

Local Coastal Program Amendment (LCPA)

APPENDIX

- Appendix 1:** List of Recommended Public Coastal Accessways

- Appendix 2:** Inventory of Visitor-Serving, Commercial, and Recreation Facilities in the Coastal Zone

- Appendix 3:** Coastal Village Community Character Review Checklist (Local Coastal Program Historic Review Checklist)

- Appendix 4:** Design Guidelines for Construction in Areas of Special Character and Visitor Appeal and For Pre-1930's Structures

- Appendix 5:** Seadrift Settlement Agreement

- Appendix 6:** "Geology for Planning in Western Marin County" by David L. Wagner, 1977

- Appendix 7:** Categorical Exclusions Orders and Maps

- Appendix 8:** Certified Community Plans:
 - a. Dillon Beach Community Plan
 - b. Bolinas Gridded Mesa Plan

Appendix 1

List of Recommended Public Coastal Accessways (Arranged by APN)

Sources: Unit I and Unit II Local Coastal Programs,
CDA/County Parks research,
California Coastal Commission (CCC) records

Unit I/II LCP recommendations for acquiring or maintaining public access (LCP p. #)	Coastal Commission- required Public Access Offers to Dedicate (OTDs) or deed restrictions	APN, if changed	Status/Notes
100-040-33 (Public pedestrian access shall be maintained to Estero de San Antonio on dirt road north of Oceana Marin; Unit II, p. 22; see also 100-100-57)			
100-100-30 (Vertical access shall be provided next to Oceana Marin; Unit II, p. 22)			<i>100-100-30 owned by Saint Antony Monastery. Deed Number 99-072481, Parcel number three carries an easement for general road purposes.</i>
100-100-46 (Lateral and/or blufftop access shall be required on all parcels north of 100-100-46/north of Oceana Marin; Unit II, p. 22; LCP also states that lateral access shall be required on all parcels between 100-100-46 and Walker Creek delta at 104-040-03, p. 21)			<i>All parcels north of 100-100-46 are owned by Saint Antony Monastery.</i>
100-100-48	CCC Permit #1-86-021, Lawson		<i>Lateral public access OTD accepted by Marin Co. 1/22/1998; Document 1998-003901</i>

100-100-57 (Public pedestrian access shall be maintained to Estero de San Antonio on dirt road north of Oceana Marin; Unit II, p. 22; see also 100-040-33)			<i>Owned by Saint Antony Monastery?</i>
104-030-02 (Vertical and lateral access should be provided consistent with resource protection; Unit II, p. 18)			<i>Owned by Audubon Canyon Ranch; no public access</i>
104-030-05 (Vertical and lateral access should be provided consistent with resource protection; Unit II, p. 18)			<i>Owned by State of California as part of Keys Creek Fishing Access (public)</i>
104-030-08 (Vertical and lateral access should be provided consistent with resource protection; Unit II, p. 18)			<i>Owned by State of California as part of Keys Creek Fishing Access (public)</i>
104-040-03 (Lateral access shall be required between 100-100-46 and 104-040-03; Unit II, p. 21)			<i>No public access</i>
104-040-08 (Vertical and lateral access should be provided consistent with resource protection; Unit II, p. 18)			<i>Owned by State of California as part of Keys Creek Fishing Access (public)</i>
104-040-12 (Vertical and lateral access should be provided consistent with resource protection; Unit II, p. 18)			<i>Owned by State of California as part of Keys Creek Fishing Access (public)</i>
104-040-25 (LCP acknowledges previous OTD for lateral access and recommends acceptance; Unit II, p. 21)	CCC Permit #183-77, 3225 Dillon Beach Rd.		<i>Lateral public access OTD accepted by Marin Co. 1/22/1998</i>

