. Due to Subarea F's proximity to the shoreline, it is an especially suitable area for resident-serving and visitor-serving facilities where many people can enjoy its prime location. Recommended uses include a community center with meeting rooms and exhibit space, a conference center, small restaurant or cafe for up to 150 diners, and youth hostel. Additional uses may be appropriate if they maximize community and visitor use of this location. Residences are discouraged in this subarea. As this area already experiences traffic congestion at peak visitor times, all subarea-generated parking shall be accommodated on site.

REALIGNMENT CONCEPT FOR BEACH AVENUE

Alignment concept is subject to feasibility study to assure parcel and emergency vehicle access as well as engineering design of roadway for the steep slope.

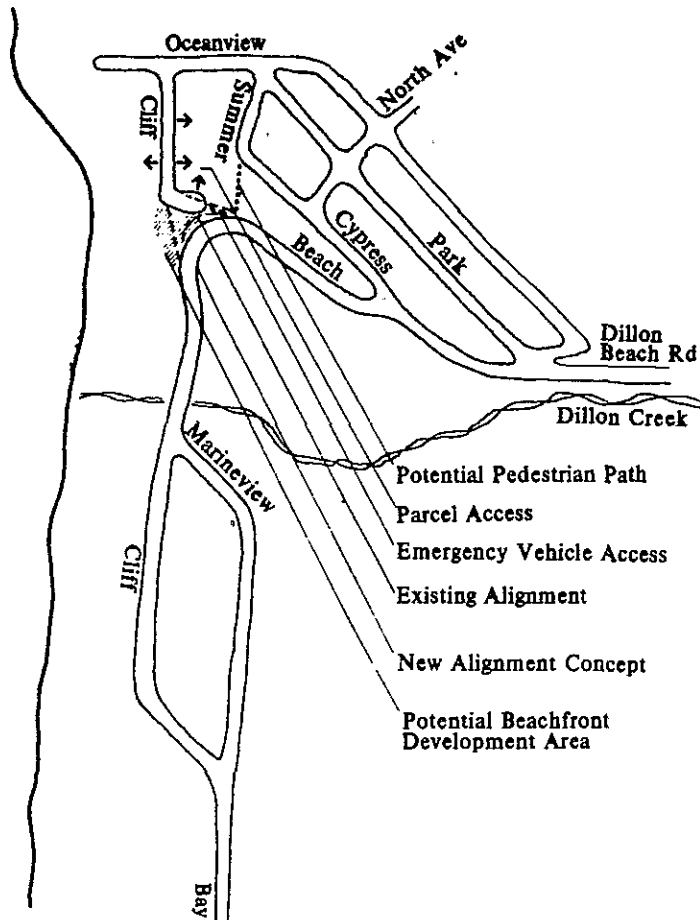


Figure 6-16

DILLON BEACH COMMUNITY PLAN

Marin County Planning Department
San Rafael, CA

Wallace, Roberts & Todd
Community and Environmental Planners
San Francisco, CA



Maximum building density in this subarea shall be an FAR of 0.3. This density could accommodate, for example, a series of small buildings that together equal 20,900 square feet. These buildings might include, for example, a community and conference center with rooms for 16 people and 100 people, kitchenette, and restrooms; restaurant for 180 patrons with bar for 25 patrons; and a small motel with 30 guestrooms. If through master planning, it is determined that residential uses are appropriate for this subarea, then the commercial FAR shall be commensurately reduced so that total building density in this area does not exceed a FAR of 0.3.

Policy CD-10.13

Subarea G. Subarea G is also an appropriate area for resident-serving and visitor-serving facilities. In addition, it would be an appropriate area in which to combine small-scale single-family or multi-family houses with commercial uses. Recommended uses include a small hotel, small cafe, neighborhood convenience store, studio space for artisans or performing artists, single-family cottages, and duplexes or triplexes.

A suggested balance between residential and commercial uses in this subarea is 60 percent residential to 40 percent commercial. With the 60/40 ratio, appropriate densities are 4 to 6 dwelling units per gross acre combined with an FAR of 0.2. This balance could result, for example, in a total of 2 to 4 dwelling units integrated with commercial space of 3,800 square-feet. This square footage could accommodate, for example, a motel with 10 rooms, 300 square-feet of office or studio space, delicatessen with seating for 24 patrons, a neighborhood convenience store, and youth hostel with 16 beds. Variations in this balance may be considered during Master Plan review. Should a different residential to commercial balance be proposed, a comparable building density shall be maintained.

Policy CD-10.14

Subarea H. Subarea H is one of the best sites at Lawson's Dillon Beach Resort for single- and multi-family housing. Maximum residential density in this subarea should be 4 to 6 dwelling units per acre, which is a greater density than in Oceana Marin, but lower density than in the Village. Development at the higher end of the density range shall be approved only for clustered, smaller units, such as 1,200 square feet.

Assuming that the developable portion of this subarea is 1.5 acres, then this density range may result in a maximum of 6 to 12 dwelling units.

The appropriateness of other types of uses in this subarea, such as visitor-serving commercial uses, is dependent, in part, on the traffic that would be generated by such uses, capacity of existing roadways, and potential for developing a second road into Dillon Beach. If, through Master Plan review, it is determined that commercial uses are appropriate for this subarea, then a mix of commercial development that does not exceed an FAR of 0.2 and residential density that does not exceed 4 to 10 dwelling units per acre shall be observed.

Policy CD-10.14a

Subareas I and J. The 12-acre parcel, AP #100-100-47, may be considered for inclusion in a development Master Plan at such future time as a Master Plan is submitted for Lawson's Dillon Beach Resort, and the Master Plan clearly demonstrates appropriate uses and densities for this constrained parcel.

Policy CD-10.15

Additional acreage. Should subsequent environmental study determine that larger or additional areas are suitable for development than are described in these policies, uses and densities in the additional areas shall be comparable to uses and densities in the neighboring subareas.

Policy CD-10.16

Development density. Based on the policies above and in accordance with the Local Coastal Program Unit 2 (LCP), the County shall specify a residential zoning density for the parcels zoned C-RMPC in Lawson's Dillon Beach Resort. To reflect the County's concerns regarding the site, including its environmental characteristics, prominent location, and current lack of water supply and sewage disposal services, the County shall zone the site to the low end of the residential density range. If subsequent studies demonstrate to the County's satisfaction that additional development can be accommodated in accordance with the policies of this Plan and LCP, then development at the higher densities within the density range may be approved. Development approvals at the higher densities will require a zoning amendment.

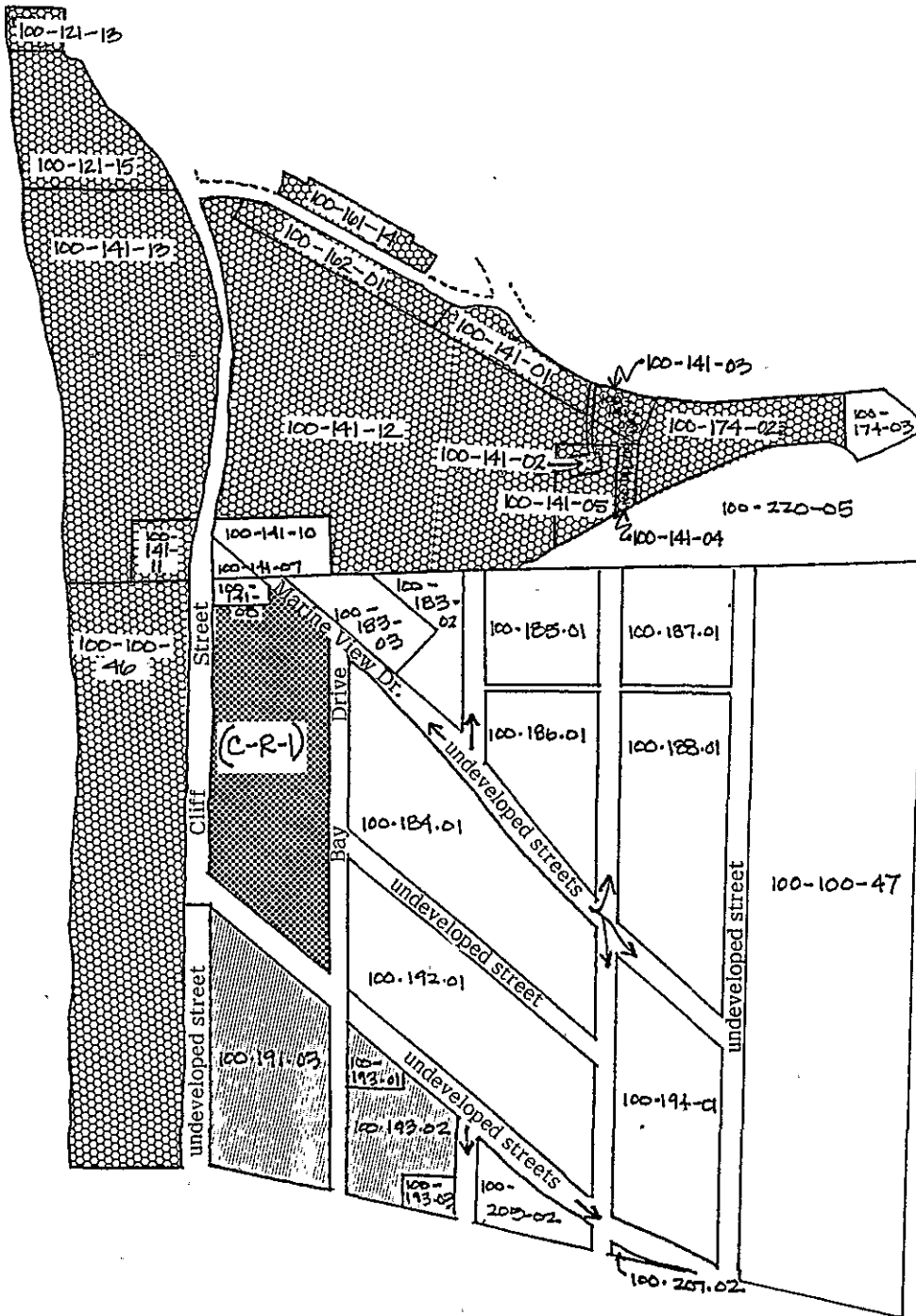
PROGRAM CD-10.16a

The County will rezone parcels in Lawson's Dillon Beach Resort as follows:





<u>A.P. #</u>	<u>Location</u>	<u>Former Zoning</u>	<u>New Zoning</u>
100-141-11	Lawson's Dillon Beach Resort	C-RMPC	C-RCR
100-141-13:			
SW corner only	Lawson's Dillon Beach Resort	C-RMPC	C-RCR
100-100-47	Lawson's Dillon Beach Resort	C-APZ-60	C-RMPC-1.2
100-141-07,08,10	Lawson's Dillon Beach Resort	C-RMPC	C-RMPC-1.2
100-174-03	Lawson's Dillon Beach Resort	C-RMPC	C-RMPC-1.2
100-183-02,03	Lawson's Dillon Beach Resort	C-RMPC	C-RMPC-1.2
100-184-01	Lawson's Dillon Beach Resort	C-RMPC	C-RMPC-1.2
100-185-01	Lawson's Dillon Beach Resort	C-RMPC	C-RMPC-1.2
100-186-01	Lawson's Dillon Beach Resort	C-RMPC	C-RMPC-1.2
100-187-01	Lawson's Dillon Beach Resort	C-RMPC	C-RMPC-1.2
100-188-01	Lawson's Dillon Beach Resort	C-RMPC	C-RMPC-1.2
100-192-01	Lawson's Dillon Beach Resort	C-RMPC	C-RMPC-1.2
100-194-01	Lawson's Dillon Beach Resort	C-RMPC	C-RMPC-1.2
100-205-02	Lawson's Dillon Beach Resort	C-RMPC	C-RMPC-1.2
100-207-02	Lawson's Dillon Beach Resort	C-RMPC	C-RMPC-1.2
100-220-05	Lawson's Dillon Beach Resort	C-RMPC	C-RMPC-1.2
100-191-03	Univ. of Pacific on Bay Dr.	C-RMPC	C-RMPC-0.7
100-193,01,02,03	Univ. of Pacific on Bay Dr.	C-RMPC	C-RMPC-0.7

These zoning densities will apply only to residential development. Density of commercial development will not be specified in the zoning designation. (Zonings are shown in Figure 6-17.)

ASSESSOR'S PARCELS & ZONINGS IN LAWSON'S DILLON BEACH RESORT (1989)



Legend

-  C-R-1
-  C-RCR
-  C-RMPC-0.7
-  C-RMPC-1.2

Note:

Development is to be clustered as shown in figure 6-15 and described in Policies CD-10.1 to CD-10.16.

Figure 6-17

DILLON BEACH COMMUNITY PLAN

Marin County Planning Department
San Rafael, CA

Wallace, Roberts & Todd
Community and Environmental Planners
San Francisco, CA

Objective CD-11

To encourage development at Lawson's Dillon Beach Resort to be sensitive to the area's outstanding natural beauty and to be appropriate in scale and architectural quality for a West Marin coastal village.

Policy CD-11.1

Compatible design. Siting and architectural design, including materials, color, scale, and siting of buildings, signs, parking configurations, and landscaping should harmonize with the existing character of Dillon Beach. Compatible design features include:

- a. one- and two-story building heights;
- b. a series of small structures versus individual, large, bulky structures;
- c. facades that minimize the feeling of bulk;
- d. periodic spaces between buildings to create visual corridors;
- e. varied sizes, forms, exterior walls, fenestration, and rooflines that create the feeling of small-scale, village design;
- f. rooflines that protect views from neighboring properties; and
- g. individual on-site parking areas or small, inconspicuous group areas.

Objective CD-12

To encourage safe pedestrian access to all subareas of Lawson's Dillon Beach Resort and other areas of the community.

Policy CD-12.1

Pedestrian areas. Should additional development occur south of Dillon Creek in Lawson's Dillon Beach Resort, the following features shall be provided:

- a. outdoor public gathering areas, particularly on sites with vistas of the shoreline, bays, and ocean;
- b. a pedestrian bridge across Dillon Creek to connect the Village with homes, businesses, and public gathering areas south of Dillon Creek;
- c. a network of pedestrian paths that connect residential areas, commercial areas, the beach, and parking areas; and
- d. a linear park along Dillon Creek that provides opportunities for recreational activities that cause little impact to the setting, such as walking, sitting, picnicking, and birdwatching.

LAWSON'S LANDING

Objective CD-13

To encourage the continuance of visitor-serving recreational activities at Lawson's Landing, and to encourage improvements to existing facilities to be in a manner that recognizes the significant environmental hazards of the area and that protects and enhances the environmental sensitivity and outstanding visual quality of the site.

Policy CD-13.1

Coastal resort. Lawson's Landing shall be maintained as a coastal resort and commercial recreation area for the enjoyment of the rich estuarine, marine, and coastal resources in the area.

Policy CD-13.2

Master Plan. A Master Plan shall be required for any expansion or improvements to Lawson's Landing. Such Master Plan shall be in accordance with the goals, objectives, and policies of this Community Plan, Marin Countywide Plan and Zoning Code, and Local Coastal Plan.

Policy CD-13.3

Marine resources. Expansion of or improvements to Lawson's Landing shall not endanger the resources of Tomales Bay, Bodega Bay, or the Gulf of the Farallones National Marine Sanctuary.

Policy CD-13.4

Appropriate commercial uses. Small-scale, coastal, visitor-serving commercial uses, such as a grocery store or snack bar, and tackle and bait shop, are appropriate uses in the center of existing development at Sand Point and near the pier.

Policy CD-13.5

Sewage treatment. Expansion and improvements to Lawson's Landing shall be subject to confirmation of adequate sewage treatment and disposal by the Regional Water Quality Control Board and County Health Department.

Policy CD-13.6

Development review. Master plans and coastal permits for development at Lawson's Landing shall be evaluated according to the following criteria:

- a. demonstrated availability of water, in accordance with Policy CF-8.5;
- b. availability of safe and environmentally-sound sewage treatment and disposal;
- c. degree of environmental impact;
- d. traffic and parking impacts on the community, including along Dillon Beach Road, Beach Drive, Cliff Drive, and entrance to Lawson's Landing; and
- e. visual character as seen from public areas, the Village, and Oceana Marin.

Policy CD-13.7

Dune areas. In order to protect fragile dune areas, vehicles, including recreational vehicles, shall be restricted to areas immediately adjacent to roadways.

Policy CD-13.8

Views. Wherever possible, roads and trailers should be sited in a way that preserves views of the surrounding landscape from trailers and along roads.

Policy CD-13.9

Center of development. New structures in the center of the trailer development at Sand Point may be one- and one-half stories tall to mark the center of the development and to provide opportunities for elevated observation.

Policy CD-13.10

Tidelands. In conformance with the Local Coastal Program, tidelands used by the public for digging clams shall remain easily accessible to the public for such use.

Policy CD-13.11

Public access. In conjunction with Master Plan approval, provision for public access to the shoreline shall be secured in perpetuity. Public parking for the access shall also be maintained in perpetuity.

Objective CD-14

To accurately assess resident and visitor occupancy patterns in Dillon Beach.

Policy CD-14.1

Population estimates. When potentially large development projects, including new community facilities, are proposed, a baseline study of current resident and visitor occupancy patterns throughout the community should be conducted. Population estimates should be based on the following factors:

- a. number of homes constructed,
- b. number of vacant lots,
- c. number of homes occupied full time and number of occupants,
- d. frequency and duration with which other homes are occupied, and number of occupants,
- e. number of trailers at Lawson's Dillon Beach Resort,
- f. frequency and duration with which trailers are occupied and number of occupants,
- g. number of trailers at Lawson's Landing,
- h. number of trailers occupied full time and number of occupants,
- i. frequency and duration with which other trailers are occupied and number of occupants,
- j. frequency and duration with which campgrounds at Lawson's Landing are used and number of occupants,
- k. number of day visitors and cars at beach in Lawson's Dillon Beach Resort, and
- l. number of day visitors and cars at Lawson's Landing.

Seasonal/occasional use and visitor information should be collected at least for each season, and should distinguish between holiday weekend, non-holiday weekend, and midweek (Tuesday, Wednesday, Thursday) patterns. A questionnaire mailed at three month intervals during a year (that is seasonally) to all property owners and the operators of the trailers and beach at Lawson's Dillon Beach Resort and facilities at Lawson's Landing would yield more accurate information than a one-time survey. A survey conducted at five-year intervals would show changing use patterns and trends toward more full-time occupancy. Data reported by planning subarea would provide essential information for designing community facilities. Additional information could also be collected regarding travel patterns and water use.

6.1.2 HOUSING

Residential Second Units: The Marin Countywide Plan and zoning code encourages residential second units as a means of providing affordable housing for renters and providing additional income to homeowners. A "residential second unit" refers to one additional, or a "second", dwelling unit on a lot or parcel zoned for single-family use.

As defined by the zoning code, a second residential unit may be in an existing house, an addition to an existing house, or a separate building on the same lot or parcel. In all cases, the second unit is designed to be a permanent residence, not a guest house. A second unit must have its own entrance, kitchen, and bathroom. It is the kitchen or cooking facilities that primarily distinguish a second unit from a guest house. It is up to the property owner to decide which of the two units on the lot or parcel is the primary unit and which is the second unit. The primary unit must be occupied by the owner. The second unit may be rented, but may not be sold separately from the primary unit.

The zoning code distinguishes between three classifications of second residential units: (1) existing legal non-conforming second units, (2) existing illegal second residential units, and (3) new second residential units. Existing legal nonconforming units must be "registered" with the County. Use permits are required for existing illegal units and new units.

In 1987, the County revised its zoning code to allow second residential units on lots and parcels in many of the county's neighborhoods, including single-family districts in Dillon Beach (C-R-1 and C-R-A). However, while residential second units are desirable as a form of affordable housing, there may be few lots in Dillon Beach suitable for a second unit. Lot size, water availability, septic/sewer capacity, traffic flow, and parking area are all severe constraints.

Objective H-1

To facilitate the supply of affordable housing in Dillon Beach.

Policy H-1.1

Multi-family housing. Parcels J, K, and L in Oceana Marin and portions of Lawson's Dillon Beach Resort shall remain zoned for multi-family housing.

Policy H-1.2

Residential second units. Residential second units shall be allowed in all single-family residential districts. Existing legal non-conforming second units should be registered in accordance with the County Residential Second Unit Ordinance, Chapter 22.98 of the County Code. Existing non-conforming second units should be legalized and new second units permitted in such a way that ensures that adequate water supply and sewage disposal can be provided for the additional demand, the character of the neighborhood is maintained, scenic views preserved, traffic and circulation problems mitigated, and demands on public services minimized. In accordance with the Ordinance, the second unit shall be located on the same lot or parcel on which the owner of record maintains his principal residence.

6.1.3 LOCAL ECONOMY

Most Dillon Beach residents rely on income earned primarily outside the area, as Dillon Beach offers few job opportunities. Many residents commute long distances to places of employment and would prefer to earn part or all of their income working at, or closer to, home. Community development policies for Lawson's Dillon Beach Resort provide for additional commercial development in the community, which would also provide additional jobs. Home occupations and cottage industries operated in residents' homes could also provide sources of local income, while maintaining the area's small-scale village character.

Home occupations are now permitted in all residential sections of Dillon Beach, i.e., in zone districts C-R-1, C-R-A, and C-RMP. In each of these districts, home occupations are considered a principal permitted use, and as such do not require a use permit. According to the County Zoning Code, home occupations are conducted completely within a home, and only by the people living there. Typical home occupations include the activities of seamstresses, handcrafters, artists, musicians, writers, architects, designers, attorneys, insurance carriers, tutors, physicians, and technical advisors. No employees are allowed.

Cottage industries are also conducted within a home or detached building on the same property, but unlike home occupations, cottage industries may hire one non-resident employee. Cottage industries include, for example, designing, manufacturing, or selling products or services related to: antique repair and refinishing, batik and tie-dyeing, sewing, furniture and cabinet making, sculpture, weaving, woodworking, photography, and food preparation and catering. Cottage industries are only permitted in communities with approved community plans that specifically include permitting language and standards for such industries.

Objective LE-1

To encourage home occupations that are in compliance with County standards.

Policy LE-1.1

Home occupations. Home occupations shall be encouraged in all residential zones in Dillon Beach, in compliance with Title 22 of the Marin County Code (Zoning).

Objective LE-2

To encourage cottage industries that are compatible with their neighborhood.

Policy LE-2.1

Cottage industries. Cottage industries may be permitted in C-R-1 and C-RMP zone districts that are within the community expansion boundary for Dillon Beach, upon securing a use permit subject to Title 22, Chapter 22.88, of the Marin County Code (Zoning) and subject to the following definition and standards.

"Cottage industry" means a use conducted within a dwelling, or within a detached accessory building on the same site as the dwelling, by the inhabitants of the dwelling and not more than one non-resident employee who is engaged in the design, manufacture, and sale of the following products and services: Antique repair and refinishing, Batik and tie dyeing, dressmaking, sewing and millinery, furniture and cabinet making, sculpture, weaving, woodworking, photography, holography, catering, baking and the preparation of food specialties for consumption at locations other than the place of preparation, and such uses as determined by the Zoning Administrator to be of the same general character and intensity. All such uses may use such mechanical equipment or processes as are necessary for the above listed uses, provided, however, that no such use shall be audible beyond the limits of the property upon which said use is conducted, shall comply with all applicable health, sanitary and fire codes, and shall not display any exterior sign which exceeds two (2) square feet in area. (Title 22, Chapter 22.02.185.)

- a. The cottage industry shall be a secondary use of the parcel, that contains a dwelling occupied as the principal residence of the owner or operator of the cottage industry. Multiple uses may be permitted within the cottage industry.
- b. All enclosed structures shall be calculated into the parcel's allowable Floor Area Ratio (FAR).
- c. One on-premise sign is allowed, not exceeding a size of two (2) square feet in area.
- d. Only merchandise produced, repaired, or refinished on the premises shall be sold or displayed on the premises.
- e. Due to circulation and parking constraints throughout the community, the adequacy of water supply, sewage disposal, and parking shall be considered in granting a use permit.
- f. Uses and signs that draw customers to the dwelling shall be discouraged.

6.1.4 TRAILS

Objective TR-1

To improve public access to the Estero de San Antonio.

Policy TR-1.1

Pedestrian access. The feasibility of a pedestrian public access easement across the hills north of Oceana Marin to the Estero de San Antonio shall be considered for inclusion in the Marin County Trails system. Necessary improvements and associated liability could be undertaken by agencies such as the California Coastal Commission, State Coastal Conservancy, and/or the County. These improvements might include fences, path grading and clearing, and stairs and hand rails for steep slopes where appropriate for safety and to reduce maintenance, as well as signs indicating a point of public access. Potential adverse impacts to surrounding agricultural uses must be considered and mitigated.

7. TRAFFIC AND CIRCULATION

This section contains a description of the planning area's traffic and circulation patterns, including conditions, volumes, and capacity on public and private roadways. Objectives and policies for improving traffic and circulation in the planning area follow the existing setting.

7.1 TRAFFIC AND CIRCULATION PATTERNS

Roadways

Access between the community of Dillon Beach and the regional roadway system is provided by a single road, Dillon Beach Road. This roadway extends about four miles easterly from the coast and terminates at State Highway 1 in the community of Tomales. In general, the road has two well-paved lanes, a curving alignment and moderate grades. Direct shoulder areas are provided at infrequent intervals. Speeds along Dillon Beach Road range from 25 to 40 miles per hour. Between Dillon Beach and Tomales, Dillon Beach Road is intersected by two other roadways (Valley Ford-Franklin School Road and Middle Road) which also provide access to Highway 1.

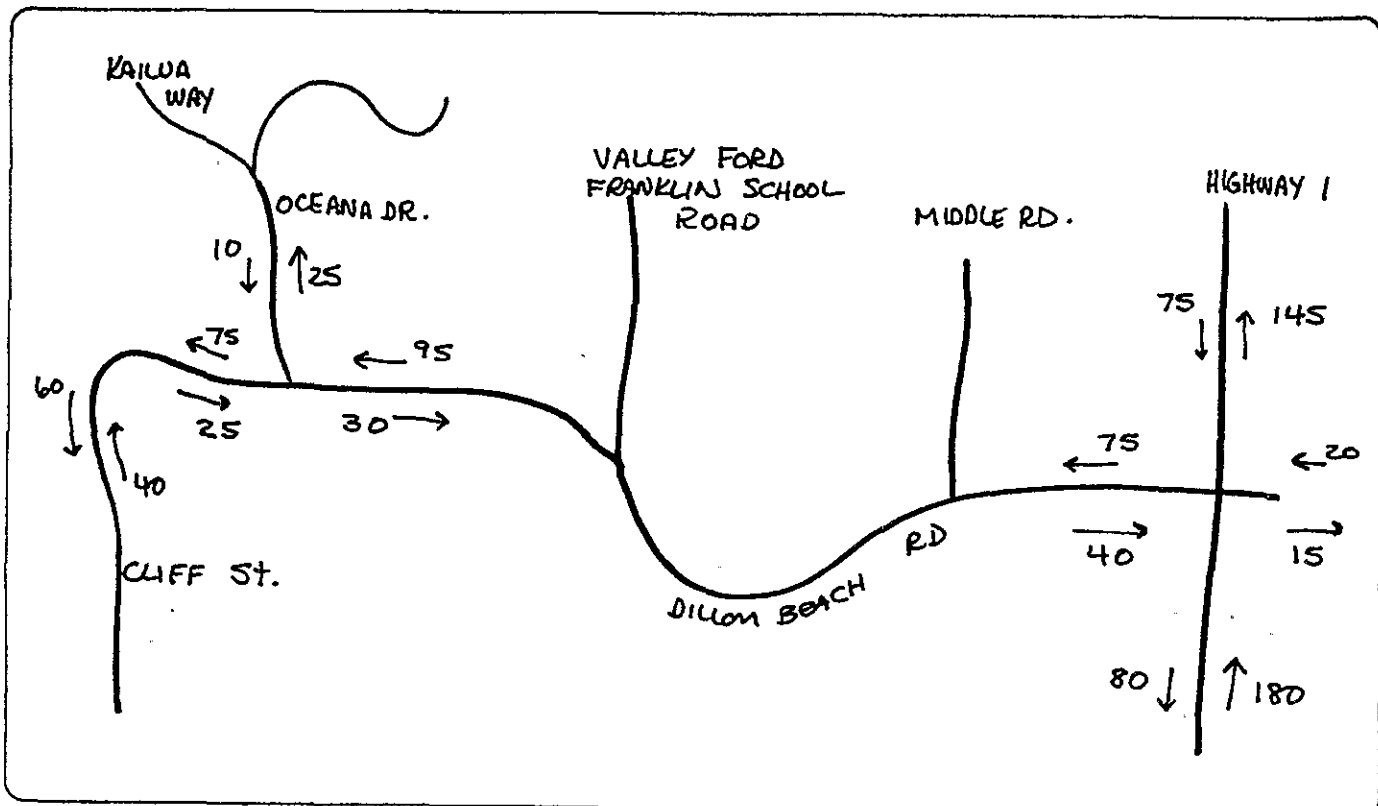
A detailed description of roadways located within the community of Dillon Beach is included in Appendix B. Typically, small single-family residential units, with varying amounts of space available for off-street parking, line the streets of the Village area of Dillon Beach. The only stop sign in the Village is at the intersection of North Avenue and Oceanview Avenue. Other than the Dillon Beach Road, North Avenue offers the only connection between Oceana Drive and the older area of the community.

Except for one block along the south side of Beach Avenue, there are no sidewalks or dirt shoulders along any roadway within Dillon Beach. The lack of sidewalks, shoulder areas or pathways forces pedestrians and bicyclists into the street.

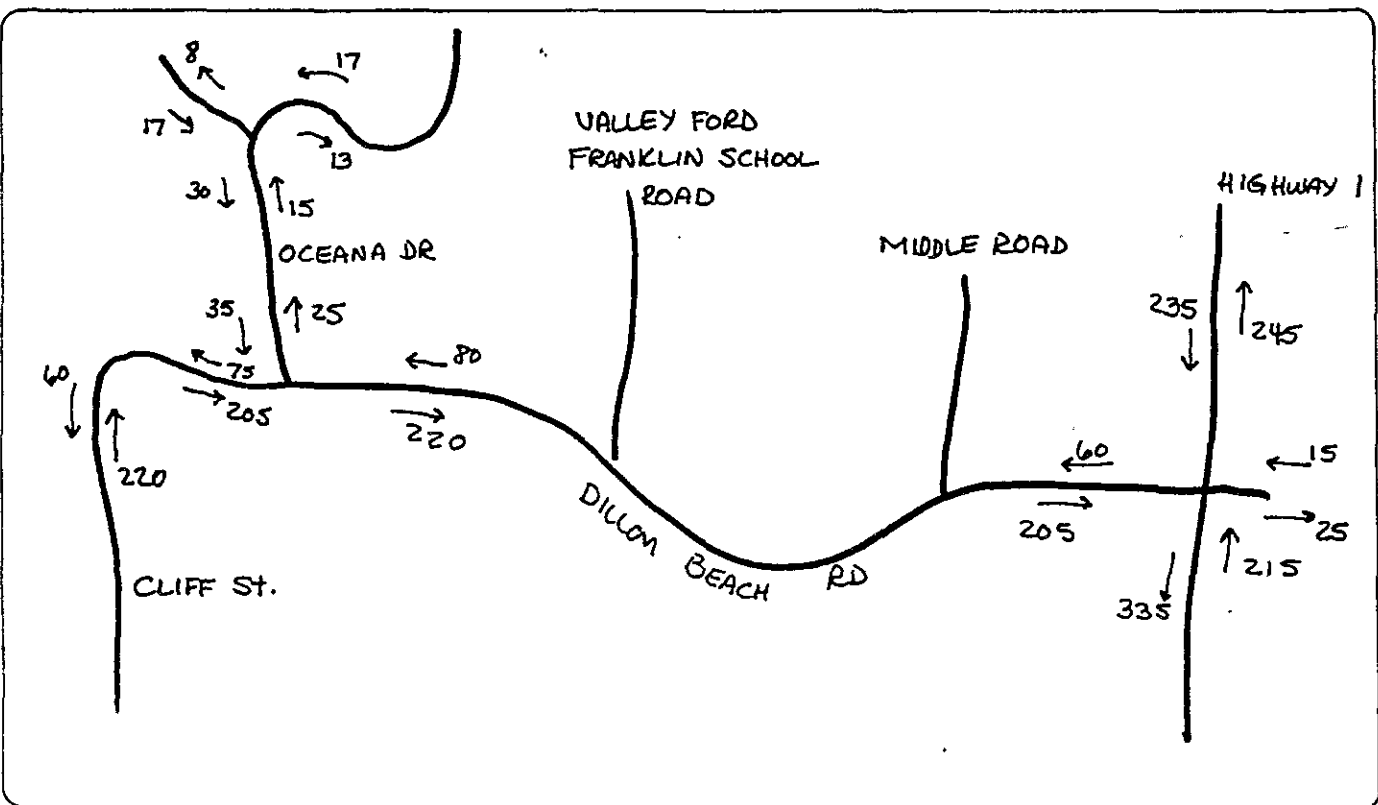
Volumes



Existing summer weekday and summer Sunday peak hour traffic volumes within Dillon Beach are presented in Figure 7-1 and Figure 7-2 respectively. Sunday counts were taken by the Goodrich Traffic Group on October 4, 1987, and closely match counts taken along Dillon Beach Road by the Marin County Public Works Department on two weekends in early July, 1987 (including the 4th of July holiday). The peak traffic hour on Sunday was determined to be 2-3:00 PM, although times of peak weekend traffic vary widely depending upon local weather conditions (i.e., if and when fog happens to cover the beach). Weekday counts were taken on Monday, March 28, 1988, and factored to summer Friday conditions based upon the detailed 1987 summer traffic count data available along Dillon Beach Road from the Marin County Public Works Department. Friday counts are presented for 5-6:00 PM, the period when commute traffic would be mixing with recreation traffic heading for a weekend at Dillon Beach.

Figure 7-2 shows that during the peak traffic hour of a summer Sunday, two-way peak hour volumes on Dillon Beach Road range from about 265 vehicles per hour just west of Highway 1 up to 300 vehicles per hour just east of Oceana Drive in Dillon Beach. At the same time, volumes on Highway 1 range from 550 vehicles per hour south of Dillon Beach



 **FIGURE 7-1**
SUMMER FRIDAY PEAK COMMUTE HOUR VOLUMES
 5:00-6:00 P.M.
 Goodrich Traffic Group



 **FIGURE 7-2**
SUMMER SUNDAY PEAK HOUR VOLUMES
 2:00-3:00 P.M.
 7-2
 Goodrich Traffic Group

Road down to 480 vehicles per hour north of Dillon Beach Road. Within the community of Dillon Beach, the PM peak hour two-way volume on Oceana Drive is about 60 vehicles per hour while the peak hour volume on Cliff Street near the beach is about 280 vehicles per hour.

The number of recreational vehicles (either self-contained or being towed by a van or small truck) traveling along Dillon Beach Road and passing through Dillon Beach on a Friday or Sunday is sufficiently high to impede traffic. These vehicles tend to travel much more slowly than automobiles, especially on uphill grades, and frequently create traffic platoons of three to more than eight vehicles.

Intersection Operation

Intersections are usually the capacity controlling locations of any roadway system. Two intersections have been analyzed for this report to determine existing weekday and weekend operating conditions: Highway 1/Dillon Beach Road and Dillon Beach Road/Oceana Drive (see Table 7-1). Both intersections are unsignalized and have been analyzed using the 1985 Highway Capacity Manual unsignalized intersection methodology. Operation of an unsignalized intersection is graded according to a scale called "Level of Service" (LOS). The scale ranges from Level A, which indicates uncongested operation and minimal delay for drivers, to Level F, which indicates significant congestion and delay. Level of Service C is usually the poorest acceptable for rural conditions. In "unsignalized intersection" methodology, each 4-legged stop sign-controlled intersection, such as the two in Table 7-1, has 8 Levels of Service, one associated with each possible movement through the intersection. These movements are also described in the footnotes for Table 7-1.

Table 7-1
INTERSECTION LEVEL OF SERVICE

INTERSECTION	SUMMER FRIDAY	SUMMER SUNDAY
Highway 1/ Dillon Beach Road	A,A,A/ ¹ A,A,A/ ² A/A ³	B,A,A/ ¹ B,A,A/ ² A/A ³
Dillon Beach Road/ Oceana Drive	A,A,A ⁴	A,A,A ⁴

¹Dillon Beach Road eastbound approach left, through and right turn.

²First Street (Dillon Beach Road east of Highway 1) westbound approach left, through and right turn.

³Highway 1 northbound left turn, Highway 1 southbound left turn.

⁴Left turn from Oceana Drive to Dillon Beach Road, right turn from Oceana Drive to Dillon Beach Road, left turn from Dillon Beach Road to Oceana Drive.

Table 7-1 shows that all turn movements at the Dillon Beach Road/Oceana Drive intersection operate at LOS A conditions during Friday and Sunday peak traffic conditions. Table 7-1 also shows that all turn movements at the Highway 1/Dillon Beach Road intersection operate at LOS A conditions during Friday and Sunday peak traffic periods (with the exception of left-turns from Dillon Beach Road to Highway 1 on a Sunday afternoon, which operate at LOS B).

Transit Service

There is no scheduled transit service to Dillon Beach.

Existing Area Trip Generation

Peak hour traffic counts on Oceana Drive near Dillon Beach Road indicate that the existing 134 Oceana Marin units are now generating 0.3 trips per unit on a Friday summer afternoon (5-6:00 PM) and 0.5 trips per unit on a Sunday summer afternoon (2-3:00 PM).

Existing Circulation System Characteristics

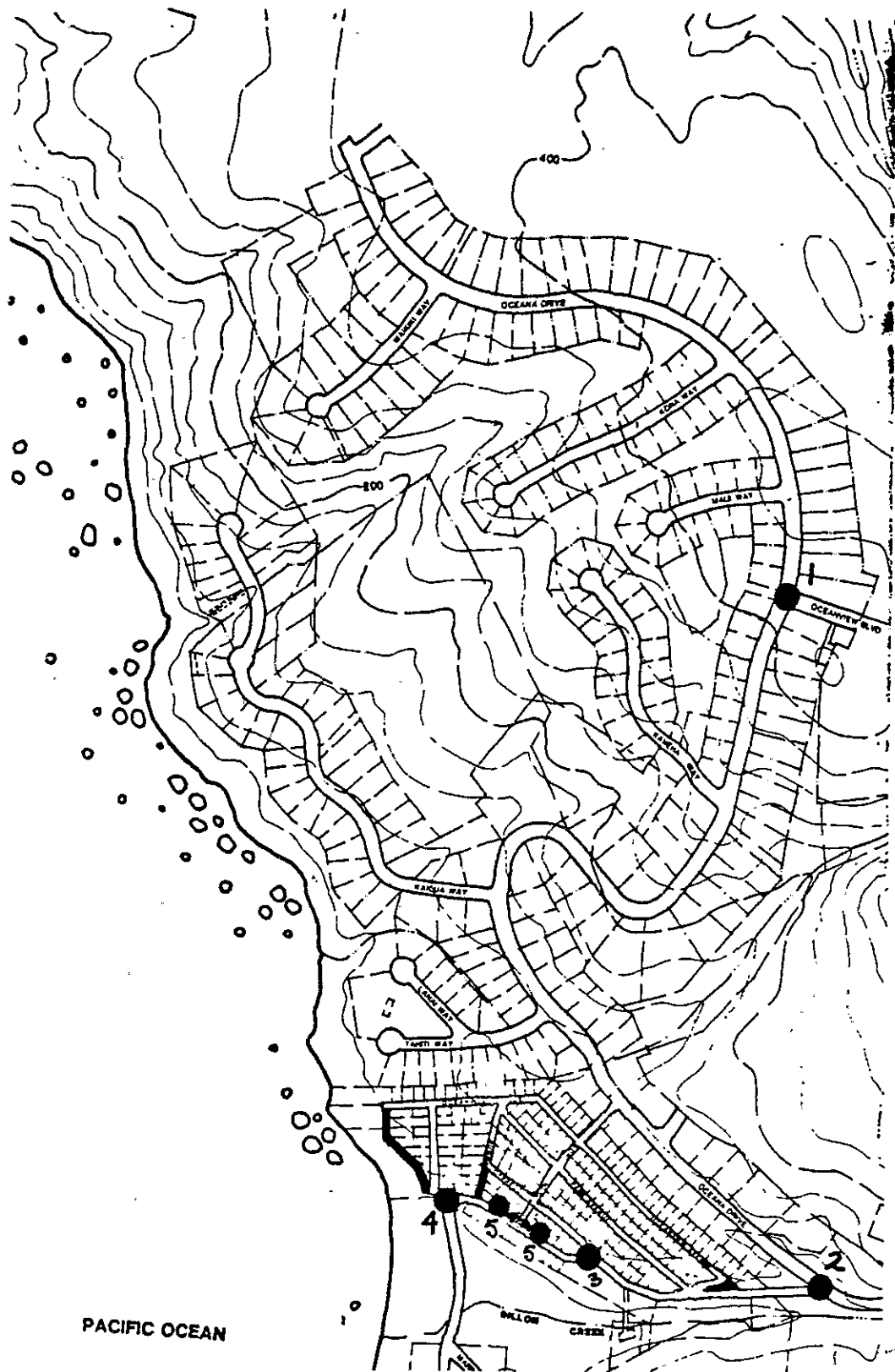
Roads in Dillon Beach are both public and privately owned. Dillon Beach Road and the Village streets are under County jurisdiction. In Oceana Marin, roadways are owned and maintained by the neighborhood homeowners' association, the Bodega Bay Club. Lawson's Dillon Beach Resort, Inc. owns the section of Bay Drive from the UOP site to the boundary of Lawson's Landing. The remainder of Bay Drive, south to Sand Point is within the Lawson's Landing holdings.

Private Roads

- a. Oceana Marin: (See Figure 7-3.)
 - o There are no stop signs within the Oceana Marin development.
 - o There are no sidewalks or pathways along any Oceana Marin street. Pedestrians must walk in the street.
 - o There are sight distance restrictions at the Oceana Drive/Oceanview Boulevard intersection (i.e., drivers turning from Oceanview Boulevard have limited sight distance to the north). See Location #1 on Figure 7-3.
 - o There are sight distance restrictions at the Oceana Drive/Dillon Beach Road intersection (i.e., drivers turning left from Oceana Drive have limited sight distance to the west). See Location #2 on Figure 7-3.
 - o On-street parking along both sides of Kailua Way and the other 24 to 26 foot wide streets within Oceana Marin restricts two-way flow of vehicles.
- b. Lawson's Landing (See Figure 7-4)
 - o The Bay Drive pavement is in need of repair.
 - o Signing at the south end of Lawson's Landing does not make clear what activities are accessed via the numerous dirt and paved roadways connecting to Bay Drive (Location #8).

Public Roads

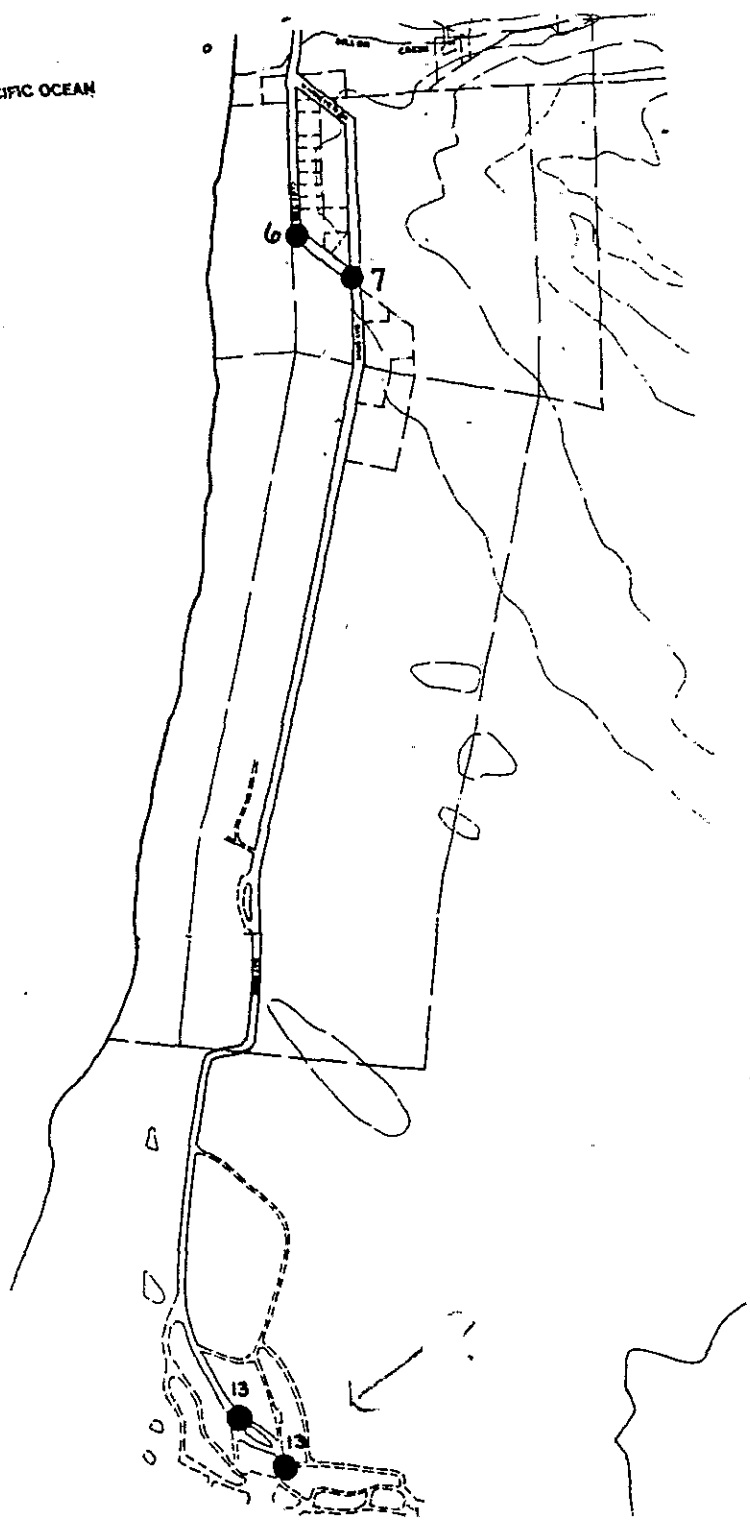
- a. The Village and Northern Section of Lawson's Dillon Beach Resort (Figure 7-3)
 - o The only stop sign is at the North/Oceanview intersection.
 - o Westbound drivers on Beach Avenue become confused at the Cypress Avenue intersection as to the correct route to the beach. Directional signs at this intersection are small and hard to read from a moving vehicle (Location #3).
 - o Many eastbound drivers on Beach Avenue become confused at the Cypress Avenue intersection and are unsure of whether or not to stop.
 - o Most vehicles use much of the available roadway width when making the 100 degree turn at the west end of Beach Street as it turns south and changes name to Cliff Street. This is especially true for recreation vehicles, although many autos have the same problem. The narrow pavement width, sharp turn and steep grade are responsible for the wide turns (Location #4).
 - o There are no sidewalks or pathways along any streets (except for one block on the south side of Beach Avenue). Pedestrians step into driveways or front yards when traffic flows in both directions.
 - o Ninety degree parking along one block of Beach Avenue creates minor traffic disruptions as vehicles back into the street. On weekdays this parking is not heavily used (Location #5).
 - o The narrow street widths in the older section of town (except Beach Avenue) together with the on-street parking situation, limit vehicle flow to one lane in many locations.
 - o Roadway collapse on Cliff Street near the beach has on occasion limited vehicle flow to one direction.
- b. South of the Village to Lawson's Landing (See Figure 7-4).
 - o North or southbound vehicles tend to use most of the available, narrow pavement width at two sharp curves along Cliff Street (Locations #6 and #7).
 - o On-street parking along Cliff Street (south of Marinview Drive) reduces traffic flow to one direction at a time.
 - o There are no sidewalks or pathways along Cliff Street or Bay Drive. Pedestrians must walk in the street.
- c. Dillon Beach Community
 - o The only alternative access to the Dillon beach area other than Dillon Beach Road is the privately-owned, unpaved quarry road which intersects Dillon Beach Road at the "elephant rocks" and extends to the sand quarry in the northeast section of Lawson's Landing. Should Dillon Beach Road be closed, access for emergency vehicles to the Village and Oceana Marin would be difficult as would evacuation of residents and recreation traffic at Lawson's Landing.



CIRCULATION SYSTEM CHARACTERISTICS:
OCEANA MARIN AND VILLAGE

FIGURE 7-3

PACIFIC OCEAN



CIRCULATION SYSTEM CHARACTERISTICS:
LAWSON'S RESORT AND LANDING

FIGURE 7-4

- o There are no pullouts that would allow slow moving recreation vehicles to move out of the way of higher speed automobile traffic along Dillon Beach Road.

Roadway Capacity

Previous studies for project within the Dillon Beach area have estimated that a Level of Service E capacity for Dillon Beach Road would be 1,000 two-way vehicles per hour. This estimate has not been challenged by Caltrans or the Marin County Public Works Department. Based upon this limit, the Level of Service C capacity for Dillon Beach Road would be about 700 vehicles per hour while the LOS D capacity would be about 850 vehicles per hour. Although existing two-way volumes along Dillon Beach Road are now peaking at around 300 vehicles per hour on the weekend, well below capacity limits, slow-moving recreation vehicles can create platoons of slow-moving traffic.

A 1980 (DKS Highway Capacity Study 1980) traffic study for Highway 1 projected that the Highway was operating at LOS D conditions in central Tomales with a peak hourly two-way volume of 420 vehicles per hour. However, Highway 1 in Tomales currently operates with little observed congestion during Sunday peak traffic conditions at volumes 30% higher than those in 1980. The 1980 capacity limits were possibly set for reasons other than standard engineering practice.

In order to assess the adequacy of the existing circulation system to accommodate additional community development, Goodrich Traffic group projected Friday and Sunday peak hour (as previously identified) incremental volume increases on Dillon Beach Road and Oceana Drive. The increments were projected for two scenarios: (1) assuming residential buildout at the current occupancy rate of approximately 50 percent; and (2) buildout of existing and future residential units assuming 100 percent full-time occupancy. (See Appendix C.)

Total two-way Sunday afternoon peak hour volumes on Dillon Beach Road with existing and additional assumed development at 100 percent full-time occupancy could range from 425 to 560 vehicles per hour respectively. As previously stated, a LOS C capacity for Dillon Beach Road has been projected to be 700 vehicles per hour. Goodrich Traffic has therefore suggested that there is remaining capacity, under these conditions, for some additional traffic.

It should be noted that the projections for commercially generated traffic were based upon a preliminary assumption of future commercial uses and are probably understated since the only commercial use included in the projections was a 30-room motel, although the eventual intensity of commercial development in the community is likely to be greater. Consequently, more traffic can be expected, according to Goodrich, especially in and around particular locations of new development.

While roadway capacities and levels of service as presented in this Plan reflect a conventional approach to traffic analysis, Dillon Beach traffic and circulation conditions are unique due to the large number of slow-moving recreational vehicles using the roadways at highly predictable peak periods such as holidays, vacation periods and weekends, particularly low tides in spring and summer.

Accordingly, as previously mentioned, this Community Plan has considered an alternative access road to Lawson's Landing and Lawson's Dillon Beach Resort in order to relieve the traffic congestion caused by slow-moving recreational vehicles on Dillon Beach Road and in the Village. Appendix D shows the expected traffic diversion to a new road that would extend from the Lawson's Landing entrance to Dillon Beach Road east of the community

(at Elephant Rocks). Projections are for a summer Friday and Sunday. The projections are for existing tourist traffic accessing the Landing only and do not take into account possible additional traffic associated with any proposed development with secondary access from Lawson's Dillon Beach Resort.

7.1.1 OBJECTIVES, POLICIES, AND IMPLEMENTATION PROGRAMS

Objective T-1

To facilitate traffic flow to and from Dillon Beach on Dillon Beach Road.

Policy T-1.1

Pullouts on Dillon Beach Road. Pullout zones should be provided wherever possible along Dillon Beach Road to allow passing opportunities for traffic platoons which form behind slow-moving vehicles.

Policy T-1.2

Shoulder areas along Dillon Beach Road. Shoulder areas should be increased wherever possible along Dillon Beach Road.

PROGRAM T-1.2a

The Board of Supervisors should schedule a study to locate suitable locations for wider shoulders along Dillon Beach Road.

Objective T-2

To improve circulation and parking in the Village.

Policy T-2.1

Stop signs and sight distance restrictions in the Village. The County should undertake the following traffic and circulation improvements in the Village as feasible.

PROGRAM 2.1a

Where warranted according to the established procedures of Marin County, stop signs should be installed at key intersections throughout the Village.

PROGRAM T-2.1b

Future investigation of circulation improvements in the Village area should include a check of potential sight distance restrictions at the following intersections:

- o Park Avenue/Oceanview Avenue,
- o Park Avenue/North Avenue,
- o North Avenue/Cypress Avenue,
- o North Avenue/Oceana Drive, and
- o Park Avenue/Dillon Beach Road.

Policy T-2.2

Visitor signs. Directional signs to guide visitors to points of interest (e.g. beach, store, Lawson's Landing) should be placed in the Village, especially at the Cypress and Beach Avenue intersection.

Policy T-2.3

Parking enforcement. Overnight parking of motor homes, house trailers, and boat trailers shall be prohibited on the streets in the Village. Warning signs should be posted at a minimum of two entrances to the Village.

Policy T-2.4

Parking enforcement. Parking enforcement should be provided during periods of high visitation.

Policy T-2.5

Additional parking areas. Vacant lots in the Village may be considered for community parking areas. Should a village association or community service district be formed, it should consider the desirability and feasibility of acquiring and maintaining a lot(s) for this purpose. Such parking lots should be small in scale and visually unobtrusive.

Policy T-2.6

Beach Avenue realignment. Realignment and widening of Beach Avenue to improve through movement onto Cliff Street would facilitate a separation of day-visitor and Village traffic flow through the Village center (see Figure 6-16). As the realignment may require cul-de-sacs at the south end of Summer and Cliff Streets, a feasibility study would be necessary to determine access impacts for the Village, especially for fire trucks and to fire hydrants. If feasible, such realignment could mitigate traffic impacts resulting from redevelopment or new development at Lawson's Dillon Beach Resort or Lawson's Landing and may be accomplished by formation of a community service district or assessment district.

Objective T-3

To improve pedestrian circulation and safety in the Village.

Policy T-3.1

Pedestrian paths. Existing pedestrian paths in the Village should be identified with signs and improved (i.e, leveled or widened) where necessary and feasible.

Objective T-4

To improve circulation and parking in the Lawson's Dillon Beach Resort.

Policy T-4.1

Beach Avenue sidewalk. A minimum six-foot sidewalk should be provided along the south side of Beach Avenue in conjunction with any commercial development.

Policy T-4.2

One-way traffic. Bay Drive-Marineview Drive could be made a public road for one-way traffic north; Cliff Street could then be designated as a one-way street for south-bound traffic. If Bay Drive-Marineview Drive does not become a public street, Cliff Street could be widened in sections to allow a smoother traffic flow to Lawson's Landing.

Policy T-4.3

Intersections. Improvements should be considered at angle intersections that carry large traffic volumes in order to facilitate smooth traffic flow, especially when volumes include recreational vehicles.

Policy T-4.4

New roads in Resort. New secondary roads associated with additional development in the Lawson's Dillon Beach Resort area should avoid circulation problems associated with the Village and should be planned to separate auto and recreational vehicle traffic. Safe, convenient pedestrian access to the beach should be a primary consideration.

Objective T-5

To minimize the impact of traffic destined for Lawson's Landing and future development at Lawson's Dillon Beach Resort on the rest of the community, and to minimize impacts to environmentally sensitive resources at the Landing and Resort.

Policy T-5.1

Entry gate. The entry gate to Lawson's Landing should be relocated to the south to allow sufficient area north of the gate for vehicles to stack during peak visitor periods. The precise new location should consider the circulation plan for the Lawson's Dillon Beach Resort area. Alternatively, a holding area should be provided associated with the entry gate to prevent waiting vehicles from backing up into the Beach Resort area.

Policy T-5.2

Road improvements. Extensive road improvements in the Lawson's Landing area should be avoided in consideration of the environmental sensitivity of the area.

Policy T-5.3

Informal parking. Informal parking in Lawson's Landing should be maintained.

Policy T-5.4

Roadbeds. Dirt roadbeds of moderate or high use should be stabilized with gravel or asphalt.

Policy T-5.5

New road to Lawson's Landing or Lawson's Dillon Beach Resort. A new, second road connecting Dillon Beach Road and Lawson's Landing would mitigate traffic congestion along Dillon Beach Road and in the Village during peak visitor periods. Should traffic levels increase substantially at Lawson's Landing, or new development be approved at Lawson's Dillon Beach Resort, a new road may be required to mitigate traffic impacts. All development proposals for Lawson's Landing and Lawson's Dillon Beach Resort shall be carefully reviewed for their potential contribution to traffic levels and patterns, and additional roads shall be considered as mitigation whenever potential adverse impacts are identified.

In concept, the new connection should provide direct access to the major destination, Lawson's Landing, with secondary access (for example, a "T" intersection) to Lawson's Dillon Beach Resort. A new road may be able to utilize the alignment of the current Sand Haul Road (quarry road), though a specific alignment is not being recommended. Alternative alignments such as along and adjacent to Dillon Creek may prove more feasible for various reasons. The actual alignment and design of the new road connection would depend upon detailed environmental, geotechnical, and civil engineering studies. Such studies and their recommendations should consider and mitigate to the greatest extent possible the following:

- a. noise and emission pollutants upon nearby residential properties;
- b. curvatures and gradients suitable for accommodation of emergency and recreational vehicles;
- c. unstable soil conditions and environmentally sensitive plant communities associated with dunes on the Lawson's Dillon Beach Resort property;
- d. potential conflicts with trucks travelling to and from Dillon Beach Road and the sand quarry; and
- e. sight distances at the intersection of the additional access road with Dillon Beach Road.

Objective T-6

To prevent new roads from encouraging development outside the community expansion boundary or public recreation areas of Lawson's Landing, and to protect agricultural lands for agricultural uses.

Policy T-6.1

New roads into Dillon Beach. New roads into Dillon Beach shall not be a means to invite additional growth outside the community expansion boundary or public recreation areas of Lawson's Landing.

Objective T-7

To assist travelers with locating Dillon Beach.

Policy T-7.1

Sign to Dillon Beach. The County shall encourage the Public Works Department or CalTrans to place a directional sign to Dillon Beach at the intersection of Highway 1 and Tomales/Dillon Beach Road.

8. COMMUNITY FACILITIES

This section contains a description of emergency medical, fire protection, library, police, elementary and secondary education, sewage treatment and disposal, solid waste collection, disposal and recycling, and water supply services within the planning area. Objectives and policies follow the related existing setting sections.