104-110-08 (Vertical and lateral access recommended at Jensens Oyster facility; Unit II, p. 18; purchase of easement also recommended by Policy 4, p. 22)			<i>Property apparently owned by GGNRA</i>
104-150-01 (Nick's Cove; vertical and lateral access shall be maintained; Unit II, p. 18)	CCC Permit #A-2-MAR-03-019, 23115 Shoreline Hwy.		<i>Lateral and vertical OTDs have not been accepted</i>
104-150-02 (Nick's Cove; vertical and lateral access shall be maintained; Unit II, p. 18)		Renumbered as 104-150-11	<i>No public access</i>
104-150-07 and 08 (South of Nick's Cove; access shall be required; Unit II, p. 18)			<i>No public access</i>
104-160-01 (Vertical and lateral access plus parking shall be required if use changes; Unit II, p. 19)			<i>Owned by Audubon Cyn. Ranch; no public access</i>
104-160-15 and 16 (Vertical and lateral access shall be provided; Unit II, p. 19)		Parcels merged? Renumbered?	<i>No public access</i>
104-180-13 (Lateral access shall be provided; Unit II, p. 19)	CCC Permit #51-81, 22495 Shoreline Hwy., Tomales Bay		<i>Lateral public access OTD accepted by Marin Co. 4/9/2002; Document 2002-0028221</i>
104-180-14 (Lateral access shall be provided; Unit II, p. 19)	CCC Permit #36-81, 22485 Shoreline Hwy., Tomales Bay		<i>Lateral access OTD accepted by Marin Co. 4/9/2002; Document 2002-0028221</i>
104-180-15 (Existing OTD acknowledged and recommended for acceptance to provide lateral access; Unit II, p. 19)		Renumbered as 104-180-17, perhaps merged with 104-180-16	<i>CCC records do not show this OTD. Perhaps the OTD referred to in the LCP was actually on APN 104-180-13 or 14, as noted above?</i>

104-180-16 (Existing OTD acknowledged and recommended for acceptance to provide lateral access; Unit II, p. 19)			<i>Perhaps the OTD referred to in the LCP was actually on APN 104-180-13 or 14, as noted above?</i>
104-190-31 (Vertical and lateral access shall be provided; Unit II, p. 19)			<i>No public access</i>
104-190-32 (Vertical and lateral access shall be provided; Unit II, p. 19)			<i>Owned by Audubon Cyn. Ranch; public access allowed</i>
104-190-43 (Shoulder parking for viewing purposes shall be maintained; Unit II, p. 19)			<i>No public access</i>
104-190-44 (Shoulder parking for viewing purposes shall be maintained; Unit II, p. 19)			<i>No public access</i>
104-190-45 (Shoulder parking for viewing purposes shall be maintained; Unit II, p. 19)			<i>No public access</i>
104-190-46 (Shoulder parking for viewing purposes shall be maintained; Unit II, p. 19)			<i>No public access</i>
104-210-09 (Purchase of easement recommended, Unit II Policy 4, p. 22; see also Unit II p. 19)			<i>Owned by GGNRA</i>
104-220-01 (Shoulder parking for viewing purposes shall be maintained; Unit II, p. 19)			<i>No public access</i>

<p>104-220-05 (At least three vertical accessways shall be provided from #104-220-05 south through 104-210-90, at one-quarter-mile intervals, plus lateral access shall be required on all these lots and shoulder parking shall be maintained in at least three locations; Unit II, p. 19)</p>			<ul style="list-style-type: none"> • <i>104-210-09 owned by GGNRA</i> • <i>104-210-15 owned by Audubon Cyn. Ranch</i> • <i>No public access on 104-220-05;</i> • <i>Marin Co. owns 104-220-06;</i> • <i>No public access on 104-220-07 or 104-230-08;</i> • <i>104-230-09 owned by GGNRA, but is largely a marsh;</i> • <i>104-230-10 owned by Pt. Reyes Nat'l. Seashore Assoc. but largely marsh</i> • <i>No public access on 104-230-17, 18</i> • <i>104-230-21 owned by Audubon Cyn. Ranch</i> • <i>No public access on 104-230-22</i> • <i>104-230-23 owned by GGNRA; may have informal parking area</i>
<p>104-230-03 (Purchase of easement recommended, Unit II Policy 4, p. 22)</p>		<p>Renumbered as 104-230-23, together with old 104-230-04</p>	<p><i>Owned by GGNRA</i></p>
<p>104-230-04 (Purchase of easement recommended, Unit II Policy 4, p. 22)</p>		<p>See 104-230-03</p>	<p><i>Owned by GGNRA</i></p>
<p>106-020-12 (Lateral and maybe vertical access recommended; Unit II, p. 20; purchase of easement also recommended by Policy 4, p. 22)</p>			<p><i>No public access</i></p>