8.1 EMERGENCY MEDICAL SERVICES

Dillon Beach is served by emergency services in both Marin and Sonoma Counties. When a medical emergency occurs in Dillon Beach, "9-1-1" first dispatches the closest fire unit. It may come from Marin County or Petaluma. Marin County fire personnel are trained as Emergency Medical Technicians (EMT's); Petaluma fire personnel are trained as paramedics. If additional help is needed, the paramedic unit stationed at the fire house in Pt. Reyes Station is sent to the scene. The unit's response time is typically 20 to 30 minutes, if it is able to come directly from the station.

Medical helicopters are also available from Redwood Empire Helicopter (REACH), which maintains a helicopter staffed by paramedics and stationed at Sonoma County Airport; from CalStar, which maintains a helicopter staffed by nurses and stationed at Hayward; and from LifeFlight, which maintains a helicopter staffed by a doctor and stationed at Stanford. Patients transported by helicopter are generally taken to medical facilities in Sonoma County, as no hospital in Marin County currently maintains a helipad. Marin General Hospital in Greenbrae is considering installing a helipad.

The County also maintains mutual aid agreements with the U. S. Coast Guard for water and shoreline assistance. Dispatching for all of these services occurs through "9-1-1".

8.1.1 OBJECTIVES, POLICIES, AND IMPLEMENTATION PROGRAMS

Objective CF-1

To ensure that adequate emergency medical services are available.

Policy CF-1.1

Air ambulance services. The County shall continue to maintain contracts and/or mutual aid agreements with air ambulance and air rescue services to provide emergency rescue and medical services to Dillon Beach.

Policy CF-1.2

Point Reyes Fire Station. Should personnel or equipment changes be made at the Point Reyes Fire Station or Sheriff's West Marin substation, the County shall consider impacts to Dillon Beach residents and visitors.

Policy CF-1.3

Additional emergency medical services. Development in Dillon Beach that would result in substantially more residents or visitors shall be approved only when additional adequate emergency medical services can be provided.

8.2 FIRE PROTECTION

Fire protection for Dillon Beach is provided by the Marin County Fire Department from its fire station in Tomales, which is approximately 3.75 miles to the east. Two firefighters currently staff the Tomales fire station. Additionally, there is an active volunteer force in Tomales of eight or nine individuals. Response time from the station to Dillon Beach is approximately six to nine minutes, and somewhat longer to Lawson's Landing.

Although Dillon Beach is not located in a High Fire Hazard Severity Zone, the high density and wood frame construction in the Village make it a potentially serious fire hazard area. The County Fire Marshall has indicated that fire flow facilities in the Village and the area to the south, including Lawson's Landing, are also substandard. On-street parking on narrow streets further complicates fire truck access through the Village.

Current standards for new construction call for 500 to 1,000 gallons of water per minute (gpm) from hydrants. (The higher standard is for multi-family dwellings.) While development in Oceana Marin meets these standards, the only other hydrant with this capacity is in the Village and 85 to 90 percent of the Village's water mains are 2-inch pipes which would be incapable of handling required fire flows. To the south of the Village, fire flows are only 200 to 250 gpm. The Fire Marshal has indicated that this is inadequate for new development.

According to the Fire Marshal, sprinklers can reduce fire flow requirements from hydrants up to 50 percent, delivering up to 31 gallons per minute in the very first minutes of a fire. Sprinklers become especially desirable for protection of life and property from fire when emergency vehicle response times approach 6 to 7 minutes and "flashover" (spontaneous combustion of a burning building's contents) occurs.

Estero Mutual Water Company presently has two storage tanks with a combined capacity of 310,000 gallons. This is adequate for a fire suppression flow of 1,000 gpm of water to 300 dwelling units for one hour.

Coast Springs Water Company currently has the capacity to allow a fireflow of slightly less than 500 gallons per minute for 2 hours. Additional water storage capacity is needed by Coast Springs in order to have both adequate fire protection and peak period (summer and fall) domestic use capacity.

Generally accepted standards for fire protection for development other than residential are provided by the Insurance Service Office's "Guide for Determining Fire Flows." These standards are based on type of construction, number of stories, proximity to other buildings, etc.

8.2.1 OBJECTIVES, POLICIES, AND IMPLEMENTATION PROGRAMS

Objective CF-2

To minimize fire danger in Dillon Beach, and to provide adequate fire protection services.

Policy CF-2.1

Fire flow and service. Should the community desire greater fire protection capabilities, it shall be encouraged to examine the feasibility of forming a community service district to make capital or operational improvements in water supply, storage, and fireflow, and improvements to fire truck access.

Policy CF-2.2

Fire protection for proposed development. Proposed Master Plans, building permit applications, and land divisions shall be reviewed by the County Fire Chief, or other appropriate fire protection agency, prior to the issuance of a coastal development permit so that additional requirements for fire protection, including fire resistant materials, fire retardant landscaping, clearances from structures, fire trails, fire breaks, water storage facilities, sprinkler systems, and fire hydrants may be added as necessary to protect the new development and the surrounding area.

Policy CF-2.3

Tomales Fire Station. Should personnel or equipment changes be made at the Tomales Fire Station, the County shall consider impacts to Dillon Beach residents and visitors.

Policy CF-2.4

Additional fire services. Development in Dillon Beach that would result in substantially more residents or visitors shall be approved only when adequate additional fire protection services can be provided.

8.3 LIBRARY

Library services are provided directly to Dillon Beach by the County Library's Bookmobile, which has been operating for about 20 years. The Bookmobile provides library services at 26 locations throughout the County. The current operating budget is approximately \$10,000. The County Library provides a separate service for home-bound residents.

The bookmobile carries a rotating collection of 3,000 fiction and non-fiction volumes as well as several newly added book cassettes. Readers also may place requests with the library for delivery of certain volumes. As the Bookmobile also serves County schools, the collection reflects these needs.

The Bookmobile stops in Dillon Beach at Lawson's store on the first and third Monday of each month from 1:15 to 2:15 p.m. Previously, the Bookmobile stopped at Dillon Beach once a week and also visited Lawson's Landing in the summer. This service was discontinued in the summer of 1987. Book returns are located in Tomales and Marshall. Circulation in Dillon Beach averages 50 volumes per visit.

The nearest County branch library is in Point Reyes Station. Discussion is currently underway between the County and an interested citizens' group regarding development of a new branch library at the old high school in Tomales.

8.3.1 OBJECTIVES, POLICIES, AND IMPLEMENTATION PROGRAMS

Objective CF-3

To provide convenient library services to Dillon Beach residents.

Policy CF-3.1

Library services. The County shall continue to provide bookmobile services to Dillon Beach, unless a library is created in Dillon Beach.

8.4 POLICE

Police services to Dillon Beach are provided by the Marin County Sheriff's Department from the West Marin Substation in Point Reyes Station. The California Highway Patrol also routinely patrols Highway 1 and the County Roads in the area. Additional mutual aid is provided as necessary by the U. S. Department of Fish and Game, and the Sonoma County Sheriff's Department.

The West Marin substation is currently staffed by eleven people. During the week, there are two police units per shift, 24 hours per day. An additional unit is added to one shift on the weekends from May to September; however, this unit primarily serves Stinson Beach.

Primary access to Dillon Beach for patrol cars is over Dillon Beach Road. Typical response time from Point Reyes Station to Dillon Beach is approximately 20 minutes if the call is given priority and receives immediate attention. Response time also depends, however, on the location of the patrol vehicle at the time the call for assistance is received, whether the unit is occupied at the time, and the type of assistance required.

The Sheriff's Department has reported that the summer season creates the highest demand for police services in Dillon Beach. Police activities typically include issuing parking violations and responding to calls regarding theft from automobiles and individuals disturbing the peace.

The Marin County Sheriff's Department does not use typically urban standards such as personnel per capita for determining adequate levels of service. Rather, the need for additional police protection is assessed on the level and type of crime occurring over how large an area inhabited by how many people. Although the West Marin substation is sufficient in size to accommodate additional personnel, given the low crime rate in West Marin, the need for additional police protection is not anticipated by the Sheriff's Department in the foreseeable future.

Other special security protection measures recommended by the Sheriff's Department include community crime prevention programs such as neighborhood watch groups, building design that includes adequate lighting and viewing of adjacent areas, and active involvement of residents in community activities in general.

8.4.1 OBJECTIVES, POLICIES, AND IMPLEMENTATION PROGRAMS

Objective CF-4

To maintain adequate police protection in the community.

Policy CF-4.1

Sheriff services. Should personnel or equipment changes be made at the Sheriff's West Marin Substation, the County shall consider impacts to Dillon Beach residents and visitors.

8.5 SCHOOLS

Dillon Beach lies within the boundaries of the Shoreline Unified School District. Students from the community attend Tomales Elementary School (K-8) and Tomales High School (9-12).

Tomales Elementary has a current enrollment (as of March, 1988) of 197 students and a capacity for 250. Approximately 10 to 15 students in Tomales Elementary reside in Dillon Beach. Tomales High currently enrolls 203 students and has a capacity of 260 students. Dillon Beach students total 9.

Other communities served by the Shoreline Unified School District include Bodega Bay, Point Reyes Station, and Inverness. The School District Superintendent has indicated that current facilities are adequate to accommodate expected growth through 1993 and that substantial growth would be needed to warrant additional facilities in this area. This is largely due to the retirement and vacation nature of these communities.

However, the Superintendent also noted a need for demographic studies and a longer range planning process for this area. Planning is typically done on a 5-year basis.

Funding for maintenance and operation of School District facilities derives from a parcel tax and a fee for new development of \$300 per dwelling unit.

8.5.1 OBJECTIVES, POLICIES, AND IMPLEMENTATION PROGRAMS

Objective CF-5

To provide quality public education to Dillon Beach students.

Policy CF-5.1

Education. The County shall ensure that Dillon Beach students receive quality elementary and secondary education.

8.6 SEWAGE TREATMENT AND DISPOSAL

Sewage treatment and disposal in most of Oceana Marin is provided by a centralized sewer system (see Figure 8-1). Treatment and disposal in the Village, Lawson's Dillon Beach Resort, and Lawson's Landing is handled by individual on site septic systems. Additional treatment and disposal capacity will be needed for additional development in Oceana Marin, Lawson's Dillon Beach Resort, and Lawson's Landing. Several alternatives have been considered for expanding the current system serving Oceana Marin. These alternatives include expanding capacity on the hilltop east of Oceana Marin, and constructing a treatment facility in the southwest corner of the subdivision that would then discharge treated effluent to a leachfield in the sand dunes in Lawson's Landing. Neither alternative is clearly preferable at this time, nor have they been evaluated considering potential communitywide needs. The background text below describes the current systems and studies conducted to date.

Oceana Marin Sewage Treatment. Individual wastewater systems (i.e., septic tank treatment with leaching field disposal) have been in use in Dillon Beach from its beginning. The combination of sandy soils and seasonal occupancy has so far allowed septic systems to function effectively. Although scattered system failure may exist, an area-wide problem from septic systems failure has not been identified by the Marin County Health Department. However, evidence of seepage and lush vegetation on bluff faces in the northern portion of the community suggests surfacing of combined leachate in this area.

Individual septic systems were allowed initially in the first unit of Oceana Marin, but fear of exposure to sewage effluent on the beach below the houses instigated construction of a communitywide sewer system which serves all homes (with the exception of residences on the lower side of Oceana Drive).

Sewer service to the Oceana Marin subdivision is provided by the North Marin Water District (NMWD). The gravity system flows to a lift station (located west of Oceana Drive) which has a pumping capacity of 100 gpm. Flows from the sewerage lift station are discharged into two 3-million gallon ponds located on the ridge top east of the subdivision. The ponds provide two-stage facultative treatment. Treated wastewater is pumped from the second pond to a 9-acre subsurface irrigation field located north of the ponds. Seepage occurring on the southerly perimeter of the ponds caused NMWD to install an interceptor trench. The small amount of water accumulated in this trench is also pumped to the 9-acre subsurface irrigation disposal site. A small amount of water escapes the ponds through subsurface percolation. Over time, however, the ponds have developed a seal and the amount of the water percolating by this mechanism is estimated to be relatively small.

This system was designed to be built in stages, with the original segment designed to serve 112 residences. The system currently serves 129 dwellings and, as currently configured, is capable of serving 164 dwelling units. Construction of additional phases is necessary to serve the buildout requirements of the Oceana Marin subdivision. NMWD owns the necessary land to expand the hilltop system to accomplish this purpose.

Capacity is based upon assumptions of an average daily flow of wastewater of 75 gallons per person per day, an average 48 percent occupancy rate for residents and one in 25-year seasonal precipitation total of 34 inches. Based on annual flow records of NMWD, average flow per dwelling unit in Oceana Marin is 90 gpd, including infiltration and

UTILITIES

Legend

- COAST SPRINGS WATER COMPANY WELLS
- ESTERO MUTUAL WATER COMPANY WELLS

The Dunes Area Leachfield Study Zone is a much larger area which was examined to determine the feasibility of a Dunes Area location. The potential Dunes Area location is a much smaller portion of the study zone at the south west corner of the UOP site.

The actual sizes of potential leachfields are not shown in the figure, only their generalized, conceptual locations. Leachfield size is a function of assumed population to be served, percolation tests and design of the system used.

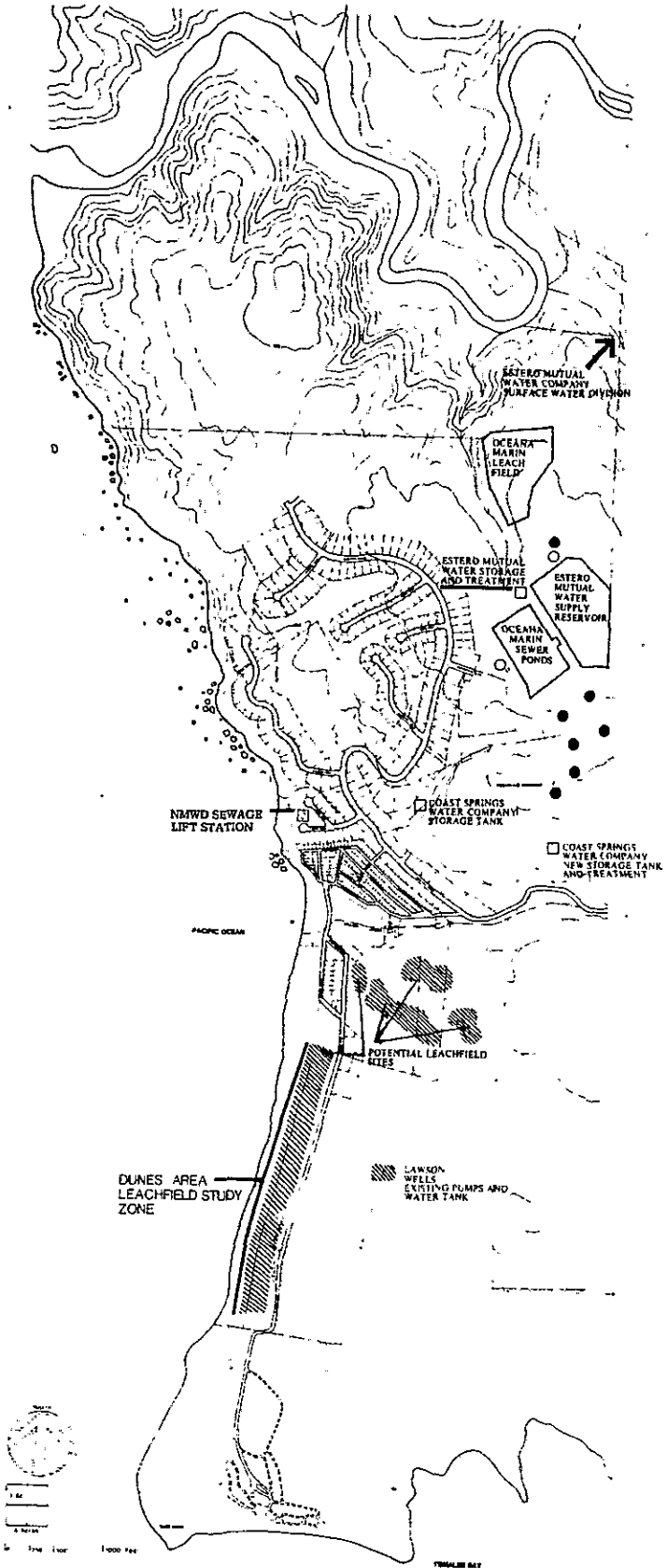


Figure 8-1

DILLON BEACH COMMUNITY PLAN

Marin County Planning Department
San Rafael, CA

Wallace, Roberts & Todd
Community and Environmental Planners
San Francisco, CA

inflow. Peak summer occupancy assumes 30 percent full time residents at 2.5 persons per household, 60 percent vacationing residents at 4.5 persons per household, and 10 percent major holiday users at 8 per persons per household. Peak winter occupancy assumes the same full-time residency percentage and household size as summer, 7 percent vacationing residents at 3 persons per household, and 35 percent major holiday users at 3.5 persons per household. Although NMWD had indicated that 60 gallons per capita per day (gpcd) rates are achievable with the institution of reasonable water conservation measures (including ultra-low flush toilets), reductions in wastewater flows below this rate would be increasingly more difficult to achieve and is probably not a reliable basis for wastewater facility planning.

The present disposal system consists of a network of perforated pipe. In order to provide the 252-unit capacity, this system will need to be extended (approximately 50 percent). Other currently planned expansion to the system includes lining the sewerage ponds (if this is found necessary) and activating an aeration system in the treatment ponds to accommodate treatment of increased waste loading as the project builds out. The Oceana Marin gravity sewer system currently experiences an increase in wet weather flows of approximately 40,000 gallons per day, or 8,140 gallons per mile of sewer collection system, due to infiltration. This is well within the acceptable range of sewer collection system performance as defined by Environmental Protection Agency standards for infiltration/inflow (NMWD 1988).

Capacity Expansion Alternatives. While the gravity sewage collection system and lift station have adequate capacity to carry flows for build-out of the 252 single-family lots in the Oceana Marin subdivision, the treatment and disposal system would need expansion. Currently, no additional storage for wastewater in the wet weather season is needed. The State Water Quality Control Board can be expected to require safeguards, such as lining the ponds, to minimize potential contamination of groundwater if the existing hilltop pond facility is expanded.

State regulations require land disposal for any sewage treatment system in the area. NMWD presently owns 17.27 acres of land to the north and east of Oceana Marin for sewage ponding and irrigation disposal purposes. This is sufficient to treat and dispose of the wastes generated by the full development of Oceana Marin's 252 single-family lots. Additional development on multi-family parcels (which are currently not within the service area of North Marin Water District and would have to be annexed) will need to provide additional pond storage as well as subsurface irrigation disposal. Additional land would have to be acquired for the additional irrigation disposal area.

Several alternatives have been studied by NMWD to increase the system capacity to serve all of the 252 residential lots in the present service area. These are:

- o Ponds with spray irrigation, involving lining the existing ponds, constructing an additional pond, and developing a spray irrigation system at the 8-acre disposal field.
- o Ponds with subsurface disposal, involving the same pond improvements as described above, along with expansion of the network of shallow sub-surface leaching trenches to meet ultimate summer disposal needs estimated at about 85,000 gpd.
- o A conventional leachfield system involving conversion of the current pond system to a back-up role and the transfer of wastewater disposal to the dune area south of the former University of the Pacific Marine Laboratory site.

Treatment would occur in a series of septic tanks followed by conventional leachfield disposal over a long stretch of the dunes.

- o Secondary treatment of wastewater by an extended aeration package plant with disposal of the treated and chlorinated effluent to a seepage bed located in the dune area immediately south of the old University of Pacific Marine Laboratory site. The subsurface disposal area required would be much less than the size of a conventional leachfield system.

Dune Disposal. Initially, a NMWD study of cost comparisons and concerns about contamination of the groundwater supply for Lawson's Landing relative to a dunes disposal system favored upgrading and expanding the existing hilltop facilities. Subsequent study has satisfied the District that a subsurface seaward gradient in the dunes would protect groundwater supplies from both contamination and seawater intrusion. However, the District does not favor expansion of its hilltop facility beyond currently defined capacity because of pumping costs. A 1985 study by Bracewell Engineering for a proposed 88-unit multiple-family development in Oceana Marin concluded that secondary treatment and dune disposal was feasible and the least expensive alternative to accommodate the proposed project.

A leachfield site for a dunes disposal system has been proposed by NMWD for the foredunes immediately southwest of the former University of Pacific Marine Station. The disposal system in the dunes would consist of two parallel disposal beds constructed approximately 200 feet apart and each being 300 feet long. The area is generally bounded by the beach to the west and the Lawson's Landing Road to the east. Current land uses are recreational and limited cattle grazing.

The shape and location of the shoreline south of Dillon Beach has changed considerably since 1960. Sand accretion has gradually moved the shoreline westward 400 to 700 feet, while seasonal erosion and deposition of sand have also recurrently changed the shape and location of the shoreline on an annual basis. Moreover, the dunes, which constitute the site of the proposed leachfield, did not occur naturally, but were created by plantings of European beach grass in order to stabilize the area behind them for grazing purposes. Therefore, location of a sewerage treatment and disposal system in this area will need to carefully consider the dynamic nature of the site.

Possible impacts associated with a dune disposal system include significant wind erosion of dunes during winter storms resulting from loss of protective dune vegetation from leachfield construction; seismic hazards from the San Andreas Fault which lies just offshore; bluff erosion from the necessity for a trunkline from Oceana Marin along the cliff to the site; and major dune erosion which would expose portions of the leachfield system in the infrequent event (once in fifty years) of a tsunami large enough to breach the 20-foot foredunes. In extreme cases, major dune erosion could also result in significant changes to the physical character of the dunes, lowland flooding and potential danger to the Lawson Landing entrance road and recreational facilities.

A study by Questa Engineering Corporation to explore groundwater conditions in the proposed dune disposal area found that due to groundwater elevations, and a seaward gradient in this area, there is little likelihood of seawater intrusion into a series of wells in the area. (This conclusion assumed a static state, i.e., that water was not being drawn from these wells.) Because the nature of dune sands would not provide sufficient disinfection of effluent, especially during winter storm periods if the erosion of beach sands exposes the water table above the mean tide level, secondary treatment and

disinfection of effluent prior to dune disposal would most likely be required by the Marin County Environmental Health Services and the San Francisco Bay Regional Water Quality Control Board.

Additionally, two basic sewage disposal options have been proposed for the Lawson's Dillon Beach Resort area. One involves on-site leachfield systems (either individual or community); the other involves off-site community disposal in the dune area to the southwest of the project site (in approximately the same area proposed for the Oceana Marin dunes disposal plan). Sewer connection to the Oceana Marin hilltop treatment and disposal system for possible future development of the Lawson property is generally considered infeasible due to capacity limits. However, NMWD has indicated that annexation of the Lawson property to the District is a possibility.

An on-site leachfield system could use either individual septic systems or community systems. Individual systems would require containment of septic tanks, piping and trenches on separate parcels or easements specifically dedicated to individual residences, creating a complex situation if soil and other siting characteristics require concentration of disposal in areas which are not immediately contiguous to housing. If community systems (e.g., for five or more units) are used, joint septic tank piping and leachfield facilities would allow for a more efficient design; however, ownership and operation of such facilities by an appropriate public agency (e.g., NMWD, a County service area or a new utility district) would be required.

Other considerations for dunes wastewater disposal system on this site would be the hydraulic effects on groundwater levels, affecting existing septic systems in the area and seasonal wetlands in the southwestern portion of the area; water quality consideration for Dillon Creek, the water supply well of the Coast Springs Water Company in the Dillon Creek channel alluvium, and the existing and proposed well fields on the Lawson's Landing property to the south; substantial increases in nitrates in groundwater causing unpredictable vegetation enrichment; and disturbance of existing dune vegetation leading to possible erosion.

On-site septic tank leachfield systems are regulated by the Marin County Environmental Health Services Department and the San Francisco Bay Regional Water Quality Control Board. These agencies have standards for siting and design of septic systems which address such factors as soil depth, percolation rates, groundwater separation, slopes, and setbacks from streams and wells. (Most of the existing septic systems in Dillon Beach were developed before current regulations were in effect and probably do not conform with the requirements which would be applied to new development.) Based on the presumed coarse, sandy texture of the dune deposits, vertical separation distances of 10 to 20 feet between leachfields and groundwater would likely be required for this area.

Due, however, to the lack of fine soil particles (silt and clay) in sand dunes, these areas offer minimal protection against bacteriological contamination of surface and groundwater supplies. Therefore, investigation of the subsurface nature of the dunes would be needed to clarify the capabilities and constraints for leachfield disposal systems. If subsurface investigations showed insufficient treatment capabilities in the dunes, additional wastewater treatment, such as sand filtration or extended aeration followed by a disinfection process, could be considered.

An alternative to on-site sewage disposal for the Lawson's Dillon Beach Resort property would be development of a subsurface disposal field in the long shore dune area which has been studied as a possible expansion area for the Oceana Marin wastewater disposal system, as previously discussed.

An extended aeration batch system which would provide sufficient treatment for effluent is the most simple to expand as it does not require a large land area and provisions for an additional unit can be made during construction. Expandability of sewage treatment facilities is relevant with regard to build-out of Oceana Marin as well as any other future development plans for the area south of the town of Dillon Beach. NMWD has estimated a required leachfield size of 4.8 acres for the 252 single-family Oceana Marin lots. However, extrapolation of the Bracewell-Engineering study would indicate that considerably smaller leachfield site, of approximately only 0.9 acres, would be needed for the same number of units. This is due to differing assumptions regarding effluent treatment, dune filtration and percolation capabilities.

The Marin County Zoning Code states that "No development shall be permitted in the sensitive coastal dune habitats in order to preserve dune formations, vegetation and wildlife habitats." Additionally, the Marin County Local Coastal Program states that "A transfer of Oceana Marin's sewage treatment ponds to an area south of Dillon Beach ... could be consistent with LCP policies provided that the ponds are sited out of environmentally sensitive habitat area, screened from public view, and sited so as not to interfere with recreational or agricultural uses in the area."

Summary. In summary, the sewerage treatment and disposal system operated by NMWD has the capacity, with certain improvements to serve 164 single-family units of the Oceana Marin subdivision. Additional development in this area and any development beyond the small number of individual lots in the Village will require development of additional sewerage treatment and disposal facilities.

The possible location and design of additional facilities have been investigated by NMWD and others. Estero Mutual Water Company has recommended that a long-term solution to water supply and wastewater treatment and disposal in Dillon Beach should involve use of the "coastal side of the hilltop drainage area" for water supply and the "back side" for disposition of sewage effluent from treatment systems. This is consistent with the existing mode of operation practiced by NMWD. However, NMWD does not favor expansion of its hilltop facilities. NMWD prefers an alternative that would dispose treated sewage in a leachfield in sand dunes in Lawson's Landing. This alternative, however, has not been evaluated considering potential communitywide needs and may pose significant environmental concerns. Additional study will be necessary before specific recommendations regarding additional sewage treatment disposal and capacity can be made. In such studies it will be necessary to consider communitywide needs, and to examine potential trends toward more full-time occupancy.

8.6.1 OBJECTIVES, POLICIES AND IMPLEMENTATION PROGRAMS

Objective CF-6

To ensure that sewage is safely and efficiently treated and disposed.

Policy CF-6.1

Alternative community sewage disposal systems. Alternative community sewage disposal systems, such as a dune disposal system, shall only be permitted where a public entity has formally assumed responsibility for inspecting, monitoring, and enforcing the maintenance of the system in accordance with requirements of the Regional Water Quality Control Board and the County Health Department.

Policy CF-6.2

Consolidated community system. The County strongly encourages engineering studies and institutional arrangements that would lead to constructing a consolidated community sewage system serving not only Oceana Marin, but the Village, Lawson's Dillon Beach Resort, and Lawson's Landing. Potential alternatives shall be considered in light of the Plan's environmental quality policies, such as Policy EQ-7.1 regarding coastal dunes.

Policy CF-6.3

Sewage disposal in dunes. Siting a sewage disposal system in the dunes to the south of the Lawson's Dillon Beach Resort shall be subject to review by the California Department of Fish and Game for protection of sensitive plant and animal species. Such system shall not interfere with recreational uses.

Policy CF-6.4

Disposal in dunes. Siting of a dune disposal sewage treatment system shall consider and mitigate potential visual impacts associated with construction of a sewage treatment plant, including use of an underground vault treatment unit.

Policy CF-6.5

Oceana Marin. The following recommendations of the North Marin Water District should be examined as sewage treatment alternatives for Parcels J, K, and L and/or additional development in Oceana Marin:

- a. construction of a below ground, secondary package treatment plant on the bluff near the southwest corner of the Oceana Marin subdivision with gravity flow of chlorinated effluent to a disposal leach field constructed between the two rows of dunes to be acquired from the University of the Pacific or on Lawson's Landing located immediately to the south; or
- b. expansion and lining of the existing hilltop lagoon system, and expansion of the subsurface irrigation disposal field to be acquired from the property owner (Christopher).

Examination of these alternatives should include potential impact to Estero Mutual Water Company's surface-diversion water supply.

Policy CF-6.6

Lawson's Dillon Beach Resort. Secondary sewage treatment and a dunes effluent disposal system shall be considered in conjunction with further development at Lawson's Dillon Beach Resort. Such system would be subject to the goals, objectives and policies of this Community Plan and the policies of the Local Coastal Program regarding water quality protection and dune preservation.

Policy CF-6.7

Lawson's Landing. As part of expansion or redevelopment for the Lawson's Landing, improvements in sewage disposal facilities shall be required as necessary for human and environmental health. Such improvements shall be conducted in accordance with the requirements of the Regional Water Quality Control Board and the County Health Department.

Policy CF-6.8

Sewage system components. All components of new sewage systems shall be sited and designed in keeping with the environmental quality and environmental hazards, objectives, and policies of this Plan. Pipelines shall be carefully routed to avoid sensitive resources and environmental hazards such as erodible substrates.

Policy CF-6.9

Community input. As the community, current water purveyors, North Marin Water District, County, and Regional Water Quality Control Board have expressed concern regarding future large-scale sewage disposal systems in Dillon Beach, the County shall notify these parties when changes to existing systems, or new systems, that would require a County permit are proposed and shall discuss the proposal in a noticed hearing. This policy applies to community-type facilities that serve several residences or commercial businesses, not individual septic systems.

8.7 SOLID WASTE COLLECTION, DISPOSAL, AND RECYCLING

Solid Waste Collection and Disposal

Shoreline Disposal, Inc. serves Dillon Beach with weekly garbage pickups. Shoreline Disposal, a private company, provides this service according to a franchise agreement with the County Board of Supervisors. Wastes from Dillon Beach are hauled to West Marin Sanitary Landfill on Highway 1, near Point Reyes Station. This landfill is a Class III disposal site, which is permitted to accept mixed municipal refuse, construction/demolition wastes, leaves and clippings, and tires, but not sludge/septage or hazardous wastes. According to calculations in the County Solid Waste Management Plan, the landfill is expected to reach capacity in the year 2004. With an increase in recycling and composting rates throughout West Marin, from the current 4 percent to 17 percent, two or three years could be added to the life of the landfill.

Recycling

There are currently no recycling services in Dillon Beach. However, Shoreline Disposal Inc. is willing to provide service upon evidence of sufficient interest from the

community. Shoreline Disposal currently provides monthly pickup in Bolinas, Lagunitas, and San Geronimo and maintains daily collections in Petaluma. The West Marin Sanitary Landfill near Point Reyes Station also collects glass and aluminum for recycling.

8.7.1 OBJECTIVES, POLICIES, AND IMPLEMENTATION PROGRAMS

Objective CF-7

To extend the lifespans of local landfills, and to conserve and recover energy and natural resources through maximum feasible recycling.

Policy CF-7.1

Recycling and resource recovery. This policy supports the recycling and resource recovery goals and objectives of the County Solid Waste Management Plan: 1985-2005. Dillon Beach shall be served by a curbside recycling program or provided with buy-back or drop-off centers.

PROGRAM CF-7.1a

The County shall work with Shoreline Disposal Inc. to identify one or two sites best suited for locating lockable containers for glass, aluminum, and newspapers. The County shall then assist Shoreline Disposal Inc. as necessary, to advertise, initiate, and implement an effective recycling program for residents and visitors.

PROGRAM CF-7.1b

The County and Shoreline Disposal Inc. will consider additional recycling services as they become feasible for Dillon Beach. Such services might include additional sites, additional types of materials and technical assistance regarding waste reduction and reuse.

8.8 WATER SUPPLY

Water service to the community of Dillon Beach is presently supplied by two private water companies: Coast Springs Water Company and Estero Mutual Water Company. Coast Springs supplies water to a portion of the Oceana Marin subdivision, to the Village and to the 13 dwellings between Cliff Street and Bay Drive. Estero Mutual's service area is limited to properties within Oceana Marin. In addition to providing joint water service to the Oceana Marin subdivision, the two companies share some of the same source areas for water supply. While the systems are individually managed and operated, a one-inch plastic line physically connects the two for emergency purposes.

According to LCP policies regarding water supply in the Dillon Beach area, water supply is adequate for buildout of the 252 single-family units in Oceana Marin, but not for the multiple-family units as provided by current zoning. The allowable density on these multiple-unit parcels is one unit per parcel until adequate water is demonstrated.

Estero Mutual. Estero Mutual Water Company presently serves about 60 residences in Oceana Marin. The total number of potential connections in its service area is 170. Estero Mutual's system was originally designed to serve 600 or more units, in large measure from its water rights to the Estero de San Antonio proper. However, the quality

of this water was subsequently found to be unacceptable because of agricultural runoff, and a smaller diversion of surface water was established from an unnamed tributary.

Estero Mutual has two wells which together supply approximately 10,000 gallons per day (gpd). In addition to the two wells, the company has the facilities and necessary permits to divert water from a stream tributary of the Estero de San Antonio. The amount of supply available depends upon rainfall. Estero Mutual's pumps can divert up to 400 gallons per minute (gpm) from the tributary. The water is transported uphill to a reservoir with a storage capacity of 16 million gallons, or 49 acre-feet (AF).

The company reports that it cannot adequately supply its current service area with existing equipment. Several problems are inherent in the operation of this system. Water storage is limited because the reservoir leaks and about 25 percent of its capacity is lost to evaporation annually. In low rainfall years, as little as 15 to 20 percent of the surface water diverted from the Estero may actually be available supply in the system. Also, there is no electricity at the pump and the cost of pumping water with propane from the point of diversion, some 450-foot downslope at the Estero, has been estimated to be about 15 times the cost for an equivalent amount of well water.

Water quality concerns in the Estero Mutual system relate to the proximity of Oceana Marin sewage ponds to its two wells and water storage reservoir. Although no evidence of public health impacts associated with the closeness of the water supply and sewage facilities in this system exists, the situation poses risks that should normally be avoided.

Estero Mutual has two treatment plants. One filters and chlorinates water from one of its wells (water from the second well does not require filtering). The second treats water stored in the reservoir and can filter 72,000 gpd or 50 gpm. Filtered water is stored in two tanks which have a combined capacity of 310,000 gallons. Water supply available to Estero Mutual from the well and stream sources together is a maximum of 82,000 gpd: 10,000 gpd from the wells and 72,000 gpd from the treatment plant filtering the tributary stream water.

While the LCP estimated water use per unit for Oceana Marin at about 130 gpd, with peak use approaching three times that figure, average daily use in Estero Mutual's service area in May and June 1982 was found to be only 95 gpd. Both of these use figures are low compared to typical single-family homes in an urban area, due to the seasonal occupancy (weekends and summer) of most of the units in Oceana Marin. Full-time occupancy rates of the subdivision have been estimated at 15 to 20 percent; average occupancy of all units has been estimated at 48 percent.

Coast Springs. Coast Springs Water Company presently has 200 service connections in Dillon Beach. Water demand per dwelling unit for average and peak day use in 1985 were recorded at 96 gpd and 170 gpd respectively. These rates are considered typical coastal resort/second home communities that experience low weekday occupancy and high weekend use. Coast Springs obtains its water supply from three principal sources, described below.

Dillon Creek Gulch: The largest source for Coast Springs Water Company is from a shallow well (referred to as the "Lower Well" or Well #4) located in the channel of Dillon Creek Gulch, immediately south of the Village, in Lawson's Dillon Beach Resort. The yield from this well has declined from an average of 25,000 to 18,000 gpd, but fluctuates according to the creek flow.

Hilltop Wells: Coast Springs maintains six vertical-drill wells located in the hilltop area above Dillon Beach and Oceana Marin. Three of these wells were constructed in 1964 to serve Oceana Marin.

Infiltration Tunnel: The oldest feature of the system is a hand-dug tunnel that extends some 100-feet into the hillside above Dillon Beach Road to the east of the Village. The tunnel collects groundwater and seepage from the sandstone formation. A network of perforated pipes outside the tunnel also collect shallow hillside seepage and percolated runoff.

These sources have been estimated to be capable of providing a sustained yield of 33 gallons per minute (gpm). However, the owner of the Coast Springs Water Company has indicated that actual yield fluctuates depending upon rainfall and the extent of pumping. A study by JDR Utility Consulting, Inc. in 1986 concluded that Coast Springs would be capable of supplying the average day demand of 290 customers from its present sources and peak day use for approximately six days.

Additionally, Coast Springs presently owns land in a spring area immediately east of its infiltration tunnel, and has identified this as the logical site to explore for additional water supply. Measurements of the spring flow from the area in November 1987 indicated a flow of 2 gpm. Coast Springs has suggested that this flow can be representative of the minimum expected yield from the spring area. A higher flow might be obtained through the use of horizontal wells.

Water storage for the Coast Springs system is provided by a 125,000-gallon steel tank located in the ravine that roughly divides Oceana Marin and the Village. This tank is slated for replacement in order to meet State safe drinking water standards. Additionally, pre-treatment storage is provided by a 25,000 concrete tank, although, because of the tank's construction, only one-third of this capacity is usable at any one time. Another 7,500-gallon concrete tank stores a small amount of backwash water. These concrete tanks are located above Dillon Beach Road east of the Village.

There are currently 217 connections in the Coast Springs service area and another 30 units in the service area. At an average daily demand of 100 gpd, total water demand would be 24,700 gpd. Peak demand, at 182 gpd would be 45,000 gpd. The State Health Department has indicated that Coast Springs must demonstrate adequate capacity and treatment facilities to expand beyond 220 connections.

Water treatment is essential to the Coast Springs system as the water supply locations are subject to a variety of pollution sources and natural water quality problems, including high bacteriological levels and turbidity from surface water infiltration; high natural mineral content; and possible contamination from septic systems serving the Village. In addition, several of Coast Springs' wells on the hilltop are close to the unlined sewage ponds that are part of the Oceana Marin wastewater system.

Presently there are three separate water treatment units in the Coast Springs system. Coast Springs is developing a new water treatment system which will consolidate its water treatment operations into a single plant, using a mixed-media filtration unit, iron manganese removal and chlorination. The new system is currently in partial use, but will not become fully operational until the new water storage tank is in place.

Lawson's Dillon Beach Resort. In 1986, a hydrologic study of the Lawson's Landing area was conducted for Lawson's Dillon Beach Resort, Inc. by Aqua Resources, Inc. to determine the availability of potential groundwater supplies to serve new development on

property lying between the town of Dillon Beach and Lawson's Landing. The study concluded that substantial groundwater reserves appear to exist in the vicinity of the Lawson's Landing wells. The aquifer from which the Lawson's Landing wells draw water has an estimated potential annual yield of 620 AF or 550,000 gpd. The study also estimated the recharge for a somewhat larger area of the dunes to be in the neighborhood of 950 acre-feet per year. This supply represents a potential yield of nearly 850,000 gpd. The study also concluded that additional groundwater extraction in the vicinity of the present Lawson Landing wells could be accomplished free of contamination hazards from a dune wastewater disposal system if properly managed.

The study by Aqua Resources found that further development of groundwater in the upland areas or the stream alluvium along Dillon Creek is probably not possible due to the limited storage and recharge capabilities of these aquifers and the existing level of water extraction by the Coast Springs and Estero Mutual Water Companies. Additional hydrologic studies are currently underway to identify the boundaries of the water supply within the Lawson's Dillon Beach Resort property and secondly to assess the capacity.

Development of potential additional groundwater supplies in interdune aquifer will need to address access provisions from adjoining property owners; factors influencing ultimate well yield and appropriate well locations; effects of groundwater withdrawal on seasonal wetlands; and potential water quality problems from seawater intrusion, nitrate loadings from upslope agricultural operations, and sewage effluent from possible wastewater disposal in the dune area.

Lawson's Landing. Three wells with a combined capacity of 53.3 gpm currently serve the Lawson's Landing area. Sustained yield has not been established for any of the wells. The wells are pumped for a short time each day to supply the estimated 20,000 gpd maximum water demands from the approximately 200 connections at Lawson's Landing.

Summary. Residential water demands are highly variable in the Dillon Beach community. Records indicate, however, a slight increasing trend in water use rates that may be attributable to increasing full-time occupancy and/or larger and more modern houses in Oceana Marin. A recent study (JDR) found the newer houses to have water use rates about 16 percent higher than the older homes in Dillon Beach.

A recent survey of 191 Dillon Beach residents found that approximately 87 percent of the permanent residences who responded indicated that they conserve water in some manner, while a slightly smaller percentage of seasonal residents conserve. The most common methods of water conservation mentioned were limiting water use on gardens, using drought-tolerant landscaping, brief showers and decreasing water use in toilets.

Each of the existing water systems are considered to be at, or very near, capacity. The Coast Springs and Estero Mutual systems have very limited source capacity, but are able to serve a relatively large number of connections mainly as a result of low water consumption levels in a community of high part-time occupancy.

The Local Coastal Plan does not require the existing water suppliers to reserve water supply for visitor-serving uses since the present zoning in their service areas is primarily residential. Moreover, because existing suppliers are at or very near capacity, additional water supply will need to be identified and developed for any additional significant development in the community. For example, the 25-unit trailer park, or conversion to other uses such as a motel or restaurant would increase demands on the Coast Springs water system, necessitating either improvements and augmentation of source capacity by Coast Springs or development of an alternative source of water.

Sewage Disposal and Water Supply Buildout Projections

Sewage disposal requirements and water demand projected by Questa Engineering, Inc. for buildout at 50 percent full-time occupancy and 100 percent full-time occupancy at Oceana Marin, the Village and Dillon Beach Resort, along with assumptions underlying the projections, are contained in Appendix E. As with the traffic projections for the buildout, these buildout assumptions were preliminary and consequently conservative in that a more intensive commercial program is anticipated for the Resort. These projections, however, provide a useful guide for assessing the levels of service which would be required for additional development in Dillon Beach, including consideration of the potential impact of a trend to a higher full-time occupancy in the community.

8.8.1 OBJECTIVES, POLICIES, AND IMPLEMENTATION PROGRAMS

Objective CF-8

To project the quality and quantity of community water supplies.

Policy CF-8.1

Coastal permits. Coastal permits shall be granted only upon a determination that water service to the proposed project is of an adequate quantity and quality to serve the proposed use. Evaluation of service proposals should consider the projections made by Questa Engineering, Inc., contained in Appendix E, as guidelines for Dillon Beach. Lack of available services or resources shall be grounds for denial of a project or for a reduction in the density otherwise indicated in the land use plan.

Policy CF-8.2

Water-saving devices. All new development shall incorporate low-flow water fixtures and other water-saving devices.

Policy CF-8.3

Service districts. In order to improve water supply efficiencies, current water providers, property owners with potential water sources, the County and LAFCo should consider, upon documented interest by the community, the feasibility of, and costs and revenues associated with, establishing a Public Utility District (PUD), Community Service District (CSD), Local Assessment District (LAD), or County Service Area (CSA) for water services. Such an organizational arrangement might also include sewage treatment and disposal services, road improvements and maintenance, and other community services such as community center operation. Alternatively, should community interest be expressed and documented, North Marin Water District (NMWD) should be encouraged to consider expanding its service in Dillon Beach to include water supply.

Policy CF-8.4

Dune sewage disposal. Prior to approval, the County shall require conclusive evidence that a dune sewage disposal system will not pose a contamination threat to groundwater, surface water, nor the beach on the seaward side of the dunes.

Policy CF-8.5:

Availability of Water. For proposed projects subject to master plan and coastal permit approval, the availability of water shall be demonstrated by professional engineering studies that are based on field testing and conclusively demonstrate that (a) adequate quantity exists for the proposed development, including necessary public services such as fire protection, (b) withdrawal will not adversely affect coastal resources, including groundwater basins, aquifers, and streams, (c) withdrawal will not adversely affect existing and obligated water service, nor potential buildout in the Dillon Beach planning area as identified in this Community Plan, and (d) water quality meets local, state, and federal standards. Such studies shall provide the basis for establishing safe, sustained yields from the water source. The engineering studies shall take resident and visitor occupancy factors into account, as identified in Policy CD-14.1.

Objective CF-9

To ensure adequate water supply and safe water quality for the entire Oceana Marin subdivision.

Policy CF-9.1

Oceana Marin buildout. Expansion of water supply capacity needed to serve the Oceana Marin subdivision shall require a comprehensive water yield study of all existing and proposed sources for the Coast Springs Water Company and the Estero Mutual Water Company, including necessary yields and storage facilities for both normal and peak periods and a long-term distribution system. Such evidence shall include a plan for additional storage tank facilities, showing the location, size, and landscaping to mitigate potential visual impacts. Drawdown tests must be conducted for any proposed new well and analysis of groundwater withdrawal effects on aquifer systems must be provided to demonstrate safe and sustained yields. Such study should also address any reduction in water production from existing Estero Mutual wells which might result from the rehabilitation of Coast Springs Water Company well #3 to 1963 water production levels.

9. SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS

This section summarizes all Plan policies and implementation programs contained in Plan Sections 4 through 8, and outlines actions required, agency involvement, and estimated costs. Most policies and programs are repeated here verbatim. However, some lengthy policies have been abbreviated or paraphrased and are so indicated by "(partial)" or "(paraphrased)". Readers are encouraged to refer to the Sections 4 through 8 for the complete wording and context of individual policies and programs.

Other abbreviations used in the table include the following.

BOS	County Board of Supervisors
CalTrans	California Department of Transportation
LAFCo	Local Agency Formation Commission
LCP	County Local Coastal Plan, Unit 2
LDBR	Lawson's Dillon Beach Resort
MALT	Marin Agricultural Land Trust
NMWD	North Marin Water District
RWQCB	Regional Water Quality Control Board

Unless otherwise noted all department names refer to County departments.

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
Environmental Quality			
Policy EQ-1.1 (partial): <u>Agricultural zoning.</u> The County shall maintain C-APZ-60 zoning on agricultural lands in the Dillon Beach planning area. In addition, the County shall discourage uses on surrounding lands that would jeopardize the long-term agricultural viability of these lands.	(Agriculture) Monitor applications for rezonings and uses on lands near agriculture areas.	Planning Department	Development review to be reimbursed through fees.
Policy EQ-1.2 (partial): <u>Community Expansion Boundary for Dillon Beach shall be maintained as shown in Figure 1-1.</u>	(Communitywide) Review applications for rezonings.	Planning Department	Development review to be reimbursed through fees.
Policy EQ-1.3 (partial): <u>Long-term preservation of agricultural lands.</u> This plan supports MALT's efforts to monitor the status of agricultural lands and to acquire conservation easements in voluntary transactions.	(Agriculture) Support MALT's monitoring efforts and voluntary acquisitions.	Board of Supervisors	Minor Administration Costs
Policy EQ-1.4 (partial): <u>Grazing.</u> The Community Plan supports the protection of "lands on which the existing vegetation is suited to the grazing of livestock" to the east and south of Dillon Beach.	(Agriculture)		

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
Policy EQ-2.1 (partial): <u>Esteros</u> . This plan supports the LCP's Creekside Preservation policies.	(Esteros)	--	--
Policy EQ-3.1 (partial): <u>Stream alterations</u> , <u>Stream impoundments</u> , <u>diversions</u> , <u>channelizations</u> , or other substantial alterations shall be limited to specific purposes.	(Streams) Review applications for stream alterations and flood control projects.	Planning Department Department of Public Works	Development review to be reimbursed through fees.
Policy EQ-4.1 (partial): <u>Stream buffers</u> . Fifty- to 100-foot buffers to protect streams from the impacts of adjacent uses shall be established for each stream in the planning area.	(Streams) Review applications near streams.	Planning Department Department of Public Works	Development review to be reimbursed through fees.
Policy EQ-5.1: <u>Dillon Creek</u> . Proposed Master Plans for Lawson's Dillon Beach Resort shall provide for controlled, low-impact public access to Dillon Creek and a maintenance program to keep the Creek clear of manmade debris.	(Lawson's Dillon Beach Resort) Review Lawson's Dillon Beach Resort Master Plans.	Planning Department Department of Public Works	Development review to be reimbursed through fees.
Policy EQ-5.2: <u>Dillon Creek</u> . Riparian vegetation along Dillon Creek shall be preserved and areas of bank erosion shall be stabilized and revegetated. A 100-foot setback from the top of the creek bank shall be observed.	(Lawson's Dillon Beach Resort) Review Lawson's Dillon Beach Resort Master Plans.	Planning Department Department of Public Works	Development review to be reimbursed through fees.

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
Policy EQ-6.1 (partial): <u>Diking, filling, and dredging of wetlands shall be permitted only in conformance with the LCP. Filling for development shall not be permitted.</u>	(Wetlands) Review applications involving wetlands.	Planning Department Department of Public Works	Development review to be reimbursed through fees.
Policy EQ-6.2: <u>Activities in wetlands. Allowable resource-dependent activities in wetlands shall include fishing, recreational clamming, hiking, hunting, nature study, bird-watching, and boating.</u>	(Wetlands)	--	--
Policy EQ-6.3: <u>Agricultural activities in wetlands. No grazing or other agricultural uses shall be permitted in wetlands except in those reclaimed areas presently used for such activities.</u>	(Agriculture)	--	--
Policy EQ-6.4 (partial): <u>Wetland buffers. A minimum buffer strip of 100 feet shall be established along the periphery of all wetlands. A wider buffer may be required on parcels adjacent to Tomales Bay.</u>	(Wetlands) Review applications involving wetlands.	Planning Department	Development review to be reimbursed through fees.

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
<p>Policy EQ-7.1 (partial): <u>Coastal dunes</u>. Development in the dunes south of the expansion boundary shall be prohibited. The County may consider, however, a plan for treated sewage disposal in the dunes. Such plan shall consider communitywide needs.</p>	<p>(Lawson's Dillon Beach Resort, Lawson's Landing) Review applications involving dunes.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy EQ-7.2 (partial): <u>Coastal dunes</u>. Future development or improvements for Lawson's Dillon Beach Resort or Lawson's Landing shall be sited out of the dune area. Overuse shall be prevented. No motor vehicles shall be permitted in beach or dune areas.</p>	<p>(Lawson's Dillon Beach Resort, Lawson's Landing) Review applications for Lawson's Dillon Beach Resort, Lawson's Landing.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy EQ-7.3 (partial): <u>Dune scrub</u>. Development in Lawson's Dillon Beach Resort shall avoid dune scrub. If areas of dune scrub are proposed for development, such development shall be subject to detailed environmental assessment and additional seasonal surveys.</p>	<p>(Lawson's Dillon Beach Resort, Lawson's Landing) Review Lawson's Dillon Beach Resort Master Plans.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy EQ-7.4 (partial): <u>Sand quarry</u>. Any request for expansion or relocation of the sand quarry operation shall include study of potential impacts on dunes, public recreation, and the natural rate of replacement.</p>	<p>(Lawson's Dillon Beach Resort, Lawson's Landing) Review applications for sand quarry.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
<p>Policy EQ-8.1 (partial): Rare and endangered species. Development in habitats of rare or endangered species and unique plant communities may only be permitted when it depends upon resources of the habitat area. Adjacent development shall be set back. Public access shall be controlled. Structures which inhibit wildlife movement shall be avoided.</p>	<p>(Communitywide) Review development proposals.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy EQ-8.2 (partial): Seasonal surveys. Master Plans shall be subject to environmental review, which should include seasonal surveys and updated records searches to determine the presence of species and communities of concern.</p>	<p>(Planned Districts) Review all Master Plans.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy EQ-9.1: Shoreline structures. Environmental, scenic, public trust, and public safety issues shall be considered during permit review of all shoreline structures, in accordance with the County's Tidelands Ordinance.</p>	<p>(Shoreline) Review applications for shoreline structures.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy EQ-9.2: Coastal development. Proposals for coastal development at Lawson's Dillon Beach Resort, Lawson's Landing, Beach Resort, Lawson's Landing,</p>	<p>(Lawson's Dillon Beach Resort, Lawson's Landing) Forward applications for LDBR, LL, dunes disposal to Gulf of the Farallones NMS.</p>	<p>Planning Department Gulf of the Farallones NMS</p>	<p>Development review to be reimbursed through fees.</p>

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
Policy EQ-9.2 (continued): or a dune sewage disposal system should be reviewed by the Gulf of the Farallones National Marine Sanctuary.			
Policy EQ-9.3: Tomales Bay resources. Tomales Bay's fishing grounds, clam beds, and abalone stands shall be protected from overharvesting.	(Tomales Bay)	California Fish and Game	- -
PROGRAM EQ-9.3a: The County will work with other agencies, such as the California Department of Fish and Game, to monitor the effects of onshore activities on Tomales Bay and to protect the Bay's resources. Should an interagency technical advisory committee be formed for Tomales Bay, the County will participate and support efforts to protect the Bay and its resources.	(Tomales Bay) Support monitoring efforts of California Fish and Game. Participate in Interagency Committee.	Planning Department California Fish and Game	Minor Administration Costs
Policy EQ-10.1 (partial): Archaeological and cultural resources. All Master Plan proposals shall be accompanied by archaeological and cultural resource reports and field surveys.	(Planned Districts) Require with Master Plan submittal.	Planning Department	Development review to be reimbursed through fees.

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
Policy EQ-11.1.1: <u>Airborne dust.</u> During construction of all new development, generation of airborne dust shall be kept to a minimum through construction site watering and covering exposed ground areas.	(Communitywide) Review development proposals.	Planning Department Building Department	Development review to be reimbursed through fees.
Policy EQ-11.2: <u>Phasing development.</u> Where feasible, phasing of development shall proceed in the direction of primary windflow (i.e., from the west-northwest).	(Communitywide) Review development proposals.	Planning Department	Development review to be reimbursed through fees.
Policy EQ-12.1 (partial): <u>Construction noise.</u> All new development shall minimize construction noise. Heavy equipment shall be operated only during daytime working hours. Stationary noise sources shall be located as far from adjacent residences as possible. Noise control features shall be used on loud equipment.	(Communitywide) Review development proposals.	Planning Department	Development review to be reimbursed through fees.
Environmental Hazards			
Policy EH-1.1 (partial): <u>Slope stability.</u> Known landslides and landslide-prone deposits on steep slopes shall not be used for development except where site investigations indicate such sites are stable or can be made stable.	(Communitywide) Review applications on unstable slopes.	Planning Department Department of Public Works	Development review costs to be reimbursed through fees.

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
Policy EH-1.2 (partial): <u>Slope stability and seismic safety.</u> Development proposals for areas denoted "3" and "4" on the slope stability map or underlain by dune land, sand, alluvium or loams above 15% slope, as shown on the soils map, shall be accompanied by site-specific geological and geotechnical investigations.	(Communitywide) Require with applications for areas "3" and "4" in Figure 5-3 (primarily Oceana Marin and surrounding agriculture area).	Planning Department	Development review to be reimbursed through fees.
Policy EH-1.3: <u>Seismic safety standards.</u> New structures shall be built to the seismic safety standards of the Uniform Building Code.	(Communitywide) Review development proposals.	Building Department	Development review to be reimbursed through fees.
Policy EH-1.4 (partial): <u>Tsunami zones.</u> New structures within the 20-foot tsunami runup zone, shall incorporate flood-proofing measures.	(Village, Lawson's Dillon Beach Resort, Lawson's Landing) Review applications in tsunami run-up zone.	Planning Department Building Department Flood Control Department	Development review to be reimbursed through fees.
Policy EH-1.5 (partial): <u>Alquist-Priolo zones.</u> All new structures proposed for human habitation within the Alquist-Priolo Special Studies Zone (i.e., portions of Lawson's Landing) shall have fault investigations and be set back at least 50 feet from fault traces.	(Lawson's Landing) Review applications for Lawson's Landing.	Planning Department Department of Public Works	Development review to be reimbursed through fees.
Policy EH-1.6 (partial): <u>Shoreline structures.</u> The proliferation of shoreline structures is discouraged.	(Communitywide) Discourage applications for shoreline structures.	Planning Department	Development review to be reimbursed through fees.

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
<p>Policy EH-1.7 (partial): <u>Shoreline erosion control</u>. The construction or reconstruction of artificial structures for coastal erosion control shall be allowed only if each of seven specific criteria is met.</p>	<p>(Shoreline) Review applications for coastal erosion control structures.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy EH-1.8 (partial): <u>Cliff and bluff erosion</u>. New development shall be sited to avoid areas subject to cliff and bluff erosion. New structures shall be set back from bluff areas. New development shall be sited and designed so that no protective shoreline structure is or will be necessary to protect the building.</p>	<p>(Oceana Marin, Village) Review applications near cliffs and bluffs.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy EH-1.9 (partial): <u>Bluff and creek edges</u>. Development proposed within 500 feet of a coastal bluff edge or 200 feet from a creek bank edge shall be subject to case-by-case review by the County Building Department.</p>	<p>(Communitywide) Review applications near bluffs and creeks.</p>	<p>Planning Department Building Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy EH-1.10: <u>Dune erosion</u>. Proposals for development adjacent to dunes shall include a dune stabilization program, including specific planting, maintenance, and erosion control measures. Such dune stabilization program may be on-site or off-site.</p>	<p>(Lawson's Dillon Beach Resort, Lawson's Landing) Review Master Plans for Lawson's Dillon Beach Resort and Lawson's Landing.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
Policy EH-1.11 (partial): <u>Flood zone</u> . The first finished floor level of new construction shall be a minimum of eight feet above sea level in addition to being above the 100-year flood zone. Structures in flood zone are to be constructed of flood-proof materials and should be anchored.	(Lawson's Dillon Beach Resort, Lawson's Landing) Review applications near sea level and flood zones.	Planning Department Building Department	Development review to be reimbursed through fees.
Policy EH-1.12: <u>Impervious surfaces</u> . Development shall minimize areas of impervious surface.	(Communitywide) Review all applications.	Planning Department	Development review to be reimbursed through fees.
Policy EH-1.13: <u>Storm Drainage</u> . All new development shall provide storm drainage systems sufficient to accommodate storm flows from the development, and shall direct outflow away from erosive and unstable areas.	(Communitywide) Review all applications.	Planning Department Flood Control Department	Development review to be reimbursed through fees.
Policy EH-1.14: <u>Fire hazards</u> . New subdivisions and planned developments in grassland and coastal scrub areas shall be required to supply adequate on- or off-site fire suppression water supply.	(Grassland and Coastal Scrub) Review applications in grassland and coastal scrub areas.	Planning Department Fire Department	Development review to be reimbursed through fees.