106-020-17 (Lateral and maybe vertical access recommended; Unit II, p. 20; purchase of easement also recommended by Policy 4, p. 22)			<i>No public access</i>
106-020-31 and 32 (Marshall area; LCP acknowledges state ownership of two parcels in this area; Unit II, p. 20)			
106-020-33 (Lateral and maybe vertical access recommended; Unit II, p. 20)			<i>Owned by Audubon Cyn. Ranch</i>
106-030-16 (Vertical and lateral access shall be required; Unit II, p. 20; purchase of easement also recommended by Policy 4, p. 22)			<i>No public access</i>
106-040-01 (Vertical and lateral access shall be required; Unit II, p. 20; purchase of easement also recommended by Policy 4, p. 22)			<i>Owned by Marin Co. Open Space District</i>
106-040-02 (Vertical and lateral access shall be required; Unit II, p. 20; purchase of easement also recommended by Policy 4, p. 22)			<i>Owned by Marin Co.</i>
106-040-03 (Vertical and lateral access shall be required; Unit II, p. 20; purchase of easement also recommended by Policy 4, p. 22)			<i>No public access</i>
106-040-06 (Vertical and lateral access shall be required; Unit II, p. 20)			<i>No public access</i>

106-050-10 (Lateral access shall be provided; Unit II, p. 20)			<i>Owned by Audubon Cyn. Ranch; public access allowed</i>
106-210-33 (Vertical and lateral access shall be required; Unit II, p. 20; public purchase also recommended by Policy 4, p. 22)		Renumbered as 106-301-06	<i>Owned by GGNRA</i>
106-210-41 (LCP states that previous CCC permit required an OTD, but that the OTD need not be accepted due to access on adjacent property at Marconi Cove; Unit II, p. 20)		Parcel apparently renumbered as 106-210-72	<i>No record of OTD being recorded or accepted</i>
106-210-46 (Vertical and lateral access shall be required; Unit II, p. 20; purchase of easement also recommended by Policy 4, p. 22)			<i>Owned by GGNRA</i>
106-210-58	CCC Permit #462-74, Cypress Point Farm, Shoreline Hwy., Tomales Bay		<i>Deed restriction allowing public access recorded 11/14/1974</i>
106-270-04 (Lateral access shall be extended south from Marconi Cove; Unit II, p. 21)			<i>No public access</i>
106-270-07 (Lateral access shall be extended south from Marconi Cove; Unit II, p. 21)			<i>Owned by GGNRA</i>
106-270-08 (Lateral access shall be extended south from Marconi Cove; Unit II, p. 21)			<i>No public access</i>

106-270-09 (Lateral access shall be extended south from Marconi Cove; Unit II, p. 21)		Renumbered as 106-270-14	<i>Owned by GGNRA</i>
106-270-10 (Lateral access shall be extended south from Marconi Cove; Unit II, p. 21)			
106-280-02 (Lateral access shall be required; Unit II, p. 21)			<i>No access</i>
106-280-03 (Lateral access shall be required; Unit II, p. 21)			<i>No access</i>
106-280-05 (Lateral access shall be required; Unit II, p. 21)	CCC Permit #2-82-003, 17523 Shoreline Hwy., Tomales Bay		<i>Lateral access OTD accepted by Marin Co. 9/24/2002; Document 2002-008368</i>
106-280-06 (Lateral access shall be required; Unit II, p. 21)			<i>Public access easement confirmed; Document 2002-008368</i>
106-280-07 (Lateral access shall be required; Unit II, p. 21)		Renumbered as 106-280-16	<i>No public access</i>
106-280-10 (Lateral access shall be required; Unit II, p. 21)			<i>No public access</i>
106-280-14 (Lateral access shall be required; Unit II, p. 21)			<i>No public access</i>
106-290-01 (Lateral and vertical access shall be required; Unit II, p. 21)		Renumbered as 106-290-03?	<i>Owned by GGNRA?</i>