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
<p>Policy EH-1.15: <u>Rising sea level</u>. In reviewing <u>Master Plan proposals</u> for low-lying regions and along creeks, the County shall consider potential effects of rising sea levels. Requirements for development in tsunami run-up zones, along bluff and creek edges, and in flood zones shall be strictly observed.</p>	<p>(Planned Districts) Review all Master Plans.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Community Development: Communitywide</p>			
<p>Policy CD-1.1: <u>Agricultural land and buildings</u>. The large expanses of <u>agricultural land</u> surrounding Dillon Beach shall be preserved for agricultural uses. New agricultural buildings should be incorporated into existing agricultural compounds, and, where possible, should: (a) be set back from the road; (b) preserve major views; (c) not exceed the height and bulk of traditional agricultural structures in the area; and (d) use existing contours and vegetation for shelter, or introduce new cypress hedgerows for wind shelter and visual screening.</p>	<p>(Agriculture) Discourage applications for rezoning agricultural lands. Review applications on agricultural lands.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
<p>Policy CD-1.2: <u>Community expansion boundary.</u> New development in Oceana Marin, the Village, and Lawson's Dillon Beach Resort shall occur within the community expansion boundary, as shown in Figure 1-1.</p>	<p>(Oceana Marin, Village, Lawson's Dillon Beach Resort) Review applications along edges of Oceana Marin, Village, Lawson's Dillon Beach Resort.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy CD 1.3: <u>Character of surrounding areas.</u> The height, scale, and design of all new structures shall be compatible with the character of the surrounding natural and built environment. Structures shall be designed and sited to follow the natural contours of the landscape, and not block or significantly infringe on coastal views as seen from neighboring houses and public viewing places.</p>	<p>(Communitywide) Review applications for new structures.</p>	<p>Planning Department (Bodega Bay Club)</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy CD 1.4: <u>Visitor-serving facilities.</u> Visitor-serving businesses and facilities that are in keeping with the coastal setting and small-scale, village character of the community shall be encouraged.</p>	<p>(Lawson's Dillon Beach Resort, Lawson's Landing) Review Master Plans.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy CD 1.5: <u>Vegetation.</u> Non-native vegetation should be discouraged, except in contained areas immediately adjacent to residences and businesses.</p>	<p>(Communitywide) Review landscaping plans.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
<p>Policy CD 1.6: <u>Natural landforms.</u> New development shall respect natural landforms to the greatest degree possible.</p>	<p>(Communitywide) Review development proposals.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy CD-2.1: <u>New construction</u> shall not block or significantly infringe on views from existing homes or scenic overlooks of the shoreline, Tomales Bay, Bodega Bay, or ocean.</p>	<p>(Communitywide) Review applications for new construction.</p>	<p>Planning Department (Bodega Bay Club)</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy CD-2.2: <u>Landscaping.</u> Development may be screened with appropriate landscaping, however such landscaping shall not, when mature, interfere with public views to and along the coast.</p>	<p>(Communitywide) Review landscaping plans.</p>	<p>Planning Department (Bodega Bay Club)</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy CD-2.3: <u>Hedgerows.</u> Existing hedgerows should be preserved. New hedgerows should not obstruct views of the shoreline, Tomales Bay, Bodega Bay, or ocean.</p>	<p>(Communitywide) Review vegetation removal and landscaping plans.</p>	<p>Planning Department (Bodega Bay Club)</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy CD-2.4: <u>Elephant Rocks.</u> Public access to <u>Elephant Rocks</u> (i.e., the large rock outcroppings at the junction of Tomales/Dillon Beach Road and Franklin School/Valley Ford Road) shall be preserved.</p>	<p>(Elephant Rocks) Monitor access to Elephant Rocks.</p>	<p>Planning Department</p>	<p>Minor Administration Costs</p>

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
<p>Policy CD-2.5: <u>Satellite dishes</u>. Television satellite dishes should be located in backyards and should be screened from view from neighboring properties and public right-of-ways. A community satellite dish may alleviate the visual problems created by many small dishes sprinkled around the community. The County shall consider extending Cable TV services to Dillon Beach to preclude the need for individual satellite dishes.</p>	<p>(Communitywide) Review applications for dishes. Consider community dish. Consider extending Cable TV.</p>	<p>Planning Department Board of Supervisors</p>	<p>Development review to be reimbursed through fees; and Minor Administration Costs</p>
<p>Policy CD-3.1 (partial) <u>Pre-1930 structures</u>. Alterations to, additions to, and demolitions of pre-1930 structures are to comply with County requirements regarding historic preservation.</p>	<p>(Pre-1930 structures) Review applications for pre-1930 structures.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Oceana Marin</p> <p>Policy CD-4.1: <u>Planned districts</u>. Parcels J, K, and L shall be maintained as planned districts, which require Master Plan approval.</p>	<p>(Parcels J, K, L) Require Master Plans for Parcels J, K, L.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy CD-4.2: <u>Developable areas</u>. Prior to Master Plan approval, site-specific geotechnical, soils, grading, drainage, and visual impact studies shall be conducted to</p>	<p>(Parcels J, K, L, M) Review Master Plans.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
Policy CD-4.2 (continued) definitively identify areas suitable for safe and environmentally-sound development.			
Policy CD-4.3 (paraphrased): <u>Master Plan review</u> , <u>Master Plans</u> and <u>coastal permits</u> for development on Parcels J, K, and L shall be evaluated according to specified criteria (regarding water, sewage disposal, traffic and parking, siting, and design).	(Parcels J, K, L) Review Master Plans.	Planning Department	Development review to be reimbursed through fees.
Policy CD-4.4: <u>Multi-family design</u> . <u>Multi-family units</u> developed in Oceana Marin shall retain the character of single-family residences.	(Parcels J, K, L) Review Master Plans.	Planning Department	Development review to be reimbursed through fees.
Policy CD-4.5 (partial): <u>Roads and channels</u> should not detract from the rugged character of the landscape. A sense of the natural topography should be maintained.	(Oceana Marin) Review applications for Oceana Marin roads.	Planning Department Department of Public Works	Development review to be reimbursed through fees.
Policy CD-4.6 (partial): <u>Single-family character</u> . <u>Development of single-family structures</u> should closely correlate to densities that have been constructed in Oceana Marin to date. Parcels now zoned for single-family residences shall be maintained for single-family residences. If multi-family	(Oceana Marin) Review Master Plans for Parcels J, K, L, M. (See PROGRAM CD-4.6a)	Planning Department	Development review to be reimbursed through fees.

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
<p>Policy CD-4.6 (continued) structures are proposed for development on Parcels J, K, and L, such structures should not exceed 2- or 3-unit structures. The County shall rezone Parcels J, K, L, and M to the low end of specified density ranges. Development approvals at higher densities will require a zoning amendment.</p>	<p>Rezoning completed 1989.</p>		
<p>PROGRAM CD-4.6a: The County will rezone Parcel J from C-RMP-4 to C-RMP-1.5, Parcel K from C-RMP-4 to C-RMP-0.85, Parcel L from C-RMP-4 to C-RMP-0.8, and Parcel M from C-RMP-4 to C-RSP-0.4.</p>			
<p>Policy CD-5.1 (partial): <u>Parcel L.</u> Development on Parcel L should emulate the arrangement and architectural character of traditional agricultural compounds in the area.</p>	<p>(Parcel L) Review Master Plan.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy CD-6.1 (partial): <u>Public access.</u> Pedestrian public access from Oceana Marin to the shoreline should be improved. At least 1 of 4 specified easements should be improved and maintained. Improvements, maintenance, and associated liability could be undertaken by</p>	<p>(Oceana Marin) Pursue access improvements and maintenance.</p>	<p>Planning Department County Trails Board of Supervisors Coastal Commission Coastal Conservancy (Bodega Bay Club)</p>	<p>To be determined upon review with County Trails and State Agencies.</p>

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIREMENT</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
Policy CD-6.1 (continued) agencies such as the California Coastal Commission, State Coastal Conservancy, and/or the County.			
PROGRAM CD-6.1a: The County will coordinate with Oceana Marin residents and other agencies and organizations concerned with coastal public access to ensure that at least one easement is improved and maintained for safe public pedestrian access.	(Oceana Marin) Coordinate with residents and agencies.	(See above)	(See above)
The Village			
Policy CD-7.1: Residential zoning. The County shall retain small-lot, single-family residential zoning in the Village.	(Village)	--	--
Policy CD-7.2: New structures and significant alterations to existing structures shall be consistent with the scale and character of other residences in the Village. New structures should not exceed an apparent 1.5 stories, nor should their footprints exceed the largest in the vicinity. Wood shiplap should be encouraged; stucco and plywood exteriors should be discouraged. Light-colored paint should be encouraged for building exteriors.	(Village) Review applications for new structures.	Planning Department	Development review to be reimbursed through fees.

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIREMENT</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
Policy CD-8.1: <u>Public access</u> . An easement for pedestrian public access to the shoreline should be established on the western edge of AP# 100-120-121 in cooperation with the property owner.	(Village) Pursue access to shoreline.	Planning Department County Trails Board of Supervisors Coastal Commission Coastal Conservancy	To be determined upon review with County Trails and State Agencies.
PROGRAM CD-8.1a: The County will work with the property-owners to establish a public easement; coordinate with agencies able to improve and maintain public access.	(Village) Work with property owners, agencies.	(See above)	(See above)
Lawson's Dillon Beach Resort			
Policy CD-9.1: <u>Mixed uses</u> . Lawson's Dillon Beach Resort is an appropriate area for new, mixed use development of a modest scale. Residential, resident-serving commercial, and visitor-serving commercial uses are all appropriate uses for this area, and shall be encouraged in a design that achieves a balance among these uses.	(Lawson's Dillon Beach Resort) Review Master Plan.	Planning Department	Development review to be reimbursed through fees.
Policy CD-10.1: <u>Planned district</u> . Lawson's Dillon Beach Resort, exclusive of Subarea D, shall be maintained as a planned district. Master Plan approval shall be required for substantial improvements or new development.	(Lawson's Dillon Beach Resort) Review Master Plan.	Planning Department	Development review to be reimbursed through fees.

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
Policy CD-10.2: <u>Master Plan</u> . Dillon Beach Inc. and the UOP shall be encouraged to cooperatively participate in a Master Plan for the entire Resort.	(Lawson's Dillon Beach Resort) Encourage joint planning.	Planning Department	Development review to be reimbursed through fees.
Policy CD-10.3: <u>Phased development</u> . The Master Plan shall include all phases of development.	(Lawson's Dillon Beach Resort) Review Master Plan.	Planning Department	Development review to be reimbursed through fees.
Policy CD-10.4 (partial): <u>Environmental resources</u> . Prior to Master Plan approval, seasonal field studies shall be conducted by the applicant. Development densities may be adjusted consistent with the more detailed information.	(Lawson's Dillon Beach Resort) Review Master Plan.	Planning Department	Development review to be reimbursed through fees.
Policy CD-10.5 (paraphrased): <u>Development review</u> . Master Plans and coastal permits for development at Lawson's Dillon Beach Resort shall be evaluated according to 7 specified criteria re. water, sewage disposal, environmental impacts, neighboring land uses, compatibility with the Village, traffic and parking, and visual character.	(Lawson's Dillon Beach Resort) Review Master Plan.	Planning Department	Development review to be reimbursed through fees.
Policy CD-10.6 (partial): <u>Subarea A</u> shall be maintained as a beach for public use.	(Lawson's Dillon Beach Resort) Review Master Plan.	Planning Department	Development review to be reimbursed through fees.

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
Policy CD-10.7 (partial): Subarea B shall be maintained as a resident-serving and visitor-serving commercial strip that provides an inviting entrance to the community. Parking shall be provided on site.	(Lawson's Dillon Beach Resort) Review Master Plan.	Planning Department	Development review to be reimbursed through fees.
Policy CD-10.8 (partial): Beach Ave. realignment. Should Beach Ave. be realigned, the small lot created west of Beach Ave. would be an appropriate site for small visitor-serving facilities.	(Lawson's Dillon Beach Resort) Review Master Plan.	Planning Department	Development review to be reimbursed through fees.
Policy CD-10.9 (partial): Subarea C is an appropriate area for single-family and/or multi-family housing. Densities should not exceed 4-10 units per acre.	(Lawson's Dillon Beach Resort) Review Master Plan.	Planning Department	Development review to be reimbursed through fees.
Policy CD-10.10 (partial): Subarea D shall be maintained as single-family housing. Houses on the eastern half shall be designed to protect coastal views from properties to the east.	(Lawson's Dillon Beach Resort) Review applications in single-family neighborhood.	Planning Department	Development review to be reimbursed through fees.
Policy CD-10.11 (partial): Subarea E is an appropriate area for single-family houses or small multi-family complexes, such as duplexes. Densities should not exceed 6-10 units per acre.	(Lawson's Dillon Beach Resort) Review Master Plan.	Planning Department	Development review to be reimbursed through fees.

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
<p>Policy CD-10.12 (partial): Subarea F is an especially suitable area for resident- and visitor-serving facilities where many people can enjoy its prime location. Maximum density shall be an FAR of 0.3.</p>	<p>(Lawson's Dillon Beach Resort) Review Master Plan.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy CD-10.13 (partial): Subarea G is an appropriate area for resident- and visitor-serving facilities. Also appropriate to combine small-scale single-family or multi-family houses with commercial uses. Suggested residential:commercial balance is 60:40. Densities are then 4-6 units per acre with an FAR of 0.2.</p>	<p>(Lawson's Dillon Beach Resort) Review Master Plan.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy CD-10.14 (partial): Subarea H is best for single- and multi-family housing. Maximum density should be 4-6 units per acre.</p>	<p>(Lawson's Dillon Beach Resort) Review Master Plan.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy CD-10.14a: Subareas I and J. The 12-acre parcel may be considered for inclusion in a development Master Plan when one is submitted for the Resort and it clearly demonstrates appropriate uses and densities for this constrained parcel.</p>	<p>(Lawson's Dillon Beach Resort) Review Master Plan.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
<p>Policy CD-10.15: Additional acreage. Should subsequent environmental study determine that larger or additional areas are suitable for development, uses and densities in the additional areas shall be comparable to neighboring subareas.</p>	<p>(Lawson's Dillon Beach Resort) Review Master Plan.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy CD-10.16 (partial): <u>Development density</u>. The County shall specify a residential zoning density for the parcels zoned C-RMPC in Lawson's Dillon Beach Resort. The County shall zone the site to the low end of the density range. If subsequent studies demonstrate that additional development can be accommodated, then higher densities within the range may be approved. Approvals at the higher densities will require a zoning amendment.</p>	<p>(Lawson's Dillon Beach Resort) Specify zoning densities. Review Master Plans.</p>	<p>Planning Department Planning Commission Board of Supervisors</p>	<p>Minor Administration Costs; and Development review to be reimbursed through fees.</p> <p>Development review to be reimbursed through fees.</p>
<p>PROGRAM CD-10.16a: The County will rezone AP Nos. 100-141-07, 08, and 10, 100-174-03; 100-183-02 and 03; 100-184-01; 100-185-01; 100-186-01; 100-187-01; 100-188-01; 100-192-01; 100-194-01; 100-205-02; 100-207-02; and 100-220-05 from C-RMPC to C-RMPC-1.2.</p>	<p>Completed.</p>	<p>--</p>	<p>--</p>

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
<p>PROGRAM CD-10.16a (cont.): The County will rezone AP No. 100-191-03, 100-193-01, 02, and 03 from C-RMPC to C-RMPC-0.7. The County will rezone AP No. 100-100-47 from C-APZ-60 to C-RMPC-1.2.</p>			
<p>Policy CD-11.1 (partial): <u>Compatible design</u>. Siting and architectural design, including materials, color, scale, and siting of buildings, signs, parking configurations, and landscaping should harmonize with the existing character of Dillon Beach.</p>	(Lawson's Dillon Beach Resort) Review Master Plans.	Planning Department	Development review to be reimbursed through fees.
<p>Policy CD-12.1 (partial): <u>Pedestrian areas</u>. Should development occur south of Dillon Creek, public gathering areas, pedestrian paths, a pedestrian bridge, and a park along the creek shall be provided.</p>	(Lawson's Dillon Beach Resort) Review Master Plans.	Planning Department	Development review to be reimbursed through fees.
<p><u>Lawson's Landing</u></p> <p>Policy CD-13.1 (partial): <u>Coastal resort</u>. Lawson's Landing shall be maintained as a coastal resort and commercial recreation area.</p>	Lawson's Landing) Review Master Plans	Planning Department	Development review to be reimbursed through fees.
<p>Policy CD-13.2 (partial): <u>Master Plan</u>. A Master Plan shall be required for any expansion or improvements to Lawson's Landing.</p>	(Lawson's Landing) Review proposed development.	Planning Department	Development review to be reimbursed through fees.

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
Policy CD-13.3: <u>Marine resources.</u> Expansion of or improvements to Lawson's Landing shall not endanger the resources of Tomales Bay, Bodega Bay, or the Gulf of the Farallones NMS.	(Lawson's Landing) Review Master Plans.	Planning Department California Fish & Game. Gulf of the Farallones NMS.	Development review to be reimbursed through fees.
Policy CD-13.4: <u>Appropriate commercial uses.</u> <u>Small-scale, coastal, visitor-serving</u> commercial uses, such as a grocery store or snack bar, and tackle and bait shop, are appropriate uses in the center of existing development at Sand Pt. and near the pier.	(Lawson's Landing) Review Master Plans.	Planning Department	Development review to be reimbursed through fees.
Policy CD-13.5: <u>Sewage treatment.</u> Expansion and improvements to Lawson's Landing shall be subject to confirmation of adequate sewage treatment and disposal by the RWQCB and County Health.	(Lawson's Landing) Review Master Plans.	Planning Department County Health Regional Water Quality Control Board	Development review to be reimbursed through fees.
Policy CD-13.6 (partial): <u>Development review.</u> Master Plans and coastal permits for development at Lawson's Landing shall be evaluated according to 5 specific criteria regarding water, sewage, environmental impacts, traffic and parking, and visual character.	(Lawson's Landing) Review Master Plans and coastal permits.	Planning Department	Development review to be reimbursed through fees.

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
Policy CD-13.7: <u>Dune areas.</u> Vehicles shall be restricted to areas immediately adjacent to roadways.	(Lawson's Landing)	--	--
Policy CD-13.8: <u>Views.</u> Roads and trailers should be sited in a way that preserves views of the surrounding landscape from trailers and along roads.	(Lawson's Landing) Review Master Plans.	Planning Department	Development review to be reimbursed through fees.
Policy CD-13.9 (partial): <u>Center of development.</u> New structures in the center of the trailer development at Sand Point may be 1 1/2 stories tall.	(Lawson's Landing) Review Master Plans.	Planning Department	Development review to be reimbursed through fees.
Policy CD-13.10: <u>Tidelands.</u> In conformance with the LCP, tidelands used by the public for digging clams shall remain easily accessible to the public.	(Lawson's Landing) Review Master Plans.	Planning Department	Development review to be reimbursed through fees.
Policy CD-13.11: <u>Public access.</u> In conjunction with Master Plan approval, public access to the shoreline shall be secured in perpetuity. Public parking shall also be maintained in perpetuity.	(Lawson's Landing) Review Master Plans.	Planning Department	Development review to be reimbursed through fees.

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
<p>Policy CD-14.1 (paraphrased): <u>Population estimates.</u> When potentially large projects, including community facilities, are proposed, a baseline study of resident and visitor occupancy patterns should be conducted, based on 12 factors, and conducted in a prescribed manner.</p>	<p>(Communitywide) Review potentially large projects.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Housing</p> <p>Policy H-1.1: <u>Multi-family housing.</u> Parcels J, K, and L in Oceana Marin and portions of Lawson's Dillon Beach Resort shall remain zoned for multi-family housing.</p>	<p>(Parcels J, K, L and Lawson's Dillon Beach Resort)</p>	<p>---</p>	<p>---</p>
<p>Policy H-1.2 (partial): <u>Residential second units shall be allowed in all single-family districts.</u> Existing legal non-conforming second units should be registered. Existing non-conforming second units should be legalized and new second units permitted in such a way that ensures that adequate water supply and sewage disposal can be provided, the character of the neighborhood is maintained, scenic views preserved, traffic and circulation problems mitigated, and demands on public services minimized.</p>	<p>(Communitywide) Review applications for second units.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
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Local Economy

Policy LE-1.1: Home occupations shall be encouraged in all residential zones in Dillon Beach, in compliance with the Zoning Code.

(Communitywide)

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Policy LE-2.1 (partial): Cottage industries may be permitted in C-R-1 and C-RMP districts, with a use permit subject to 6 standards.

(C-R-1 and C-RMPC) Review applications for cottage industries.

Planning Department

Development review to be reimbursed through fees.

Trails

Policy TR-1.1 (partial): Pedestrian access. The feasibility of a pedestrian public access easement across the hills north of Oceana Marin to the E. de San Antonio shall be considered for inclusion in the County Trails system. Potential impacts to surrounding agricultural uses must be considered and mitigated.

(North of Oceana Marin) Consider adding easement to County trails system.

Planning Department
County Trails
Board of Supervisors

To be determined by County Trails.

Traffic and Circulation

Policy T-1.1: Pullouts on Dillon Beach Road. Pullout zones should be provided wherever possible along Dillon Beach Road.

(Dillon Beach Road) Construct pullout zones.

Department of Public Works
Board of Supervisors

Depends on feasibility of improvements; to be determined by Department of Public Works.

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
Policy T-1.2: <u>Shoulder areas along Dillon Beach Road. Shoulder areas should be increased wherever possible along Dillon Beach Road.</u>	(Dillon Beach Road) Increase shoulder areas.	Department of Public Works Board of Supervisors	Depends on feasibility of improvements.
PROGRAM T-1.2a: The Board of Supervisors should schedule a study to locate suitable locations for wider shoulders along Dillon Beach Road.	(Dillon Beach Road) Schedule road study.	Department of Public Works Board of Supervisors	To be determined by Department of Public Works.
Policy T-2.1: <u>Stop signs and sight distance restrictions in the Village. The County should undertake traffic and circulation improvements in the Village, as feasible.</u>	(Village) Install stop signs.	Department of Public Works Board of Supervisors	To be determined by Department of Public Works (see below).
PROGRAM 2.1a: Where warranted according to the established procedures of Marin County, stop signs shall be installed at key intersections throughout the Village.	(Village) Determine if stop signs are warranted. If so, install them.	Department of Public Works Board of Supervisors	To be determined by Department of Public Works.

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
<p>PROGRAM T-2.1b: Future investigation of circulation improvements in the Village area should include a check of potential sight distance restrictions at the following intersections:</p> <ul style="list-style-type: none"> • Park Avenue/Oceanview Avenue, • Park Avenue/North Avenue, • North Avenue/Cypress Avenue, • North Avenue/Oceana Drive, and • Park Avenue/Dillon Beach Road. 	<p>(Village) Check sight distances during future investigations of circulation improvements.</p>	<p>Department of Public Works</p>	<p>To be determined by Department of Public Works.</p>
<p>Policy T-2.2: <u>Visitor signs.</u> Directional signs to guide visitors to points of interest (e.g. beach, store, Lawson's Landing) should be placed in the Village, especially at the Cypress and Beach Avenue intersection.</p>	<p>(Village) Place directional signs in Village.</p>	<p>Department of Public Works</p>	<p>To be determined by Department of Public Works.</p>
<p>Policy T-2.3: <u>Parking enforcement.</u> Overnight parking of motor homes, house trailers, and boat trailers shall be prohibited on the streets in the Village. Warning signs should be posted at a minimum of two entrances to the Village.</p>	<p>(Village) Post warning signs. Enforce restrictions.</p>	<p>Department of Public Works Sheriff's Department</p>	<p>To be determined by Department of Public Works.</p>

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
<p>Policy T-2.4: <u>Parking enforcement</u> - Parking enforcement should be provided during periods of high visitation.</p>	<p>(Village) Enforce parking restrictions.</p>	<p>Sheriff's Department</p>	<p>Moderate increase in current operations.</p>
<p>Policy T-2.5: <u>Additional parking areas</u>. Vacant lots in the Village may be considered for community parking areas. Should a village association or community service district be formed, it should consider the desirability and feasibility of acquiring and maintaining a lot(s) for this purpose. Such parking lots should be small in scale and visually unobtrusive.</p>			
<p>Policy T-2.6 (partial): <u>Beach Avenue realignment</u>. Realignment and widening of Beach Avenue would facilitate a separation of day visitor and Village traffic flow through the Village center.</p>	<p>(Beach Avenue) Review Lawson's Dillon Beach Resort Master Plans.</p>	<p>Planning Department Department of Public Works</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy T-3.1: <u>Pedestrian paths</u>. Existing pedestrian paths in the Village should be identified with signs and improved (i.e., leveled or widened) where necessary and feasible.</p>	<p>(Village) Post signs. Improve paths.</p>	<p>Department of Public Works or County Trails.</p>	<p>To be determined by Department of Public Works and County Trails.</p>

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
Policy T-4.1: <u>Beach Avenue sidewalk.</u> A minimum six-foot sidewalk should be provided along the south side of Beach Avenue in conjunction with any commercial development.	(Lawson's Dillon Beach Resort) Review Master Plans.	Planning Department Department of Public Works	Development review to be reimbursed through fees.
Policy T-4.2: <u>One-way traffic.</u> Bay Drive-Marinview Drive could be made a public road for one-way traffic north; Cliff Street could then be designated as a one-way street for south-bound traffic. If Bay Drive-Marinview Drive does not become a public street, Cliff Street could be widened in sections to allow a smoother traffic flow to Lawson's Landing.	(Lawson's Dillon Beach Resort) Review Master Plans.	Planning Department Department of Public Works	Development review to be reimbursed through fees.
Policy T-4.3 (partial): <u>Intersections.</u> Improvement should be considered at angle intersections that carry large traffic volumes, especially when volumes include recreational vehicles.	(Lawson's Dillon Beach Resort) Review Master Plans.	Planning Department Department of Public Works	Development review to be reimbursed through fees.
Policy T-4.4: <u>New roads in Resort.</u> New secondary roads associated with additional development in the Lawson's Dillon Beach Resort area should avoid circulation problems	(Lawson's Dillon Beach Resort) Review Master Plans.	Planning Department Department of Public Works	Development review to be reimbursed through fees.

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
<p>Policy T-4.4 (continued): associated with the Village and should separate auto and RV traffic. Safe, convenient pedestrian access to the beach should be a primary consideration.</p>			
<p>Policy T-5.1 (partial): <u>Entry gate</u>. The entry gate to Lawson's Landing should be relocated to the south. Alternatively, a holding area should be provided.</p>	(Lawson's Landing) (Relocate gate.)	(Lawson's Landing)	--
<p>Policy T-5.2: <u>Road improvements</u>. Extensive road improvements in the Lawson's Landing area should be avoided in consideration of the environmental sensitivity of the area.</p>	(Lawson's Landing) Review Master Plans and applications for road improvements.	Planning Department Department of Public Works	Development review to be reimbursed through fees.
<p>Policy T-5.3: <u>Informal parking</u>. Informal parking in Lawson's Landing should be maintained.</p>	(Lawson's Landing) Review Master Plans.	Planning Department	Development review to be reimbursed through fees.
<p>Policy T-5.4: <u>Roadbeds</u>. Dirt roadbeds of moderate or high use should be stabilized with gravel or asphalt.</p>	(LDBR, LL) Encourage maintenance of existing roads. Review proposals for new roadways.	Planning Department Department of Public Works	Development review to be reimbursed through fees.
<p>Policy T-5.5 (partial): <u>New Road to Lawson's Landing or Lawson's Resort</u>. All development proposals for Lawson's Landing and Lawson's Dillon Beach Resort</p>	(Lawson's Dillon Beach Resort, Lawson's Landing) Review Master Plans.	Planning Department Department of Public Works	Development review to be reimbursed through fees.

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
Policy T-5.5 (continued) shall be carefully reviewed for their potential contribution to traffic levels and patterns, and additional roads shall be considered as mitigation whenever potential adverse impacts are identified.			
Policy T-6.1: <u>New roads into Dillon Beach shall not be a means to invite additional growth outside the community expansion boundary or public recreation areas of Lawson's Landing.</u>	(Communitywide) Review plans for new roads.	Planning Department Department of Public Works	Development review to be reimbursed through fees.
Policy T-7.1: <u>Sign to Dillon Beach. The County shall encourage the Public Works Department or CalTrans to place a directional sign to Dillon Beach at the intersection of Highway 1 and Tomates/Dillon Beach Road.</u>	(Highway 1) Post sign.	Department of Public Works or CalTrans	To be determined by DPW.
Community Facilities			
Policy CF-1.1: <u>Air ambulance services. The County shall continue to maintain contracts and/or mutual aid agreements with air ambulance and air rescue services to provide emergency rescue and medical services to Dillon Beach.</u>	(County Services) Maintain air ambulance services.	Health Department Board of Supervisors	Continuation of current level of service.