112-042-03 (Chicken Ranch Beach; existing public access OTD acknowledged including possible acceptance; Unit II, p. 15)		Renumbered as 112-042-07	<i>112-042-07 is a developed parcel; nearby parcel 112-142-05 (Chicken Ranch Beach) is owned by State Lands Commission</i>
112-091-04 (Lateral access shall be required; Unit II, p. 15; purchase of easement also recommended by Policy 4, p. 22)			<i>Parcels or easements owned by County of Marin</i>
112-091-06 (Lateral access shall be required; Unit II, p. 15; purchase of easement also recommended by Policy 4, p. 22)			<i>Parcels or easements owned by County of Marin</i>
112-091-09 (Lateral access shall be required; Unit II, p. 15; purchase of easement also recommended by Policy 4, p. 22)			<i>Parcels or easements owned by County of Marin</i>
112-101-01	CCC Permit #2-82-020, Golden Hinde Boatel		<i>Vertical and lateral public access OTDs accepted by Marin Co. on 7/24/2001</i>
112-101-05 (Lateral access shall be required; Unit II, p. 16)	CCC Permit 1-92-33, south of Golden Hinde Boatel		<i>Parcel or easement owned by Inverness Foundation; deed restriction for public access recorded 6/26/1992</i>
112-101-06 (South of Golden Hinde Boatel; lateral access shall be required; Unit II, p. 16)			<i>No public access</i>
112-101-09, 10, or 11 (Vertical access shall be provided over existing trail; Unit II, p. 16)			<i>No public access</i>

112-101-16 (Existing public access OTD acknowledged and recommended for acceptance; Unit II, p. 15)	CCC Permit #657-75, 12000 Sir Francis Drake Blvd., Inverness		<i>Vertical public access OTD accepted by Marin Co. 4/13/1981</i>
112-101-16 (Existing public access OTD acknowledged and recommended for acceptance; Unit II, p. 15)	CCC Permit #657-75, 12000 Sir Francis Drake Blvd., Inverness		<i>Lateral OTD accepted by Marin Co. 4/13/1981; Document 81-00554102</i>
112-123-01 (Vertical access shall be provided over existing trail; Unit II, p. 16; see parcel 112-101-09 above)			<i>No public access</i>
112-123-04, 05, 06, and 07 (Lateral access shall be required; Unit II, p. 16)			<i>Access easement confirmed on 112-123-05; Document 2010-000223; Unclear if 112-123-07 ever existed</i>
112-151-01 (Owned by Audubon Cyn. Ranch; should be maintained open, Unit II, p. 16)		Parcel renumbered to 112-151-21	<i>Open to public use, managed by Audubon Cyn. Ranch</i>
112-193-03 (Children's Beach; access shall be maintained; Unit II, p. 16)			<i>Due to tidal/storm action, public access is virtually nonexistent on this parcel</i>
112-256-03 (Children's Beach; access shall be maintained; Unit II, p. 16)			
112-310-04 (Children's Beach; access shall be maintained; Unit II, p. 16)			
112-310-06 (Children's Beach; lateral access shall be provided; Unit II, p. 16)		112-310-06 and 112-310-05 together were renumbered as 112-310-38, then again renumbered as 112-310-39 and 40, respectively	<i>112-310-39 is owned by the National Park Service</i>

112-310-19 (Inverness Store)	CCC Permit #2-81-50, Inverness Store		<i>Vertical and lateral public access OTDS accepted by Marin Co. 7/24/2001</i>
112-310-20 (Adjacent to Inverness Store; vertical and lateral access shall be provided; Unit II, p. 17)			<i>Owned by Inverness Foundation as Martinelli Park</i>
112-310-25 (Next to former Inverness Library; both vertical and lateral access shall be provided; Unit II, p. 16)			<i>Owned by GGNRA</i>
112-310-33	CCC Permit #1-90-58, 12794 Sir Francis Drake Blvd., Inverness		<i>Vertical and lateral public access OTDS accepted by Marin Co. 7/24/2001</i>
114-062-11 & 12 (Existing public access OTD is acknowledged, but not recommended for access due to sensitive habitat and because Shields Saltmarsh is adjacent; Unit II, p. 17)		The two parcels were renumbered as 114-062-13	<i>Owned by Audubon Cyn. Ranch as part of Shields Saltmarsh public access</i>
114-072-23 (12650 Sir Francis Drake Blvd.; existing public access OTD acknowledged and recommended for acceptance; Unit II, p. 17)	CCC Permit #210-79, 12650-54 Sir Francis Drake Blvd., Inverness	Parcel apparently renumbered as 114-072-24 and 25	<i>Lateral and vertical public access OTDS accepted by Marin Co. on 7/21/2001</i>
114-072-23 to 119-040-13 (Levee trail running between these parcels recommended for limited public use with closure during spring nesting season, Unit II, p. 17)		119-040-13 was renumbered as 119-040-28	<i>Owned by NPS (part of former Giacomini wetlands)</i>
114-082-02 (Vertical easement shall be provided, to connect to levee trail; Unit II, p. 17)			<i>No public access</i>