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
<p>Policy CF-1.2: <u>Point Reyes Fire Station.</u> Should personnel or equipment changes be made at the Point Reyes Fire Station or Sheriff's West Marin substation, the County shall consider impacts to Dillon Beach residents and visitors.</p>	<p>(County services) Review changes at Pt. Reyes Fire Station and Sheriff's West Marin substation.</p>	<p>Fire Department Sheriff's Department Board of Supervisors</p>	<p>Minor Administration Costs</p>
<p>Policy CF-1.3: <u>Additional emergency medical services.</u> Development in Dillon Beach that would result in substantially more residents or visitors shall be approved only when additional adequate emergency medical services can be provided.</p>	<p>(Planned Districts) Review Master Plans.</p>	<p>Planning Department Fire Department Health Department Sheriff's Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy CD-2.1: <u>Fire flow and service.</u> Should the community desire greater fire protection capabilities, it shall be encouraged to examine the feasibility of forming a community service district to make capital or operational improvements in water supply, storage, and fireflow, and improvements to fire truck access.</p>	<p>(Communitywide)</p>	<p>Fire Department LAFCo</p>	<p>Dependent on community desire and costs of potential improvements.</p>
<p>Policy CF-2.2: <u>Fire protection for proposed development.</u> Proposed Master Plans, building permit applications, and land divisions shall be reviewed by the</p>	<p>(Communitywide) Review applications for effect on fire protection.</p>	<p>Planning Department Building Department Fire Chief</p>	<p>Development review to be reimbursed through fees.</p>

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
Policy CD 2.2 (continued): County Fire Chief, or other appropriate fire protection agency, prior to the issuance of a coastal development permit.			
Policy CF-2.3: <u>Tomales Fire Station.</u> Should personnel or equipment changes be made at the Tomales Fire Station, the County shall consider impacts to Dillon Beach residents and visitors.	(County Services) Review changes at Tomales Fire Station.	Fire Department Board of Supervisors	Minor Administration Costs
Policy-2.4: <u>Additional fire services.</u> Development in Dillon Beach that would result in substantially more residents or visitors shall be approved only when adequate additional fire protection services can be provided.	(Planned Districts) Review Master Plans.	Planning Department Fire Department	Minor Administration Costs
Policy CF-3.1: <u>Library services.</u> The County shall continue to provide bookmobile services to Dillon Beach, unless a library is created in Dillon Beach.	(County Services) Maintain library services.	County Library Board of Supervisors	Maintain current level of service.
Policy CF-4.1: <u>Sheriff services.</u> Should personnel or equipment changes be made at the Sheriff's West Marin Substation, the County shall consider impacts to Dillon Beach residents and visitors.	(County Services) Review changes at Sheriff's West Marin substation.	Sheriff's Department Board of Supervisors	Minor Administration Costs

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
Policy CF-5.1: <u>Education</u> . The County shall ensure that Dillon Beach students receive quality elementary and second education.	(County Services) Maintain schools.	County Education	Maintain current level of service.
Policy CF-6.1 (partial): <u>Alternative community sewage disposal systems</u> . Alternative community sewage disposal systems, such as a dune disposal system, shall only be permitted where a public entity has formally assumed responsibility.	(Sewage Disposal) Review proposals for community sewage disposal systems.	Planning Department	Development review to be reimbursed through fees.
Policy CF-6.2 (partial): <u>Consolidated community system</u> . The County strongly encourages engineering studies and institutional arrangements that would lead to constructing a consolidated community sewage system serving not only Oceana Marin, but the Village, Lawson's Dillon Beach Resort, and Lawson's Landing considered in light of the Plan's environmental quality policies.	(Sewage Disposal) Encourage community service.	Planning Department Health Department	- -
Policy CF-6.3: <u>Sewage disposal in dunes</u> . Siting a system in the dunes shall be subject to review by the California Department of Fish and Game for protection of sensitive plant and animal species. Such system shall not interfere with recreational uses.	(Sewage Disposal in Dunes) Review proposals for sewage disposal system in dunes.	Planning Department California Department of Fish and Game	Development review to be reimbursed through fees.

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
<p>Policy CF-6.4: <u>Disposal in dunes.</u> Siting of a dune disposal sewage treatment system shall consider and mitigate potential visual impacts associated with construction of a sewage treatment plant, including use of an underground vault treatment unit.</p>	<p>(Sewage Disposal in Dunes) Review proposals for sewage disposal system in dunes.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy CF-6.5: (partial) <u>Oceana Marin.</u> The following should be examined as sewage treatment alternatives for Parcels J, K, and L and/or additional development in Oceana Marin: (a) a treatment plant near the southwest corner of the Oceana Marin subdivision with gravity flow to a disposal leach field constructed between the two rows of dunes; or (b) expansion and lining of the existing hilltop lagoon system and expansion of the subsurface irrigation disposal field.</p>	<p>(Oceana Marin) Review Master Plans, review sewage disposal proposals.</p>	<p>Planning Department Health Department Department of Public Works North Marin Water District</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy CF-6.6 (partial): <u>Lawson's Dillon Beach Resort.</u> Secondary sewage treatment and a dunes effluent disposal system shall be considered in conjunction with further development at Lawson's Dillon Beach Resort.</p>	<p>(Lawson's Dillon Beach Resort) Review Master Plans.</p>	<p>Planning Department North Marin Water District</p>	<p>Development review to be reimbursed through fees.</p>

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
Policy CF-6.7 (partial): <u>Lawson's Landing</u> . As part of expansion or redevelopment, improvements in sewage disposal facilities shall be required.	(Lawson's Landing) Review Master Plans.	Planning Department Health Department	Development review to be reimbursed through fees.
Policy CF-6.8: <u>Sewage system components</u> . All components of new sewage systems shall be sited and designed in keeping with the environmental quality hazards, environmental hazards, objectives, and policies of this Plan. Pipelines shall be routed to avoid sensitive resources and environmental hazards.	(Sewage System) Review proposals for sewage systems.	Planning Department Department of Public Works Health Department	Development review to be reimbursed through fees.
Policy CF-6.9 (partial): <u>Community in-put</u> . The County shall notify these parties when changes to existing systems, or new systems that would require a County permit are proposed and shall discuss the proposal in a noticed hearing. This policy applies to community-type facilities that serve several residences or commercial businesses, not individual septic systems.	(Sewage Systems) Notify interested parties.	Planning Department	Development review to be reimbursed through fees.
Policy CF-7.1: <u>Recycling and resource recovery</u> . This policy supports the recycling and resource recovery goals and objectives of the County Solid	(County Services) Support recycling and resource recovery. Establish curbside or drop-off-recycling.	Planning Department Board of Supervisors (Shoreline Disposal, Inc.)	Minor Administration Costs.

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
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Policy CF-7.1 (continued) Waste Management Plan: 1985-2005. Dillon Beach shall be served by a curbside recycling program or provided with buy-back or drop-off centers.

PROGRAM CF-7.1a: The County shall work with Shoreline Disposal Inc. to identify one or two sites best suited for locating lockable containers for glass, aluminum, and newspapers. The County shall then assist Shoreline Disposal Inc. as necessary, to advertise, initiate, and implement an effective recycling program for residents and visitors.

PROGRAM CF-7.1b: The County and Shoreline Disposal Inc. will consider additional recycling services as they become feasible for Dillon Beach. Such services might include additional sites, additional types of materials and technical assistance regarding waste reduction and reuse.

Policy CF-8.1: Coastal permits. Coastal permits shall be granted only upon a determination that water service is of an adequate quantity and quality to serve the proposed use. Evaluation of service proposals should consider

(County Services)
Identify drop-off sites.
Advertise recycling program.

Planning Department
(Shoreline Disposal, Inc.)

Minor
Administration
Costs plus Education
Costs.

(County Services)
Consider additional recycling services.

Planning Department
Board of Supervisors
(Shoreline Disposal, Inc.)

Minor
Administration
Costs

(Communitywide)
Review all coastal permit applications for water use.

Planning Department

Development review to be reimbursed through fees.

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
<p>Policy CF-8.1 (continued) Questa's projections (Appendix E) as guidelines. Lack of services or resources shall be grounds for denial of a project or for a reduction in the density.</p>			
<p>Policy CF-8.2: <u>Water-saving devices.</u> All new development shall incorporate low-flow water fixtures and other water-saving devices.</p>	<p>(Communitywide) Review low-flow water fixtures in all new development.</p>	<p>Planning Department Building Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy CF-8.3: <u>Service districts.</u> In order to improve water supply efficiencies, current water providers, property owners with potential water sources, the County and LAFCo should consider, upon documented interest by the community, the feasibility of, and costs and revenues associated with, establishing a PUD, CSD, or CSD for water services. Alternatively, should community interest be expressed and documented, North Marin Water District (NMMWD) should be encouraged to consider expanding its service in Dillon Beach to include water supply.</p>	<p>(Water Supply) Consider costs of new service district; encourage North Marin Water District expansion.</p>	<p>(Community Initiated) Planning Department LAFCo Health Department Department of Public Works North Marin Water District Board of Supervisors</p>	<p>Dependent on community proposal. County assistance may be necessary.</p>

DILLON BEACH COMMUNITY PLAN
SUMMARY OF POLICIES AND IMPLEMENTATION PROGRAMS
(continued)

<u>POLICY AND PROGRAM</u>	<u>ACTION REQUIRED</u>	<u>AGENCY INVOLVEMENT</u>	<u>ESTIMATED COST</u>
<p>Policy CF-8.4: <u>Dune sewage disposal</u>. Prior to approval, the County shall require conclusive evidence that a dune sewage disposal system will not pose a contamination threat to groundwater, surface water, nor the beach on the seaward side of the dunes.</p>	<p>(Sewage Disposal in Dunes) Review proposals for sewage disposal in dunes.</p>	<p>Planning Department Health Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy CF-8.5 (partial): <u>Availability of water</u>. For proposed projects subject to Master Plan and coastal permit approval, the availability of water shall be demonstrated by professional engineering studies.</p>	<p>(Communitywide) Review Master Plans and coastal permit applications.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy CF-9.1: <u>Oceana Marin buildout</u>. Expansion of water supply capacity needed to serve the Oceana Marin subdivision shall require a comprehensive water yield study of all existing and proposed sources for the Coast Springs Water Company and the Estero Mutual Water Company. Drawdown tests must be conducted for any proposed new well.</p>	<p>(Oceana Marin) Review Master Plan, proposed water system expansions.</p>	<p>Planning Department Department of Public Works Health Department (Coast Springs) (Estero Mutual)</p>	<p>Development review to be reimbursed through fees.</p>

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APPENDIX A

SUMMARY OF APPLICABLE PLANS AND POLICIES

I. Marin Countywide Plan

Dillon Beach is located in the Coastal Recreation Corridor planning area. The Countywide Plan identifies the following major issues for this area:

- o Preventing rapid or disruptive growth;
- o Improving housing quality without substantially increasing costs to present low and moderate income residents;
- o Providing for properly designed and located tourist facilities, related to major recreational attractions;
- o Supporting continued agriculture.

A. Transportation

All roads in West Marin shall be maintained as two-lane routes with improvements limited to projects for safety purposes only.

B. Village Development

Boundaries must be set and clarified for each village. Three kinds of boundaries affect villages:

- o Boundaries of existing developed areas.
- o Boundaries within which villages should be allowed to expand in the future (expansion area boundaries). Criteria used to establish the present expansion area boundary for Dillon Beach were agricultural zoning, utility service areas, natural barriers, needed land, subdivisions, flood plains and seismic considerations. Only rural or low density development should be permitted outside this boundary, except for areas to be designated for tourism.
- o Boundaries of a village's "area of interest," i.e. outside the expansion area but close enough that any development or use there has significant impacts on the village. (To be established by Community Plan).

Large-scale development that would rapidly or drastically change the character of the village or require expensive new urban services should be discouraged, but social and economic diversity should be encouraged. The expansion of public utilities should be coordinated with Plan policies.

Diversity in lot size and architecture should be encouraged.

Historic structures should be preserved, and the long-established character of village centers should be enhanced. The overall physical character of present villages should be protected from damage or rapid change.

No large tourist facilities should be allowed in the villages, but some small tourist-oriented businesses may be permitted. Within villages and expansion areas, small-scale needs to serve visitors to major public recreation areas and tourist developments such as campgrounds, hotels, shops and restaurants may be permitted by local plans.

Tourist facilities should be of such design, location and scale that they do not adversely affect the natural setting and features which attract visitors in the first place; trailer parks should be carefully designed and well-landscaped.

C. Housing

Relate new development to existing community character, to community centers and transportation.

Encourage developments that fit into and enhance the natural environment, rather than destroying or disrupting it.

Maintain the ratio of low- and moderate-income housing supply, in a dispersed rather than concentrated pattern and in conjunction with regional housing policies. This will be done by voluntary measures to limit prices and rents in existing housing and by including low- and moderate-income units in new developments.

Offer incentives to private development, such as higher densities in appropriate locations and modification of site improvement standards, where suitable, in order to achieve social and economic diversity in housing.

D. Hazards

Construction shall be located and designed to avoid or minimize the hazards from earthquake, erosion, landslides, floods and fire.

The development of structures for human habitation, including residential, commercial and industrial uses shall incorporate engineering measures to mitigate against risk to life safety in the areas identified (mapped) as subject to ground shaking.

Known landslides and landslide-prone deposits on steep slopes should not be used for development except where engineering, geologic site investigations indicate such sites are stable or can be made stable providing appropriate mitigating measures are taken.

New subdivisions and land divisions in areas identified as having extreme fire hazards should only be allowed where it is determined that adequate on- or off-site fire suppression water supply is or can be made available.

E. Energy

Energy efficiency and renewable energy use should be incorporated as criteria for design review, growth management, grant approval review and other local programs that affect energy use.

The energy efficiency of new structures should be increased.

Solar energy and other renewable energy sources should be used in all structures to the extent feasible.

Specific residential sector policies include:

- o Local regulations should eliminate barriers to conservation and solar energy use;
- o Require that new construction meet a reasonable performance standard in annual energy use.

II. Marin County Local Coastal Program Unit 2

The Local Coastal Program Unit 2 (LCP) addresses the following relevant Coastal Act policy areas and important issues in Marin's coastal zone: public access; recreation and visitor-serving facilities; resource protection; uses of Tomales Bay; and public services and new development.

A. Public Access

Along the shoreline, it is anticipated that a grant of easement will be the method most commonly used to acquire new accessways.

The informal dispersed use of the shoreline by the public which presently exists should not, in most places, be changed by increased development.

The public has access rights on public trust lands (tideland and submerged lands).

Only pedestrian use of accessways on Tomales Bay should be allowed. Where fragile areas might be damaged by access, controls on the timing of use or fencing may be needed.

North of Walker Creek, the shoreline is suitable only for lateral access along the shoreline to allow public passage on public trust lands. Near the Esteros, bluff top and lateral access are proposed to permit public access along the shoreline and to the Esteros.

The LCP policies on new accessways closely reflect existing informal public use areas and are intended to formalize these areas through public easements.

One of the factors to be considered in determining the appropriateness of access is the public's need for it. Adequacy of access is to be determined by :

- o demand as evidenced by historic use (prescriptive rights),
- o desirability of the shoreline for public access,
- o relation of a particular sight to nearby access and recreational areas, and
- o the need to protect residential privacy.

Public access may not be required upon specific finding by the County that:

- o It is inconsistent with public safety or the protection of fragile coastal resources, or
- o Agriculture would be adversely affected, or

- o Public use of an accessway would seriously interfere with the privacy of existing homes.

1. Existing Accessways:

The LCP recognizes existing public accessways in Unit 2, both public and private. This includes one mile of shoreline frontage at Lawson's Landing and at Dillon Beach. (Access to both is through the town of Dillon Beach and then by private road. A small day use and parking fee is charged for both facilities.)

2. New Accessways:

Lateral access shall be required on all undeveloped parcels on the shoreline between Dillon Beach, AP #100-100-46, and the Walker Creek delta, AP #104-040-03.

Lateral and/or bluff to access easements shall be required on all parcels north of AP #100-100-46 at Dillon Beach.

Vertical access shall be provided on AP #100-100-30, adjacent to the Oceana Marin subdivision.

Public pedestrian access to the Estero de San Antonio shall be maintained on the existing dirt road through AP #100-100-57 and 100-040-33.

B. Recreation and Visitor-Serving Facilities

In the Coastal Act, land uses in the coastal zone which enhance public recreational opportunities are given priority over other development, except agriculture and coastal-dependent industry. The Act also encourages the provision of lower-cost visitor and recreational facilities.

1. LCP General Policy

Marin County supports and encourages the enhancement of public recreational opportunities and the development of visitor-serving facilities in its coastal zone. Such development must, however, be undertaken in a manner which preserves the unique qualities of Marin's coast and which is consistent with the protection of natural resources and agriculture. Generally, recreational uses shall be low-intensity, such as hiking, camping, and fishing, in keeping with the character of existing uses in the coastal zone. New visitor-serving commercial development shall be compatible in style, scale, and character with that of the community in which it is located and shall be sited and designed to minimize impacts on the environment and on other uses in the area. A diversity of recreational opportunities and facilities is encouraged, especially those of moderate cost. Facilities for water-oriented recreational uses, such as clamming and boating, are preferred to those which do not require a coastal permit.

In the Dillon Beach area, the LCP allows mixed commercial and residential uses adjacent to the old town. Commercial zoning in the Dillon Beach Area is limited to 9.5 acres of Resort and Commercial Recreation (RCR) in the center and on the west side of the village.

The Coastal Pilot Program recommends a small 22-unit motel or cabins at Lawson's Dillon Beach Resort (the village area zoned RCR) and expansion of campsites, RV spaces and trailers at Lawson's Landing. The Interpretive Guidelines of the Regional Coastal Commission recommend moderate expansion of visitor-serving facilities at Lawson's Landing. The Guidelines give priority to development proposals that would maintain Lawson's Landing as a moderately priced resort and as a fishing, swimming and clamming area.

2. Private recreational and visitor-serving development policies

In order to preserve the integrity and special qualities of coastal villages, visitor-serving and commercial development shall be compatible in architectural style, scale, and function with the character of the community in which it is located. Such development shall also be evaluated for its conformance with LCP policies on natural resources and agriculture, visual quality, public access and public services, among others.

3. Lawson's Dillon Beach Resort

Lawson's Dillon Beach Resort and lands south, up to and including the Pacific Marine Station, would be an appropriate site for new development of a modest scale, including a small 20 to 30-unit motel, a restaurant and day use facilities.

Additionally the vacant buildings of a Pacific Marine Station offer opportunities for community services, a conference center, or youth hostel. Limited residential development would also be appropriate in this area, provided that it is developed as a secondary use in conjunction with visitor-serving uses.

All development shall demonstrate adequate water supply and sewage disposal and shall be sited out of sand dunes and other environmentally sensitive areas. Building heights shall be limited to that which is compatible with the scale and character of the area.

Existing RCR zoning in this area shall be retained and AP #100-100-46, the beach front recreation parcel, shall be rezoned to RCR to reflect historic and present land use.

A-2 zoning on the single parcel to the south up to the Pacific Marine Station, shall be changed to permit mixed commercial and residential uses. Zoning on the Marine Station property, also A-2, shall be similarly changed.

A vacant 12-acre dune parcel (AP #100-100-47) contiguous and east of the community expansion boundary is recommended for APZ-60 zoning. This parcel may be considered for rezoning to Residential Commercial Multiple/Planned (RMPC) at such future time as a master plan is submitted, including the adjacent RMPC Lawson's Dillon Beach Resort property, which master plan clearly demonstrates appropriate uses and densities for this constrained parcel.

4. Lawson's Landing

Lawson's Landing is an appropriate site for limited expansion of boating facilities and overnight accommodations. Any such expansion shall be based on thorough planning studies which identify the environmental resources and constraints of the site, including wildlife, vegetation, and archaeological

resources, geologic and wave hazards, and public service constraints. Measures to protect the site's resource, particularly sand dunes and dune tansy vegetation, shall be included in any development plan. Any such plan shall also include improvements in sewage disposal facilities, in accordance with the recommendations of the Regional Water Quality Control Board.

Existing A-60 zoning on AP #100-100-48 shall be changed to RCR in the Sand Point Area and to a resource protection and/or agricultural zone on the remainder of the parcel.

AP #100-100-49, the beach front recreational parcel, as well as all parcels presently zoned A-2 which constitute the campground sites, shall be rezoned to RCR to reflect historic and present land use.

C. Natural Resources

1. Streams and riparian habitats

LCP policies apply to all streams in the coastal zone, perennial or intermittent, which are mapped by the United States Geological Survey on the 7.5 minute quadrangle series.

a. Stream alterations

Stream impoundments, diversions, channelizations, or other substantial alterations shall be limited to:

- o necessary water supply projects, including those for domestic or agricultural purposes;
- o flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development; or
- o development where the primary function is the improvement of fish and wildlife habitat.

Before any such activities are permitted, minimum flows necessary to maintain fish habitat and water quality, and to protect downstream resources (e.g. riparian vegetation, groundwater recharge areas, receiving waters, spawning habitats, etc.) and downstream users shall be determined by the Department of Fish and Game and the Division of Water Rights of the State Water Resources Control Board. New impoundments which, individually or cumulatively, would decrease streamflows below the minimum shall not be permitted.

b. Conditions

The alteration of streams shall be held at a minimum to protect streamwater quality and the volume and rate of streamflow. All such developments shall incorporate the best mitigation measures feasible, including erosion and runoff control measures, and revegetation of disturbed areas with native species. Disturbance of riparian vegetation shall be held to a minimum.

c. Stream buffers

Buffers to protect streams from the impacts of adjacent uses shall be established. The buffer shall include the area covered by riparian vegetation on both sides of the stream and the area 50 feet landward from the edge of the riparian vegetation. In no case shall the stream buffer be less than 100 feet in width, on either side of the stream, as measured from the top of the stream banks.

d. Development in stream buffers

No construction, alteration of land forms or vegetation removal shall be permitted within such riparian protection area. Additionally, such project applications shall identify a stream buffer area which shall extend a minimum of 50 feet from the outer edge of the riparian vegetation, but in no case less than 100 feet from the banks of a stream. Development shall not be located in this buffer area. When a parcel is located entirely within a stream buffer area, design review shall be required to identify and implement the mitigation measures necessary to protect water quality, riparian vegetation and the rate and volume of stream flows. The design process shall also address the impacts of erosion and runoff, and provide for restoration of disturbed areas by replacement landscaping with plant species naturally found on the site. Where a finding is made that development outside a riparian protection or stream buffer area would be more environmentally damaging to the riparian habitat than development within the riparian protection or stream buffer area, development of principle permitted uses may occur within such area subject to design review and appropriate mitigation measures.

2. Wetlands (applicable to "seasonal estuaries" of the Esteros)

- a. Diking filling and dredging of wetlands shall be permitted only in conformance with the policies contained in the LCP. Filling of wetlands for the purposes of single-family residential development shall not be permitted.
- b. Allowable resource-dependent activities in wetlands shall include fishing, recreational clamming, hiking, hunting, nature study, bird-watching and boating.
- c. No grazing or other agricultural uses shall be permitted in wetlands except in those reclaimed areas presently used for such activities.
- d. A minimum buffer strip of 100 feet shall be established along the periphery of all wetlands. The buffer may be wider based on findings of supplemental biological information prepared by a qualified ecologist.

3. Coastal Dunes

No development shall be permitted in coastal dunes in order to preserve dune formations, vegetation, and wildlife habitats. If additional development is proposed at Lawson's Landing, it shall be sited out of the dunes and designed to minimize impacts on adjacent dune vegetation and habitat. Overuse in the dune area shall be prevented by such mechanisms as restricting parking, directing

pedestrian traffic to areas capable of sustaining increased use, and fencing. No motor vehicles shall be permitted in beach or dune areas except for emergency purposes.

4. Other environmentally sensitive habitats

Development in habitats of rare or endangered species and unique plant communities may only be permitted when it depends upon the resources of the habitat area. Development adjacent to such areas shall be set back a sufficient distance to minimize impacts on the habitat area. Public access to sensitive habitat areas, including the timing, intensity, and location of such access, shall be controlled to minimize disturbance to wildlife. Fences roads, and structures which significantly inhibit wildlife movement, especially access to water, shall be avoided.

D. Agriculture

Although the LCP recognizes that 60-acre units are generally too small to independently support existing agricultural uses in the coastal zone, 60-acre densities have been retained in the plan.

E. Urban/Rural Boundaries

North and south of the existing developed area of Dillon Beach (i.e. Oceana Marin and old Dillon Beach) large areas of undeveloped land are presently zoned A-2. To the north, over 400 acres of agricultural land fall under this zoning, with a full buildout potential of more than 200 units. To the south of old Dillon Beach, approximately 1000 acres of grassy undeveloped land is also zoned A-2. Full buildout of this area under A-2 zoning would add some 30 to 50 residential units to an area which is heavily used for public recreation. Because such development would be contrary to Coastal Act policies regarding agricultural preservation, water quality, scenic resources, erosion of coastal bluffs, geologic stability and the uncertainty of public water, sewer and road services, the Dillon Beach community expansion boundary should be drawn at or close to the line of existing development. A determination of the exact location of this boundary will be based on land use and public service studies for the community.

Additionally, to the east of the community lie several undeveloped parcels ranging in size from 3 to 35 acres. All are zoned A-2 but are subject to Williamson Act contracts. These parcels should be more closely studied for possible exclusion from the expansion area.

The intent of the Agricultural Production Zone (APZ) is to preserve lands within the zone for agricultural use. The APZ shall apply to privately owned agriculturally zoned land outside identified community expansion boundaries and shall have a maximum density of 1 unit per 60 acres. The principle use of lands in the APZ shall be agricultural. Development shall be accessory, incidental, or in support of agricultural land uses, and shall conform to policies and standards specified in the LCP.

F. Commercial Fishing and Recreational Boating

The LCP recommends that most new development of boating facilities of any scale be located within or adjacent to existing boat service areas. Only very limited new

facilities, such as launching ramps, are recommended in undeveloped areas. (Dillon Beach is not included in the LCP-recommended appropriate sites for new development related to fishing and boating.)

G. Public Trust Lands

The Coastal Commission retains original permit jurisdiction over public trust lands. Proposals for new development which extends into public trust lands will be evaluated based on criteria of the State Lands Commission.

Existing structures on public trust lands along the shoreline of Tomales Bay may continue and shall be permitted to be rebuilt if damaged or destroyed by natural disaster in conformance with applicable codes and policies.

The construction of new single-family dwellings on public trust land is not considered an appropriate use of such lands by the County.

H. Shoreline Structures

1. General Policy

Due to their visual impacts, obstruction of public access, interference with natural shoreline processes and water circulation, and effects on marine habitats and water quality, the County discourages the proliferation of shoreline structures in the Unit II coastal zone. When piers are allowed, multiple public and private, commercial and recreational uses shall be accommodated, if feasible, to maximize the use of these structures and minimize the need for further construction.

2. Shoreline protective works

The construction or reconstruction of revetments, breakwaters, groins seawalls or other artificial structures for coastal erosion control shall be allowed only if the following criteria are met:

- a. The structure is required to serve a coastal-dependent use, a coastal-related use in a developed area, or to protect existing development or public beaches.
- b. No other non-structural alternative is practical or preferable.
- c. The condition causing the problem is site specific and not attributable to a general erosion trend, or the project reduces the need for a number of individual projects and solves a regional erosion problem.
- d. It can be shown that a structure(s) will successfully mitigate the effects of shoreline erosion and will not adversely affect adjacent or other section of the shoreline.
- e. The structure will not be located in wetlands or other significant resource or habitat area, and will not cause significant adverse impacts to fish or wildlife.

- f. There will be no reduction in public access, use, and enjoyment of the natural shoreline environment, and construction of a structure will preserve or provide access to related public recreational lands or facilities.
- g. The structure will not restrict navigation, mariculture, or other coastal use and will not create a hazard in the area in which it is built.

3. Piers and similar recreational or commercial structures

These shall be limited to sites located within existing developed areas or parks. New piers shall be permitted only if the following criteria are met"

- a. The structure will be used to serve a coastal-dependent use or will preserve or provide access to related public recreational lands or facilities.
- b. The structure will not be located in wetlands, or other significant resource or habitat area and will not, individually or cumulative, cause significant adverse impacts on fish or wildlife.
- c. The structure will not interfere with public access, use, and enjoyment of the natural shoreline environment.
- d. The structure will not restrict navigation, mariculture, or other coastal use and will not create a hazard in the area in which it is built.
- e. There is no pier with public access within 1/2 mile, or use of a nearby pier would not be feasible due to its size, location, or configuration.

The reconstruction of existing piers shall be permitted provided that the pier is of the same size and in the same location as the original pier. Enlargements or changes in design or location shall be evaluated based on criteria (a) through (e) above.

4. Public access requirement

Public access to new piers or similar recreational or commercial structures shall be required unless it can be demonstrated that such access would interfere with commercial fishing or similar operations on the pier or be hazardous to public safety. A public access easement from the first public road across the applicant's property to the pier shall be required a condition of coastal permit approval.

5. Design standards for all shoreline structures

The design and construction of any shoreline structure shall:

- a. Make it as visually unobtrusive as possible,
- b. Respect natural landforms to the greatest degree possible,
- c. Include mitigation measure to offset any impacts on fish and wildlife resources caused by the project,
- d. Minimize the impairment and movement of sand supply and the circulation of coastal waters, and
- e. Address the geologic hazards presented by construction in or near Alquist-Priolo earthquake hazard zones.

I. Diking, Filling and Dredging

The diking, filling and dredging of open coastal waters, wetlands and estuaries shall be limited to purposes which include boat launching ramps.

In the Esteros Americano and de San Antonio, any alterations shall be limited to those for the purposes of nature study, restoration, or very minor incidental public facilities.

J. Public Services and New Development

1. General Policy

Prior to the issuance of a coastal development permit, the County shall make the finding that adequate public resources (i.e. water supply, sewage disposal, and road access and capacity) are available to serve the proposed development. Lack of available services or resources shall be grounds for denial of the project or for a reduction in the density otherwise indicated in the land use plan.

2. Water Supply

New development, including land divisions, outside the service area of a community or mutual water system may utilize individual wells or other private on-site water sources.