(114-082-01 and 03) (Vertical access shall be provided as an alternative to 114-082-02 above; Unit II, p. 17)			<i>No public access; Audubon Cyn. Ranch owns 114-082-01</i>
193-142-07	CCC Permit #277-79, 49 Terrace Ave., Bolinas		<i>Lateral public access OTD accepted by Bolinas Public Utilities District, 11/5/1997</i>
193-142-15	CCC Permits #219-79 and #1-88-016, 100 Brighton Ave., Bolinas		<i>Lateral public access OTDs (2) accepted by Bolinas Public Utilities District, 11/5/1997 and 10/4/2001</i>
193-142-24	CCC Permit #2-83-24, 65, 71, 75, 77, 79, 81 Crescente Ave., Bolinas		<i>Combined lateral public access OTD accepted by Bolinas Public Utilities District, 7/11/2006</i>
193-151-04, 11, 16, 17, 18, 19, 20, 21	CCC Permit #2-83-24, 65, 71, 75, 77, 79, 81 Crescente Ave., Bolinas		<i>Combined lateral public access OTD accepted by Bolinas Public Utilities District, 7/11/2006</i>
195-032-52	CCC Permit #2-84-013, Seadrift Rd.		<i>Deed restriction for lateral public access recorded 3/26/1986</i>
195-062-08 (The Unit I LCP states that vertical access at Walla Vista shall be opened and maintained, p. 8)	CCC Permit #179-79, Walla Vista, Stinson Beach		<i>Deed restriction for vertical public access recorded 12/31/79</i>
195-062-09	CCC Permit #180-79, Walla Vista, Stinson Beach		<i>Deed restriction for vertical public access recorded 12/31/79</i>
195-062-11	CCC Permit #182-79, Walla Vista, Stinson Beach		<i>Deed restriction for vertical public access recorded 12/31/79</i>
195-070-36	CCC Permit #2-84-013, Seadrift Rd.		<i>Deed restriction for lateral public access recorded 3/26/1986</i>

<p>195-132-14 (The Unit I LCP states that in addition to Walla Vista an accessway shall be opened and maintained at an unspecified location in the Calles, p. 8)</p>	<p>CCC Permit #82-30, 21 & 29 Calle del Occidente, Stinson Beach.</p> <p>Note also Marin Co. Permit #96-266 for development at seaward end of Calle del Onda adjacent to Upton Beach which required lateral and vertical public access OTD on AP# 195-162-36 and 37, recorded on March 20, 2000.</p>		<p><i>Lateral public access OTD required by Permit #82-30 was accepted by Marin Co. 1/22/1998;</i></p> <p><i>Status of OTD required by Permit #96-266 unclear.</i></p>
<p>195-162-40</p>	<p>CCC (or Marin Co.?) Permit #MAR-85-061, 26 and 28 Calle del Sierra, Stinson Beach</p>		<p><i>Lateral public access OTD accepted by Marin Co. 1/22/1998</i></p>
<p>195-163-29</p>	<p>CCC Permit #2-82-31, 33 Calle del Sierra, Stinson Beach</p>		<p><i>Deed restriction recorded 5/5/1984</i></p>
<p>??111-042-03 (See Unit I Access Policy #11, p. 9)</p>	<p>CCC Permit #31-78, Commonweal, 451 Mesa Rd., Bolinas</p>	<p>There is no book 111; perhaps this is meant to be APN 188-170-60?</p>	<p><i>Vertical and lateral OTDs accepted by US Government 1/15/1980</i></p>

Local Coastal Program Amendment (LCPA)
APPENDIX #2
Inventory of Visitor-Serving, Commercial, and Recreational Facilities