The Village and Units I, part of III and IV in Oceana Marin are served by Coast Springs Water Company. Sources of supply as well as treatment, storage, and distribution facilities are adequate to serve buildout in the Coast Springs service area, including anticipated visitor-serving and commercial uses.

Estero Mutual Water Company serves Units V and part of III in Oceana Marin. Adequate water is not presently available to serve intensive multiple-units development in Oceana Marin, as allowed under County zoning. Development on multiple units parcels must demonstrate that water is available before densities greater than 1 unit per parcel are permitted.

(These policies may need revision depending on the effects of a new Estero Mutual well on Coast Springs water supply.)

All proposed building permits and land divisions shall be reviewed by the County Fire Chief or other appropriate fire protection agency prior to the issuance of a coastal development permit so that additional requirements for fire protection, including water storage facilities, sprinkler system, or fire hydrants, may be added as necessary.

3. Sewage Disposal:

Oceana Marin is served by a community sewer system operated by North Marin Water District (NMWD). Service area capacity is limited to a maximum 125 units (until, according to the LCP, additional spray irrigation disposal facilities are constructed). Reservation of capacity for visitor-serving and other priority uses under the Coastal Act is not necessary since potential development in the service area is exclusively residential.

In the Lawson's Landing area, existing sewage disposal facilities should be brought up to code and/or a community system should be constructed. As part of any expansion or redevelopment plan for the area, improvements in sewage disposal facilities shall be required, in accordance with the recommendations of the Regional Water Quality Control Board. The possibility of constructing a consolidated community system serving not only Lawson's Landing, but Oceana Marin and The Village as well, should be further explored.

K. New Development/Land Use

To address low and moderate income housing needs in the coastal zone, the LCP retains zoning for small 6,000 to 20,000 square foot lots in Dillon Beach (as well as Tomales, Point Reyes Station, and Olema.) To protect existing lower income units, the LCP strictly limits the conditions under which such units can be demolished. (Policy language same as in Unit 1 with minor changes to permit demolition of hazardous structures even when no replacement housing is built.)

1. Archaeology

In areas of known or suspected archaeological significance, field surveys are required prior to development in order to determine the extent of archaeological resources. Where development would adversely affect such resources, mitigation measures or special construction techniques may be required.

2. Visual Resources

The primary concern of the Coastal Act is to protect views to scenic resources from public roads, beaches, trails and vista points.

Both the shoreline of Tomales Bay and agricultural lands in LCP Unit 2 are rezoned in the LCP from standard to planned districts in order to bring them under master plan and design review standards and to allow design flexibility in these sensitive areas.

3. Hazards

The major geologic hazard in the LCP Unit 2 coastal zone is a potential earthquake along the San Andreas fault, which runs northwest to southeast through the center of Tomales Bay, north to within 1/2 mile of Dillon Beach and south through the Olema Valley.

Bluff erosion is a significant hazard in the area north of Dillon Beach to the Estero de San Antonio, including the Oceana Marin subdivision. This area has been identified by the State Department of Navigation and Ocean development as one where existing homes are endangered by bluff erosion and future development would be seriously threatened. Erosion hazards in Oceana Marin have also been recognized by the Regional Coastal Commission in its development standards for the subdivision.

Based on Coastal Act policies, bluff and cliff developments must be sited and designed to ensure stability and structural integrity for their expected economic lifespans while minimizing the alteration of natural landforms. LCP policies on hazards for Unit II support County Building Department case-by-case review of

drainage, grading and site plans, and establishes general standards for development on bluffs and in other hazardous areas.

The LCP also rezones the undeveloped land between the Oceana Marin subdivision and Estero de San Antonio from A-2 to APZ-60, in recognition of its development constraints due to eroding coastal bluffs in the area (as well as visual impacts, water quality impacts on the Estero and agricultural character.)

4. Location and Density of New Development:

The location and density of new development is a major policy concern of the Coastal Act, which provides in part that new development shall be located within, contiguous with, or in close proximity to existing developed areas or in areas with adequate public services and where it will not have significant adverse effects on coastal resources.

The land use recommendations in the LCP are largely based on the County's existing plans.

The major issues with new development in the Dillon Beach area include the location of the expansion boundary and the appropriate density of development Oceana Marin. The LCP draws the community expansion area for the Village/Oceana Marin at the existing boundary of the Oceana Marin subdivision to the north and east and at the southerly end of the Pacific Marine Station to the south.

The Dillon Beach area, including the Oceana Marin subdivision, has approximately 240 existing units, with the potential for an increase of 280 percent to 674. This includes the development of 245 multiple-family units in Oceana Marin, in addition to the 262 subdivided single-family lots which already exist there. Public services in the community, including water supply and sewer service, are limited to serve only a portion of potential build-out.

Reductions have been made in the density of multiple unit sites in order to reflect public service and geologic constraints. The LCP proposes maximum densities of four units per acre for multiple-family sites (instead of 10 units per acre). The planned district designation (RMP-residential-multiple-planned) has been retained for these sites so that a master plan is required for their development, along with design review, and so that clustered, attached units may be built.

The height, scale and design of new structures shall be compatible with the character of the surrounding natural or built environment. Structures shall be designed to follow the natural contours of the landscape and sited so as not to obstruct views as seen from public viewing places. Areas of a site which are not suited to development because of known soil, geologic, flood, erosion or other hazards shall be kept in open space. The extent of impervious surfaces shall be minimized to the greatest degree possible.

APPENDIX B

ROADWAY CHARACTERISTICS

At the entrance to Dillon Beach, Oceana Drive intersects Dillon Beach Road (at a stop-sign controlled "Tee" intersection) and extends northerly into the Oceana Marin development. Oceana Drive is a well-paved, two-lane roadway with an approximate 40 foot curb-to-curb width. On-street parking is allowed. Oceana Drive has numerous curves and moderate to steep gradients, the steepest gradient located between Kailua Way and Oceanview Boulevard. The roadway is posted as a private road within the Oceana Marin development. Oceana Drive ends at a cul-de-sac about one mile north of Dillon Beach Road (see Figure 2).

Numerous cul-de-sac streets intersect Oceana Drive within the Oceana Marin Development (Waikiki Way, Kona Way, Maui Way, Oceanview Boulevard, Kameha Way, Kailua Way and Tahiti Way-Lanai Way). All of these streets are about 24 to 36 feet wide with the exception of Kailua Way, which is about 30 feet wide, and Tahiti Way-Lanai Way, which is about 40 feet wide (near Oceana Drive). All streets have generally straight alignments with the exception of Kailua Way. Grades are moderate to flat in most locations. On-street parking is allowed along each street, which can preclude two-way traffic flow if vehicles are parked on both sides of the street. Stop-sign control is not provided any intersection within the Oceana Marin development.

Dillon Beach Road extends westerly of the Oceana Drive intersection into the Village (see Figure 2). It changes names to Beach Avenue (for three blocks) and then changes names again to Cliff Street as it makes a 100 degree turn to the south. Beach Avenue has a varying 20 to 24 foot paved width and on-street parking is prohibited. Several narrow roadways intersect Dillon Beach Road-Beach Avenue within the older part of the community: Oceanview Avenue, Park Avenue and Cypress Avenue. In addition, two of the roadways providing local circulation access are Summer Street and North Avenue. Each roadway is about 15 to 20 feet wide and on-street parking is allowed. Even with no on-street parking, vehicles traveling in opposite directions must slow to 10 mph or less when passing.

Small single-family residential units line each street, each frontage with a varying amount of space available for off-street parking. Stop-sign controls are not provided at any intersection in the older part of town with the exception of the North Avenue approaches to Oceanview Avenue. North Avenue also offers the only other connection than Dillon Beach Road between Oceana Drive and the older area of the community.

Cliff Street extends southerly from Dillon Beach to the Lawson's Landing private RV resort. Within Lawson Landing it changes names to Bay Drive. Cliff Street is a narrow, well-paved, two-lane roadway with moderate to flat grades. It also has two sharp curves near the Lawson Landing entrance. Bay Drive is a narrow, poorly paved roadway with a general flat alignment. One sharp S-curve is located near the center of the private development. Open grass and hard packed dirt fields line both sides of Bay Drive, allowing RV access to numerous camping areas.

APPENDIX C

**DILLON BEACH - NEW DEVELOPMENT TRIPS INCREMENT
ASSUMING EXISTING OCCUPANCY PATTERNS**

OCEANA MARIN

118 new S.F.] (assumed same for trip generation purposes)
107 new M.F.] Total 225 new units

	<u>Sunday 2-3</u>		<u>Friday 5-6</u>
	42% In*		70% In*
	<u>58% Out*</u>		<u>30% Out*</u>
225 X .5** = 115]	50 In 65 Out	225 X .3** = 70]	50 In 20 Out

VILLAGES

	<u>Sunday</u>		<u>Friday</u>
19 new S.F. X	4 In	19 X .3 = 6]	4 In
.5 = 10]	6 Out		2 Out

NEW DILLON BEACH RESORT

	<u>Sunday</u>		<u>Friday</u>
100 new Units X	20 In	100 X .3 = 30]	20 In
.5 = 50]	30 Out		10 Out

BED & BREAKFAST (MOTEL)

	<u>Sunday</u>		<u>Friday</u>
	70% Out***		50% In***
	<u>30% In***</u>		<u>and Out***</u>
30 Rooms X .591 = 20]	14 In 6 Out	30 X .625 = 20]	10 In 10 Out

* Existing area distribution pattern.

** Trip rates found from existing counts.

*** Estimated distribution pattern.

**DILLON BEACH - NEW DEVELOPMENT TRIPS INCREMENT
ASSUMING FULL AREA OCCUPANCY**

TRIP RATES PER UNIT

Friday, 5-6	=	In	.50]	70%
		Out	.20]	30%
Sunday, 2-3	=	In	.35]	50%
		Out	.35]	50%

NEW UNIT TRIPS

OCEANA MARIN

	<u>Sunday</u>	<u>Friday</u>
225 New Units	80 In 80 Out	115 In 45 Out

VILLAGES

19 New Units	7 In 7 Out	10 In 4 Out
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NEW DILLON BEACH RESORT

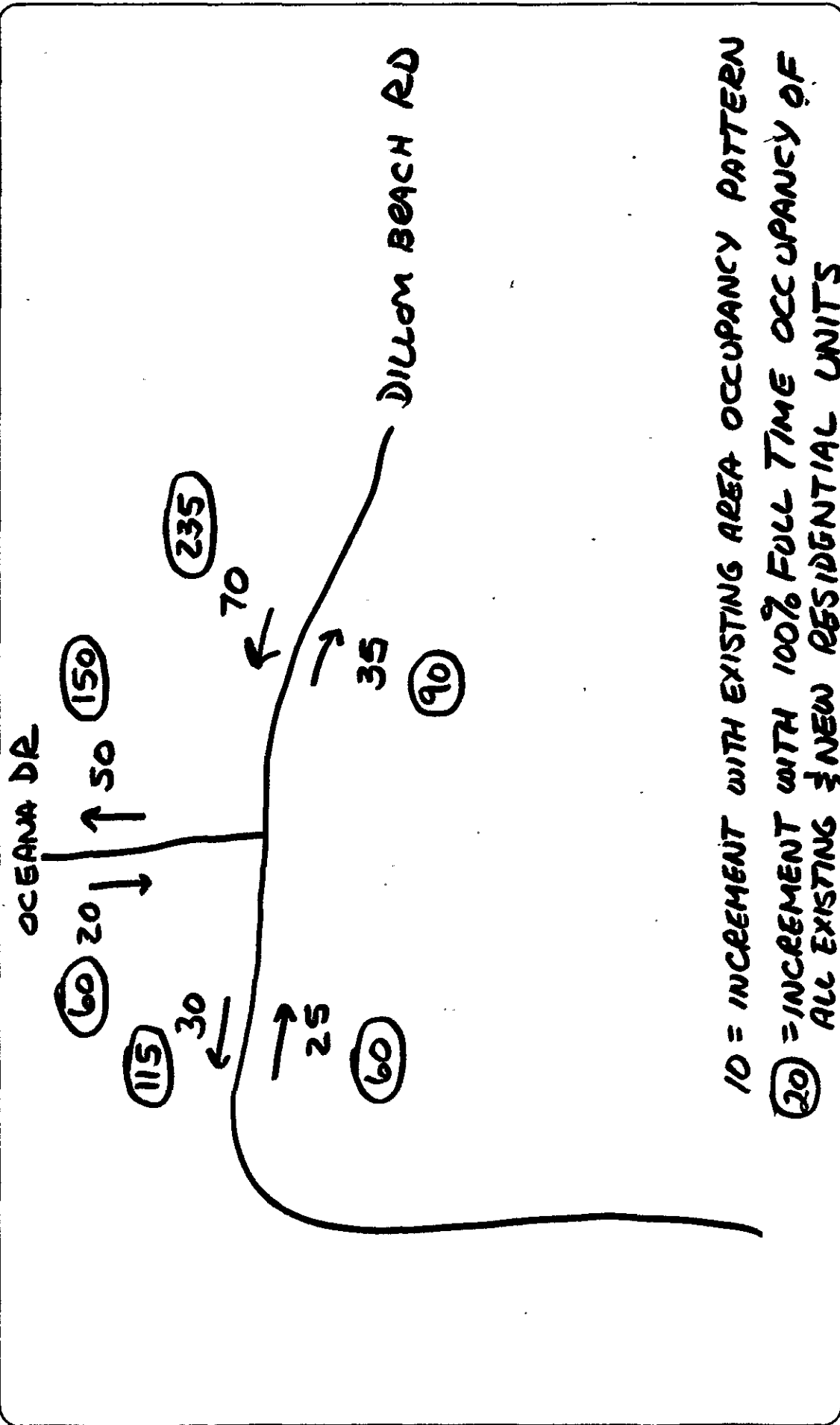
100 New Units	35 In 35 Out	50 In 20 Out
---------------	-----------------	-----------------

BED & BREAKFAST

30 Rooms X .591 = 20 Two-Way Trips	14 In 6 Out	30 X .625 = 20 Two-Way Trips	10 In 10 Out
--	----------------	---------------------------------	-----------------

**EXISTING AREA UNITS - ADDITIONAL TRIP GENERATION INCREMENT
WITH FULL AREA OCCUPANCY**

<u>OCEANA MARIN</u>	<u>SUNDAY</u>	<u>FRIDAY</u>
100% Full-time Occupancy		
130 Existing Units X .7 =	45 In	65 In
90 two-way trips, both days	45 Out	25 Out
Existing generation = 65 two-	25 In	30 In
way trips on Sunday (130 x .5)	40 Out	10 Out
& 40 two-way trips on Friday (130 x .3)		
Incremental Number of		
Additional Oceana Marin trips	20 In	35 In
with full area occupancy	5 Out	15 Out
 <u>VILLAGES</u>	 <u>SUNDAY</u>	 <u>FRIDAY</u>
100% Full-Time Occupancy		
151 existing units x .7 =	50 In	75 In
105 two-way trips-both days	55 Out	30 Out
Existing generation = 75 two-	30 In	30 In
way trips on Sunday (151 x .5)	45 Out	15 Out
and 45 two-way trips on Friday (151 x .3)		
Incremental Number of		
Additional Village trips	20 In	45 In
with full area occupancy	10 Out	15 Out



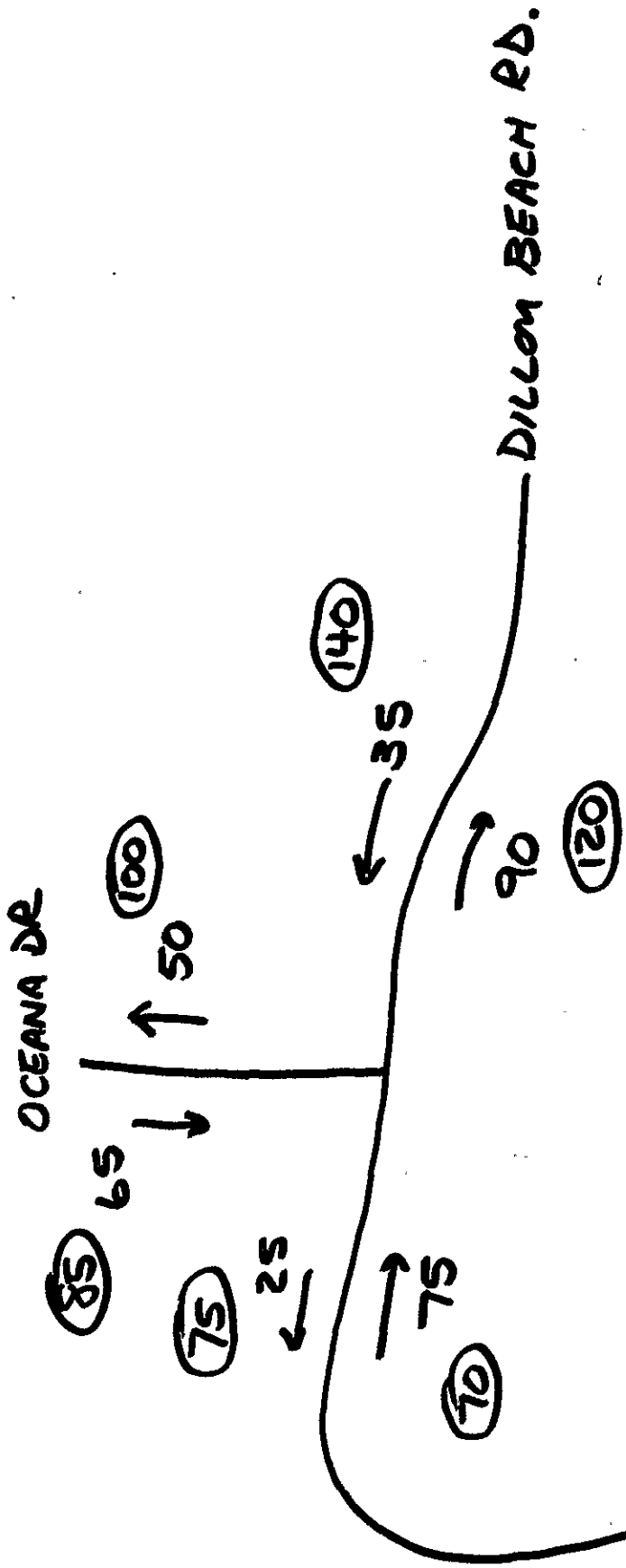
10 = INCREMENT WITH EXISTING AREA OCCUPANCY PATTERN
 20 = INCREMENT WITH 100% FULL TIME OCCUPANCY OF ALL EXISTING $\frac{1}{3}$ NEW RESIDENTIAL UNITS

FIGURE B1

SUMMER FRIDAY PEAK HOUR VOLUMES
 ADDED VOLUMES DUE TO AREA BUILDOUT
 5:00 - 6:00 PM



Goodrich Traffic Group



10 = INCREMENT WITH EXISTING AREA OCCUPANCY PATTERN
 20 = INCREMENT WITH 100% FULL TIME OCCUPANCY OF ALL EXISTING & NEW RESIDENTIAL UNITS

FUTURE INCREASES OF TOURIST TRAFFIC NOT CONSIDERED IN THESE PROJECTIONS

FIGURE 2

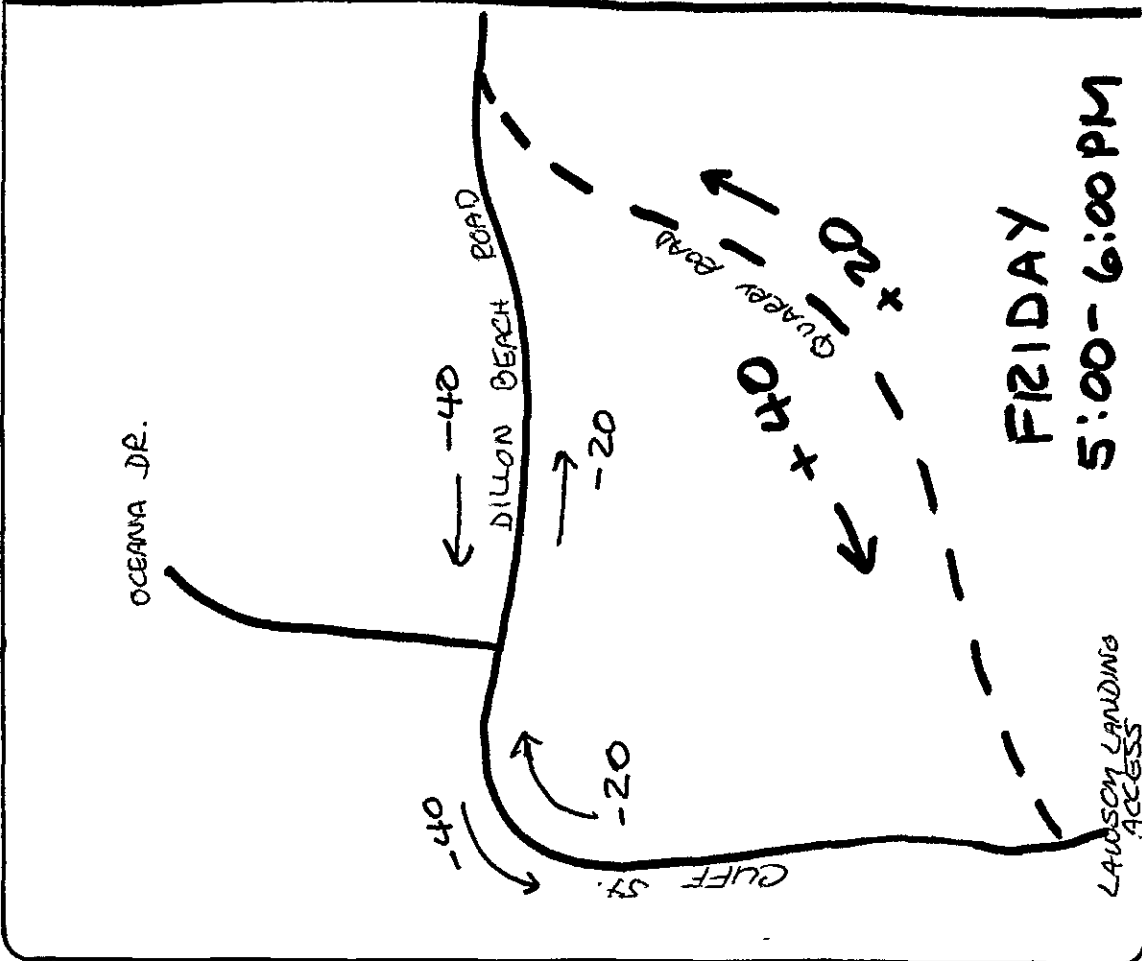
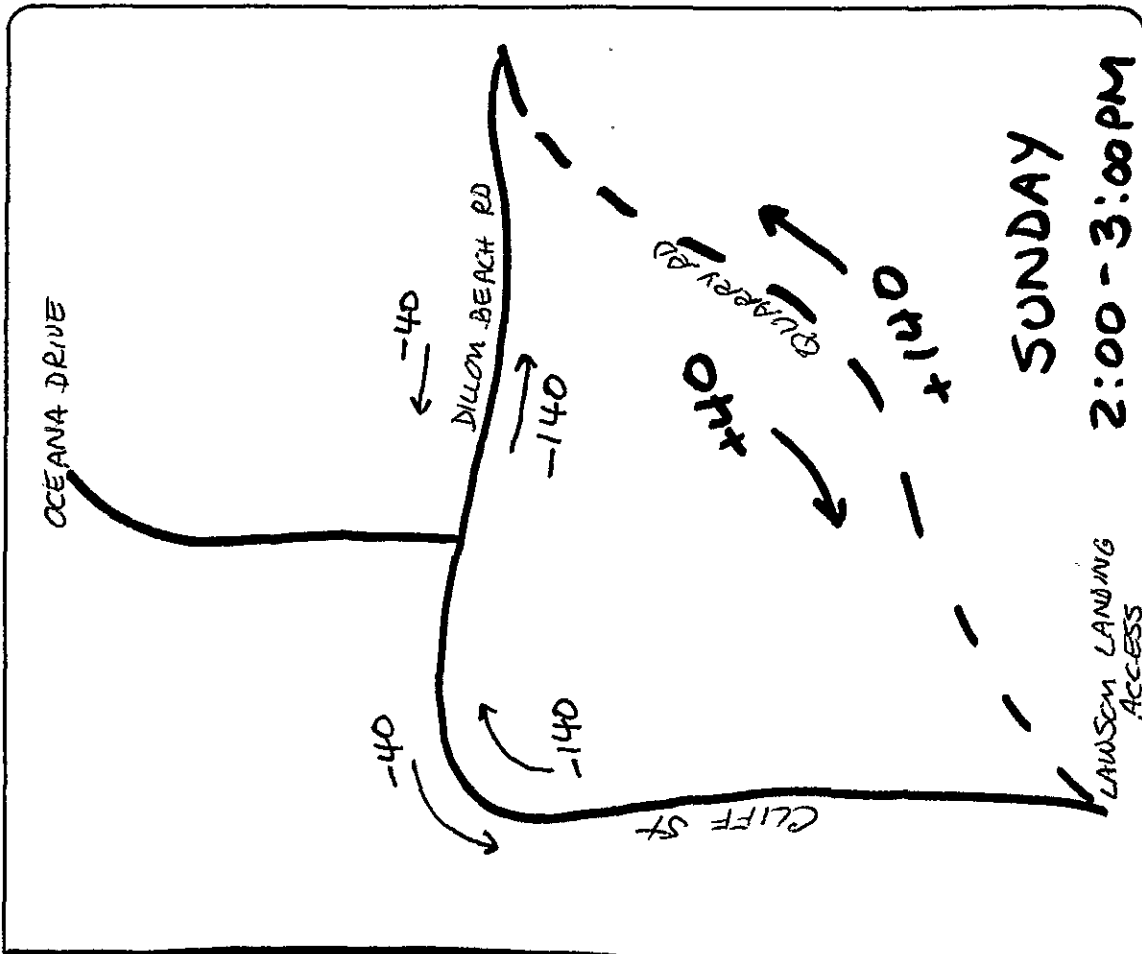
SUMMER SUNDAY PEAK HOUR VOLUMES
 ADDED VOLUMES DUE TO AREA BOUDOOUT
 2:00 - 3:00 PM

APPENDIX D

DIVERSION OF EXISTING TRAFFIC TO LAWSON'S LANDING WITH SECONDARY ACCESS

Figure 1 shows that on a summer Friday from 5 to 6 PM new area development would add 105 two-way trips to Dillon Beach Road (east of Oceana Drive) assuming existing residential occupancy patterns. However, volumes on this section of road would increase by 325 two-way vehicles per hour with full area development and 100% occupancy of all existing and future units by full-time residents. Total two-way Friday afternoon peak hour volumes on Dillon Beach Road (existing + future buildout) could then range from 230 to 450 vehicles per hour.

Likewise, Figure 2 shows that on a summer Sunday from 2 to 3 PM, new area development would add 125 two-way trips to Dillon Beach Road (east of Oceana Drive) assuming existing residential occupancy patterns. However, volumes on this section of road would increase by 260 two-way vehicles per hour with full area development and 100% occupancy of all existing and future units by full-time residents. Total two-way Sunday afternoon peak hour volumes on Dillon Beach Road (existing + future buildout) could then range from 425 to 560 vehicles per hour.



**DIVERSION OF EXISTING TRAFFIC
DUE TO NEW LAWSON LANDING
ACCESS ROAD**

Goodrich Traffic Group

APPENDIX E

ASSUMPTIONS REGARDING SEWAGE DISPOSAL AND WATER DEMAND FOR PRELIMINARY BUILDOUT SCENARIO

Water Supply

1. Existing Source Capacity

Coast Springs Water Co.	33 gpm
Estero Mutual Water Co. (wells)	7 gpm
Total	40 gpm

2. Higher unit demand for Oceana Marin and Lawson's Dillon Beach Resort (vs. Village) due to newer and larger dwelling unit construction.
3. Use of ultra-low water conservation devices not assumed.
4. Peak to average flow ratio (2:1) based on historical records for Coast Springs system.
5. Restaurant and motel occupancy assumed unchanged for 50 percent and 100 percent occupancy alternatives.
6. Modest restaurant operation assumed; no bar

Sewage Disposal

1. Peak flows for Oceana Marin include allowance for infiltration and inflow (I/I) based on North Marin Water District data.
2. No I/I assumed for Village and Lawson's Dillon Beach Resort due to sandy, well-drained soil conditions.
3. Dune disposal area estimate based on: (a) dual system constructed in dune troughs (see attached diagram); (b) second treatment prior to disposal; and (c) wastewater loading rate of 2.5 gpd/ft².
4. Approximately 0.5 acres required for dune disposal treatment plant.
5. Hilltop disposal area estimate based on wastewater loading rate of 0.2 gpd/ft², which is still subject to field confirmation, and spray irrigation.
6. Use of ultra-low water conservation devices not assumed.
7. Land area for hilltop pond expansion not included in estimated hilltop disposal acreage.

DILLON BEACH COMMUNITY PLAN
PROJECTED WATER DEMAND
50% OCCUPANCY

LINE #	DEVELOPMENT AREA	# OF UNITS	AVERAGE DEMAND			PEAK DEMAND		
			gpd/unit	gpd	gpm	gpd/unit	gpd	gpm
1								
2								
3	OCEANIA							
4	MARIN							
5								
6	• LOW RANGE	252	125	31,500	21.9	250	63,000	43.8
7								
8								
9								
10	• HIGH RANGE	355	125	44,375	30.8	250	88,750	61.6
11								
12								
13								
14	VILLAGE							
15		170	100	17,000	11.8	200	34,000	23.6
16								
17								
18								
19	DILLON							
20	RESORT							
21								
22	• RESIDENCES	100	125	12,500		250	25,000	
23								
24								
25	• MOTEL	30 ROOMS	75	2,250		150	4,500	
26								
27								
28	• RESTURANT	100 MEALS	7.5	750		15	1,500	
29								
30								
31	TOTAL			15,500	10.8		31,000	21.5
32								
33								
34								
35								
36	TOTAL							
37								
38								
39	• LOW RANGE			64,000	44.5		128,000	88.9
40								
41								
42	• HIGH RANGE			76,875	53.4		153,750	106.7
43								
44								
45								
46								
47								
48								
49								
50								

DILLON BEACH COMMUNITY PLAN
 PROTECTED WATER DEMAND
 100% OCCUPANCY

EFFICIENCY LINE 22-205

DEVELOPMENT AREA	# OF UNITS	AVERAGE DEMAND			PEAK DEMAND		
		gpd/unit	gpd	gpm	gpd/unit	gpd	gpm
OCEANA MARIN							
• LOW RANGE	252	250	63,000	43.8	500	126,000	87.5
• HIGH RANGE	355	250	88,750	61.6	500	177,500	123.3
VILLAGE	170	200	34,000	23.6	400	68,000	47.2
DILLON RESORT							
• RESIDENCES	100	250	25,000		500	50,000	
• MOTEL	30 ROOMS	75	2,250		150	4,500	
• RESTURANT	100 MEALS	7.5	750		15	1,500	
TOTAL			28,000	19.4	56,000	38.9	
TOTAL							
• LOW RANGE			125,000	86.8	250,000	173.6	
• HIGH RANGE			150,750	104.6	301,500	209.4	

DILLON BEACH COMMUNITY PLAN

SEWAGE DISPOSAL

50% OCCUPANCY

EFFICIENCY LINE 22-205

LINE NO.	DEVELOPMENT AREA	AVE. FLOW		PEAK FLOW		DURE AREA		HILLTOP ACRES
		gpd/unit	gpd	gpd/unit	gpd	ACRES	FE.	
1								
2								
3	OCEANA							
4	MARIN							
5								
6	• LOW RANGE	90	22,680	250	63,000	0.6	1,008	7.23
7	252 UNITS							
8								
9	• HIGH RANGE	90	31,950	250	88,750	0.8	1,420	10.2
10	355 UNITS							
11								
12								
13								
14	VILLAGE							
15								
16	170 UNITS	90	15,300	150	25,500	0.23	408	2.9
17								
18								
19								
20	DILLON							
21	RESORT							
22								
23	• RESIDENCES	90	9,000	150	15,000			
24	100 UNITS							
25								
26	• MOTEL	60	1,800	120	3,600			
27	30 ROOMS							
28								
29	• RESTURANT	5	500	10	1,000			
30	100 MEALS							
31								
32	TOTAL		11,300		19,600	0.18	314	2.2
33								
34								
35								
36								
37								
38	TOTAL							
39								
40								
41	• LOW RANGE		49,280		108,100	1.0	1,730	12.3
42								
43								
44								
45	• HIGH RANGE		58,550		133,850	1.2	2,142	15.3
46								
47								
48								
49								
50								

DILLON BEACH COMMUNITY PLAN

SEWAGE DISPOSAL

100% OCCUPANCY

EFFICIENCY LINE 22-205

DEVELOPMENT AREA	AVE. FLOW		PEAK FLOW		DUNE AREA		HILLTOP
	gpd/unit	gpd	gpd/unit	gpd	ACRES	FE.	ACRES
OCEANA MARIN							
• LOW RANGE 252 UNITS	210	52,920	350	88,200	0.81	1411	10.1
• HIGH RANGE 355 UNITS	210	74,550	350	124,250	1.14	1988	14.3
VILLAGE							
170 UNITS	210	35,700	250	51,000	0.47	816	5.9
DILLON RESORT							
• RESIDENCES 100 UNITS	210	21,000	300	30,000			
• MOTEL 30 ROOMS	60	1,800	120	3,600			
• RESTURANT 100 MEALS	5	500	10	1,000			
TOTAL		23,300		34,600	0.32	554	4.0
TOTAL							
• LOW RANGE		111,920		173,800	1.6	2,780	20.0
• HIGH RANGE		133,550		209,850	1.9	3,358	24.2

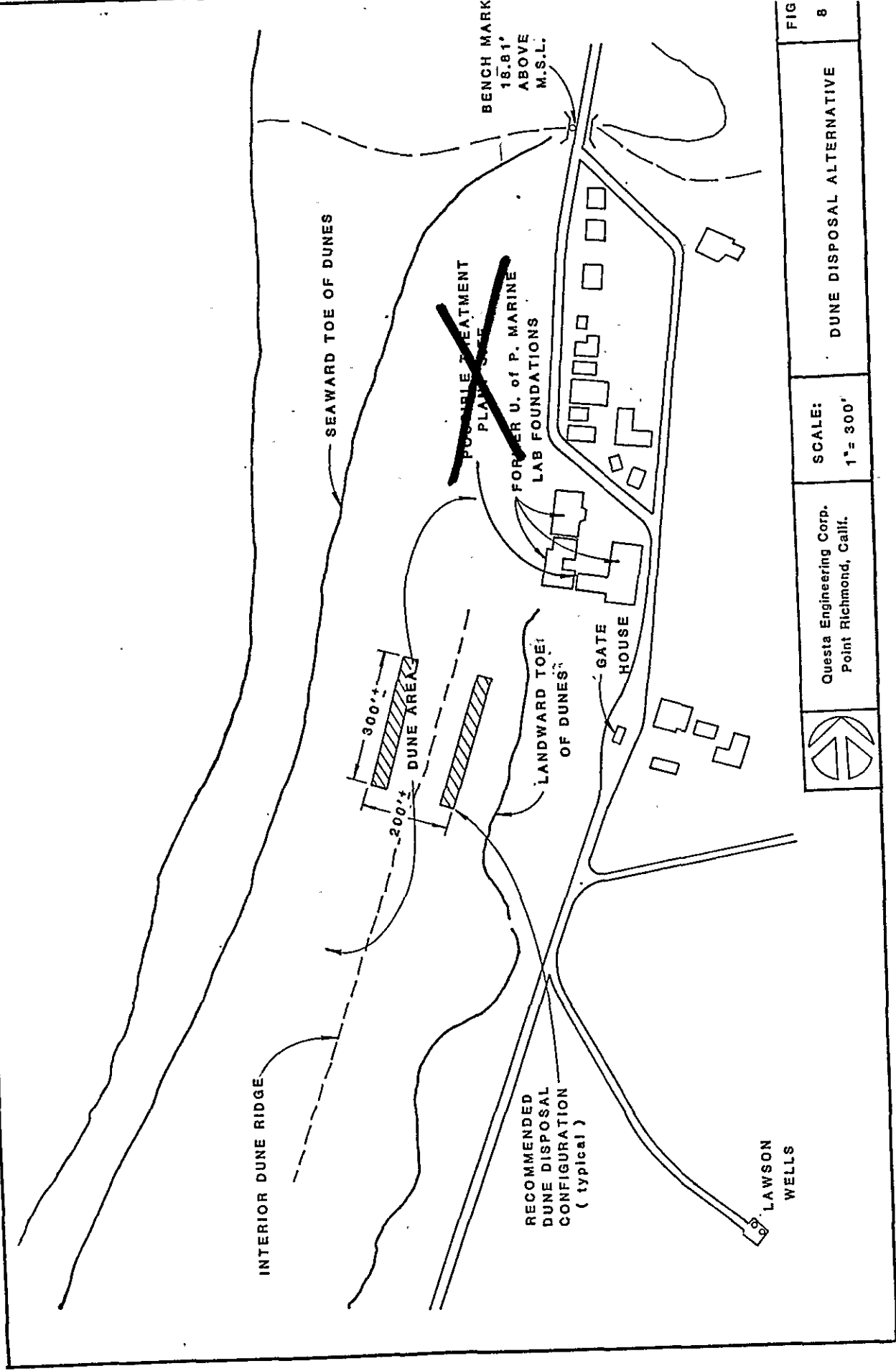


FIG 8	DUNE DISPOSAL ALTERNATIVE
Questa Engineering Corp. Point Richmond, Calif.	SCALE: 1" = 300'

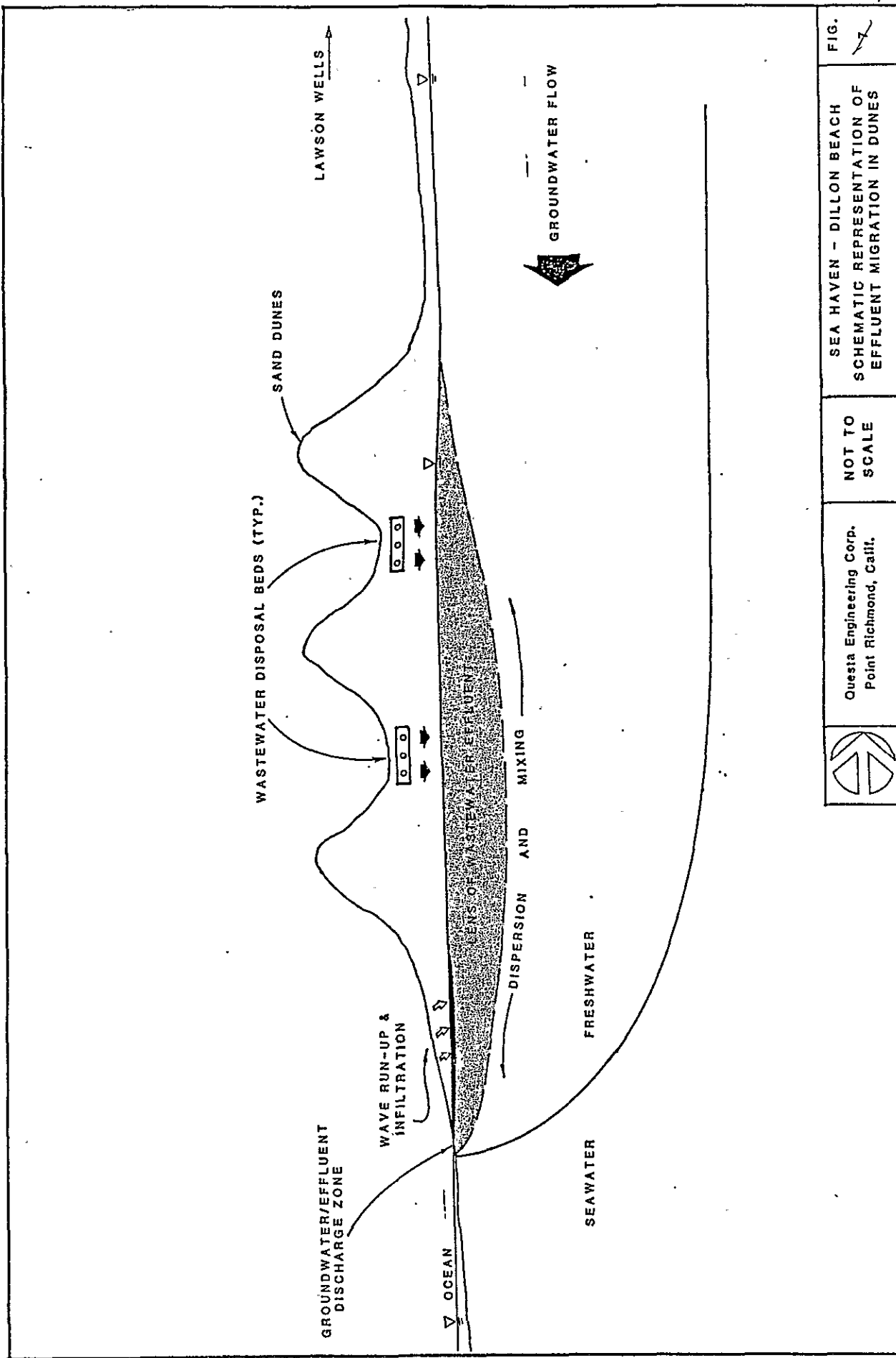


FIG. 1

SEA HAVEN - DILLON BEACH
SCHEMATIC REPRESENTATION OF
EFFLUENT MIGRATION IN DUNES

NOT TO
SCALE

Questa Engineering Corp.
Point Richmond, Calif.



Vertical text on the right edge of the page, likely a page number or reference code.

APPENDIX F

OCEANA MARIN DESIGN GUIDELINES

The visual aspects of the Oceana Marin subdivision result largely from a set of "Oceana Marin Design Rules" adopted by the Bodega Bay Club, Inc. and from the Restrictions, Covenants and Conditions of the Bodega Bay Preserve. A Design Committee, appointed by the Board of Directors of the Bodega Bay Club, approves all new construction, improvements and additions in the subdivision. The design guidelines were formulated to account for the problems presented by wind, sun, fog and salt air in the environment of Dillon Beach, as well as the problems presented by erosive soils and the San Andreas Fault.

The Guidelines address essentially all aspects of siting and design of development in Oceana Marin, including:

- o a minimum floor area of 1200 square feet;
- o height limits (vary by location);
- o grading and landscaping, discouraging disturbance of the existing terrain and planting of trees;
- o access and parking, requiring two off-street parking spaces per residential lot;
- o carports and garages, of the same material and part of or connected to the dwelling unit by a roof or fence (also encouraged for use as additional interior space);
- o restrictions on living in and storage of house trailers or accessory buildings;
- o foundations;
- o exterior walls of natural wood material, especially redwood or cedar shingles, planking, tongue and groove or shiplap;
- o low profile roof forms;
- o roofing materials of redwood or cedar shingles or shakes or multi-sized rock and dark colored roof gutters;
- o skylights (recommended);
- o corrosion protection for exterior hardware;
- o storm doors and windows (recommended);
- o windows and window frames of aluminum and tinted for south and west facing windows;
- o structural masonry, taking into account proximity to the San Andreas Earthquake Fault;
- o drainage, avoiding concentrations of surface water and directed away from natural slopes;
- o fences of materials the same or complementary to the building and continuations of the structure;

- o screening of propane/fuel/water tanks, service yards and exterior lighting;
- o satellite dishes prohibited unless unable to be seen from neighboring lots or the street;
- o storing and screening of trailers or boats within a garage, carport or fence;
- o restrictions on numbers and behavior of pets;
- o sign restrictions;
- o restriction of vehicle repair visible from the street or neighboring property; and
- o requirements for orderly maintenance and cleanup of construction sites.

For more information, contact the Bodega Bay Club at P. O. Box 65, Dillon Beach, CA 94929.

APPENDIX G
COMMUNITY DISTRICTS

This appendix briefly describes several alternative ways to finance public services in the County. In addition to outright grants for capital projects, several types of special districts can be formed. Some districts are governed by the County Board of Supervisors, others by a locally-elected Board of Directors. Some districts are more appropriate for fixed-term capital projects, others for ongoing maintenance and services. Each of these districts is subject to numerous regulations that stipulate what services can be provided, how districts are formed, who governs them and how they are financed. Five types of districts are briefly described below.

1. Public Utility Districts. Public Utility Districts (PUDs) are generally formed to provide only water and sewage services. PUDs may also, however, provide fire protection services. There are two PUDs in Marin. The Bolinas Community PUD provides water collection and treatment, and sewage collection and treatment. The Inverness PUD provides water collection and treatment, and fire protection.

PUDs are officially formed by the County Local Agency Formation Commission (LAFCo). LAFCo will consider forming a PUD either when it receives a petition from the community or a request from the County Board of Supervisors. LAFCo then evaluates the economic feasibility of forming the PUD, appropriate geographical extent, community support, and merits of locally-provided services. Marin's LAFCo is governed by five commissioners, who include two county Supervisors, two city representatives, and one public member.

Once formed, a PUD is governed by a board of locally-elected directors. The community retains local control over how revenues are expended. Tax and assessment amounts are regulated by the State Public Utility Commission, much as Pacific Gas and Electric rate increases are regulated.

2. Community Service Districts. Like PUDs, Community Service Districts (CSDs) are formed by LAFCO, and governed by a locally-elected Board of Directors. CSDs are generally created to provide a wider extent of services than provided by PUDs, and differ somewhat in their eligibility for grants.

There are five CSDs in Marin County: Bel Marin Keys, Marin City, Marinwood, Muir Beach, and Tamalpais. Their functions vary from parks and recreation, streetlighting, lagoon and waterway maintenance, to water collection, sewage collection, fire protection, and solid waste collection.

3. Water Districts. Currently three water districts serve Marin County: the Marin Municipal Water District, North Marin Water District, and the Stinson Beach County Water District. The Marin Municipal and Stinson Beach County Water Districts provide only water service. Within its service district, to any given community, North Marin Water District provides only water service or only sewage collection and treatment. Water districts are formed by LAFCo and governed by a Board of Directors.
4. Local Assessments Districts. Counties may form special districts to raise funds for local construction or maintenance projects. The revenue for these projects comes from special assessments on the properties benefitting from the projects. The

County Board of Supervisors sets the assessment each year and collects the assessment as a separately stated item on the County tax bill. Assessment districts are generally formed for capital-intensive projects such as road improvements or new construction projects. The Board of Supervisors governs the project with the assistance of project engineers.

The Board of Supervisors must take five basic steps to form an assessment district: (1) adopt a resolution initiating proceedings, (2) receive an engineer's report on the proposal to form the district, (3) adopt a resolution of intention to form the district, (4) conduct a public hearing on the engineer's report, and (5) adopt a resolution creating the district and levying the assessment for the first year. The engineer's report generally has four parts: (a) plans and specifications for the project, (b) a cost estimate, (c) an assessment diagram, which is usually drawn on County Assessor's maps, and (d) an assessment roll that lists each parcel within the proposed district.

5. Sanitary and Sanitation Districts. Eleven sanitary and sanitation districts in Marin County provide various sewage services ranging from collection and treatment to disposal. Like water district, sanitary and sanitation districts are formed by LAFCo and governed by a Board of Directors.

APPENDIX H

DILLON BEACH POPULATION ESTIMATES

As part of the Dillon Beach Community Plan (1988), existing population data for Dillon Beach were reviewed and new estimates of the community population calculated. This appendix summarizes existing information, describes the methodology used for calculating the new estimates, and discusses the limitations of these estimates and their use.

Existing Information

Three general types of population-related information relevant to Dillon Beach are available. They are (1) the number of houses and vacant lots in Dillon Beach, (2) how often some groups of the houses are occupied, and (3) how many people, on average, occupy houses in Oceana Marin, unincorporated areas of Marin County, and in coastal areas of Sonoma County. This information is summarized topically below.

Houses and Lots. As part of the land use survey conducted for the Community Plan, the number of homes and vacant lots in Oceana Marin, the Village, and Lawson's Dillon Beach Resort were tabulated. The results are shown in Table H-1 below.

 Table H-1: Built and Vacant Lots in Dillon Beach, 1988

<u>Subarea</u>	<u>Built</u>	<u>Vacant</u>	<u>Total</u>
Oceana Marin			
Single-family lots	134	133	267
Multi-family lots	0	5 ^a	5
The Village	151	19	170
Lawson's Dillon Beach Resort			
C-R-1 Subdivision	12	5	17
Remainder ^b	2	20	22
Lawson's Landing ^c	-	-	(231) ^c
	-----	-----	-----
Total	299	181	480

a Includes one parcel each for "Parcels J, L, and M," and two parcels for "Parcel K."
 b Refers to parcels currently zoned C-RMPC; does not include parcels zoned C-RCR.
 c Lawson's Landing was not included in the survey, which covered only areas within the community expansion boundary. Note, however, that there are 231 permanent trailer sites in the Landing.

There are a total of 299 homes in Dillon Beach and 181 vacant lots or parcels. Thus, of the total 480 lots, 62% have been developed.

Frequency and Duration of Occupancy. How often these homes are occupied, and by how many people, is known with considerably less certainty. George Wessler, Vice President of the Bodega Bay Club, has provided some information for homes owned by Club members. The data are shown in Table H-2 below.

 Table H-2: Residency Patterns in Oceana Marin ^a
 (Single-family Lots Only)

Bodega Bay Club						
	<u>Members</u>		<u>Non-Members</u>		<u>Total</u>	
Total Lots	202	(77%)	60	(23%)	262 ^b	(100%)
Houses	97	(72%)	37	(28%)	134	(100%)

Occupancy in Member Houses

Full-time	37	(38%)
Weekends	43	(44%)
Rental	13	(14%)
Misc.	4	(4%)
Total	97	(100%)

^a Letter from George Wessler, Bodega Bay Club, to Sharon Maves, Marin County Planning Department, June 1, 1988.

^b Figure is lower than total shown in Table H-1 because it excludes lots owned by the Bodega Bay Club and North Marin Water District

The Club's figures show that 38% of the members' homes are occupied full time. Note that this percentage applies to 77% of all homes in Oceana Marin; occupancy figures for the non-member homes were not included.

As part of a community profile survey, LSA Associates collected data regarding occupancy patterns in Oceana Marin and "Old Town". The survey was conducted as part of the Environmental Impact Report for the proposed Sea Haven project in Oceana Marin (LSA 1988). The data provide information regarding how often homes are used, but not the number of occupants. LSA mailed questionnaires to 412 property owners, and received 191 responses. From the 46% who responded, LSA tabulated the following results.

Table H-3: Results of LSA's Community Profile
Survey for Dillon Beach, 1988 ^{a,b}

In Oceana Marin:

- o 43% of the houses are occupied full time,
- o 57% of the houses are occupied an average of 25 weekends per year,
- o 35% of the part-time houses are rented,
- o approximately half of the rented houses are rented for less than 6 months of the year, and
- o approximately half of the rented houses are rented for 6 months or more of the year.

In "Old Town", which includes all areas of the community other than Oceana Marin,

- o 26% of the houses are occupied full time,
- o 74% of the houses are occupied an average of 11 weekends per year,
- o 40% of the part-time houses are rented,
- o approximately half of the rented houses are rented for less than 6 months of the year, and
- o approximately half of the rented houses are rented for 6 months or more per year

a From LSA Associates, Inc. Addendum of Comments and Responses, Final Environmental Impact Report of the Sea Haven Master Plan, March 1988.

b Results tabulated from 191 questionnaires, which represent 46% of the questionnaires mailed.

A third occupancy study, conducted by the North Marin Water District (NMWD), is the only study to estimate both number of houses occupied during the year, and number of people occupying each house. The estimates are based on water use records provided by Coast Springs Water Company, have been calculated only for Oceana Marin, and are considered to be conservatively high for service planning purposes by NMWD. NMWD estimates an average annual occupancy rate of 48% in Oceana Marin, based on the assumptions in Table H-4 below.

Table H-4: North Marin Water District's
Estimates of Average Annual Occupancy in Oceana Marin, ^a

Full-time Residences	30% at 2.5 persons for 365 days/year,
Summer Residences	70% at 4.5 persons for 107 days/year,
Peak-week	70% at 4.5 persons for 7 days/year
Major Holidays	35% at 4.5 persons for 7 days/year, and
Vacation Residences	7% at 3.0 persons for 237 days/year.

a North Marin Water District. Draft Environmental Impact Report for Oceana Marin Sewerage Project. (n.d.)

Number of Occupants. Finally, two additional sources of data were consulted. The Association of Bay Area Governments (ABAG) and County of Sonoma have recently published estimates of persons per household in Marin and Sonoma counties respectively. ABAG's estimates are shown in Table I-5 below.

Table H-5: ABAG's Persons Per Household
Estimates for Marin County ^a

<u>Year</u>	<u>County</u>	<u>Unincorporated Area</u> ^b
1980	2.43	2.46
1985	2.35	2.38
1990	2.30	2.29
1995	2.26	2.26
2000	2.23	2.24
2005	2.20	2.22

a Association of Bay Area Governments. Projections '87. 1987.
b Referred to as "Remainder" in ABAG analysis.

ABAG applies these figures to all households in a given area. Thus, for Dillon Beach's 299 homes, with ABAG's estimate of 2.29 persons per household in 1990 in unincorporated areas, total population would equal 685 people.

Sonoma County uses similar figures for its subarea "Sonoma Coast/Gualala Basin". This subarea extends the entire length of the Sonoma Coast, and includes towns such as Bodega Harbor, Jenner, and Sea Ranch. Sonoma's figures are shown below.

Table H-6: Estimates of Average Household
Size in the Sonoma Coast/Gualala Basin,
Sonoma County ^a

<u>Year</u>	<u>Persons per Household</u>
1980	2.34
1990	2.28
2000	2.27
2005	2.25

^a Sonoma County Planning Department. Sonoma County General Plan, Land Use Element (Planning Commission Hearing Draft). August 4, 1988.

Sonoma County uses these figures to estimate "population in households", not populations in "seasonal/occasional use" housing units. Interestingly, Sonoma County reports that "residences generally planned as second homes, including Sea Ranch and Bodega Harbor, are not increasingly occupied by permanent residents". Average household size is expected to decrease from 2.34 to 2.25 persons per household from 1980 to 2005.

Dillon Beach Estimates: Current Population. For purposes of the Community Plan, population estimates were based on North Marin Water District's estimates. An average of 48% occupancy was assumed, and an average number of occupants per household of 3.3 persons. Note that 48% at 3.3 is equivalent to 100% at 1.6 persons per dwelling.

To calculate total current population, the total number of existing residences was multiplied by the 48% average annual occupancy rate, then multiplied by 3.3 persons per household. To calculate population density, total population was divided by total gross acreage. These calculations were made for each subarea, then aggregated. Results are shown in Table H-7.

Total current population is estimated to be 471 people. On a given day during the year, far fewer or far more people may be in town than the average population number indicates, especially as it does not account for Lawson's Landing and visitors staying overnight in trailers and campgrounds. The population estimate of 471 corresponds to an average population density of 2.1 persons per acre.

Dillon Beach Estimates: Future Population. To estimate future population at buildout, the following assumptions were made: Oceana Marin's single-family lots would be fully developed; new units on Parcels J, K, L, and M would total 38 units in accordance with Policy CD-4.5; the 19 remaining lots in the Village would be developed, as would the 5 lots in the C-R-1 subdivision in Lawson's Dillon Beach Resort; and 40 units would be constructed in the remainder of Lawson's Resort, as outlined in Policies CD-10.6 to 10.14. The results are also shown in Table H-7. At 48% occupancy, total population would average 842 people, or 80% more than today.

Note that if it is assumed that a full-time occupancy rate of 2.22 persons per unit more accurately portrays community demographics at buildout in 2005, then total population would equal 1,170 people, or a density of 5.2 persons per acre. As with the other estimates, this includes only residential areas within the community expansion boundary, not Lawson's Landing, potential commercial establishments, nor agricultural residences.

Limitations of the Estimates and Their Use. The current and future population estimates are crude at best, as no data are available that accurately reflect occupancy patterns, communitywide. These estimates are presented in the Plan solely as baseline indicators, and have not been used in any way for developing policies for community development, traffic and circulation, nor community facilities. The population figures should be used cautiously until more accurate estimates can be derived.

TABLE H-7: DILLON BEACH POPULATION ESTIMATES

Subarea	Current		Population		Units	Popn.	Future Population	
	Units	Popn.	Acres	Density (persons/acre)			Acres	Density (persons/acre)
Oceana Marin single-family parcels J,K, L, and M	133	211	133.50	1.6	267	423	113.50	3.7
Village	151	239	12.09	19.8	170	269	12.09	22.3
Lawson's Dillon Beach Resort	12	19	2.45	7.8	17	27	2.45	11.0
C-R-1 Subdiv. Remainder	1	2	52.00	0.0	40	63	52.00	1.2
TOTAL	297	471	227.10	2.1	532	842	227.10	3.7

Note:

- (a) Includes only subareas within the community expansion boundary; does not include Lawson's Landing and agricultural areas.
- (b) Assumes full development of single-family lots in Oceana Marin, the Village, and the C-R-1 subdivision of Lawson's Dillon Beach Resort.
- (c) Assumes new units on Oceana Marin Parcels J, K, L, and M and areas of Lawson's Dillon Beach Resort other than the C-R-1 subdivision, in accordance with Community Plan policies.
- (d) Does not account for potential "occupancy" in commercial establishments in Lawson's Dillon Beach Resort.
- (e) Is based on 48% occupancy by an annual average of 3.3 persons per unit.
- (f) Estimates are to be used cautiously; they are not suitable for detailed, project-level planning purposes.

APPENDIX I

CHRONOLOGY OF WORKSHOPS, HEARINGS, AND AGENCY ACTIONS
REGARDING THE DILLON BEACH COMMUNITY PLAN

Community Workshops

March 29, 1988
April 19, 1988
May 24, 1988
June 18, 1988
August 9, 1988
August 23, 1988

Planning Commission Hearings

September 7, 1988 No Action
November 28, 1988 Recommended that Board Certify EIR (Resolution 4142)
Recommended that Board Approve Plan (Resolution 4143)
Recommended that Board Approve LCP Amendments (Resolution
4144)
December 12, 1988 Recommended that Board Approve Rezonings (Resolution 4145)

Board of Supervisors Hearings

December 20, 1988 Certified Final EIR (Resolution 88-331)
Approved Plan (Resolution 88-332)
Declared Intent to Adopt LCP Amendments (Resolution 88-333)
Adopted Ordinance for Rezonings (Ordinance 2989)

Coastal Commission Hearings

February 8, 1989 No Action
April 12, 1989 Approved LCP Amendments (LCP Amendment #1-89)
June 13, 1989 Adopted Revised Findings for LCP Amendments

Board of Supervisors Hearing

August 8, 1989 Adopted LCP Amendments (Resolution 89-216)

EIR = Environmental Impact Report
LCP = Local Coastal Plan, Unit 2