TABLE 1
Food, Beverage, and Other Commercial Services in the Coastal Zone

Location, Name	Grocery	Restaurant and/or Bar	Gas and/or auto repair	Other
DILLON BEACH				
Dillon Beach Resort	Y			
Dillon Beach Café		Y		
Link System ATM				Y
Post Office				Y
TOMALES				
Diekmann's General Store	Y			
Tomales Deli and Café		Y		
William Tell House Restaurant		Y		
MARSHALL/ EAST SHORE				
Marshall Store	Y			
Nicks Cove		Y		
Baring Witness		Y		
Post Office				Y
Link System ATM				Y
INVERNESS				
Manka's Inverness Lodge		Y		
Vladimir's Czech Restaurant		Y		
Golden Hinde		Y		
Priscilla's Café		Y		
Barnaby's by the Bay		Y		
Post Office				Y
Inverness Store	Y			
POINT REYES STATION				
Palace Market	Y			
Golden Point Produce	Y			
Old Western Saloon		Y		
Whale of a Deli		Y		
Indian Peach Food Co		Y		
Stellina Pizza		Y		
Pine Cone Diner		Y		
Osteria Stellina		Y		
Café Reyes		Y		
Rosie Cowboy Cookhouse		Y		
Bracken Auto Service				
Cheda Chevrolet				
Post Office				Y
Wells Fargo				Y
First Savings Bank				Y
Greater Bay Bank				Y
Local ATM				Y
OLEMA				
Olema Farm House		Y		
Roundstone Farm Inn		Y		
Farm House & Deli		Y		
Lynk Systems ATM				Y
RV Resort and Campground				Y
Local ATM				Y
Post Office				Y
BOLINAS				
Bolinas Supermarket	Y			

Location, Name	Grocery	Restaurant and/or Bar	Gas and/or auto repair	Other
Bolinas People Store	Y			
Blue Heron Inn Restaurant		Y		
Coast Café		Y		
Post Office				Y
First Federal Savings				Y
Smiley's Saloon and Hotel		Y		
STINSON BEACH				
Parkside Snack Bar		Y		
Parkside Café		Y		
Post Office				Y
First Federal Savings ATM				Y
Stinson Beach Grill		Y		
Sand Dollar Restaurant		Y		
Stinson Beach Market	Y			
MUIR BEACH				
Pelican Inn		Y		
TOTALS	9	29	0	18

**TABLE 2
Public Parks and Recreation Facilities in the Coastal Zone**

Jurisdiction, Name	Park Acres Coastal Zone	Park Acres Marin County	Shoreline (miles)	Campsites/ hostel (sites / beds)	Parking	Other Amenities
Federal						
Golden Gate National Recreation Area (GGNRA)	6,503	24,753	14		1,885 spaces	
Point Reyes National Seashore (PRNS)	27,410	54,717	85	115 hostel rooms; 4 campgrounds (~40 sites)	Y	restrooms, showers, picnic areas, vista points, trails, open space, 3 visitor centers, 2 educational centers
State						
Keys Creek Fishing Area	27	40	0.38	n/a	Lot	restrooms, picnic areas
Marconi Conference Center	58	58	0	40 guestrooms	Lot	restrooms, showers, 4 conference centers, dining
Mount Tamalpais State Park	1,168	6,392	3	9 cabins, 7 campsites	Lot	
Stinson Beach Facility	2	2	0	No	Lot	restrooms, showers, picnic areas
Tomales Bay Fishing Area	50	52	1	No		
Tomales Bay State Park	2,347	2,427	6	No	Lot	
Walker Creek Marsh	11	13	0.3			
County						
Agate Beach	14	14	0.46	No	Lot	restrooms, vista points, trails, open space
Bolinas Lagoon	132	1,107	8	No	Street	
Bolinas Park	1	1	0	No	Street	restrooms, tennis courts, drinking fountain
Chicken Ranch Beach	3	6	0.21	No	Lot	restrooms, vista points, trails, open space, kayak access, benches
Miller Park Boat Launch	3	6	0.14	No	Lot	restrooms, picnic areas, vista points, overnight parking
Point Reyes Playground	1	1	0	No	Street	restrooms, picnic areas, playground
Upton Beach	6	13	0.66	No	Street	
Village Green	0.62	0.62	0	No	Street	picnic areas, trails, benches, drinking fountain, picnic tables, basketball
Whitehouse Pool	23	23	0	No	Lot	restrooms, picnic areas, vista points, trails, open space
Vedanta Trail	n/a	n/a	0	No	Street	
Total	37,757	89,627	118	---	---	---

TABLE 3
Overnight Accommodations in the Coastal Zone
updated 11/20/2012

Location, Name	Hotel/ Motel/ Inn/ Bed and Breakfast (rooms)	Private Rentals (units)	Campsites	Trailer RV (spaces)	Hostel (beds)	Capacity (# of ppl)
DILLON BEACH						
Abalone Alcove		1				6
Absolute Vista		1				10
Beachnest		1				6
Breaking Waves		1				5
C's		1				12
Canyon Del Sol		1				10
Coastal Cottage		1				5
Dancing Moon		1				9
Dill n' Thyme		1				6
Dillon Beach Old Town		1				10
Dillon Beach Resort		3				6
Dillon Beach Yacht Club		1				12
Duncan's Dunes		1				9
Etoile de Mer		1				10
Knot-a-Care		1				10
Lawson's Resort & RV Park at Lawson's Landing*			650	see campsites*		1300
Lindo Mar		1				6
Memories by the Sea		1				9
Nautical Nook		1				6
Osprey Landing		1				10
Petersen's Beach House		1				2
Point of View		1				8
Sea Breeze		1				8
The Sea Captain		1				6
Sea Crest		1				6
Seas the Day		1				11
Surf View		1				8
Surly Clam		1				9
Treasure Box		1				8
Uli Kohola - The Blue Whale		1				8
Wabi Tei		1				10
Whale Watcher		1				12
Windmist Cottage		2				10
<i>Other Vacation Rentals (10)</i>		14				46
TOMALES						
The Continental Inn	10					20
Not-a-Bank		1				4
<i>Other Vacation Rentals (none)</i>		0				0
MARSHALL / EAST SHORE OF TOMALES BAY						
Ann's View on Tomales Bay		2				4
Bayglow Cottage		1				6
Blue Bay Beach Cottage		1				6

Location, Name	Hotel/ Motel/ Inn/ Bed and Breakfast (rooms)	Private Rentals (units)	Campsites	Trailer RV (spaces)	Hostel (beds)	Capacity (# of ppl)
Coal & Feed		1				8
High Tide Cottage		1				6
Inn at Tomales Bay	5					10
Marconi Conference Center	40					80
The Mermaid's House		2				4
Nick's Cove Cottages		12				48
Poet's Loft		2				4
Ravensview Cottage		1				5
Sea Mist Cottage		2				6
<i>Other Vacation Rentals (2)</i>		2				4
INVERNESS						
Bayshore Cottage		1				2
Boat-In Camping on Tomales Bay (PRNS)**			20			241
Dancing Coyote Beach B&B	3					6
Inverness Secret Garden Cottage		1				2
Inverness Valley Inn	20					40
Ladderloft Cottage		1				4
Manka's Inverness Lodge	6					12
Motel Inverness	7					16
On the Waterfront B&B	1					2
Osprey Peak B&B	2					4
Point Reyes Farmstay		1				6
Point Reyes Hostel					56	56
Seahaven Vista		1				8
Smitty's Cottage on the Beach		2				4
Ten Inverness Way	5					10
Tomales Bay Resort	35					70
The Trees by Tomales Bay		1				7
<i>Other Vacation Rentals (3)</i>		3				6
POINT REYES STATION						
Abalone Inn	3					8
Annie's Garden Cottage		1				2
Apple Cottage		1				2
Artist's Retreat		1				3
Bay View Cottage		1				2
Berry Patch Cottage & Hideaway		2				6
Black Heron Inn	3					6
The Blackthorne		1				12
Coast Campground (PRNS)			14			28
Egret's Overlook Home		1				4
Ferrando's Hideaway Cottages	2					4
Frank's Place		1				5
Gallery Cottage		1				2
Holly Tree Inn & Cottages	7					17
Jasmine Cottage		1				2
Knob Hill Cottage		3				6
Laurel Ridge Cottage		1				2

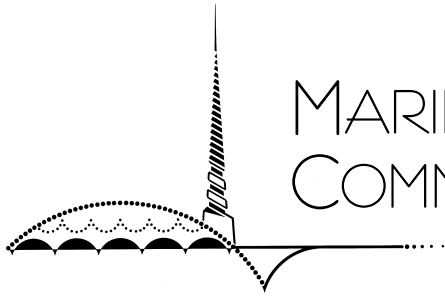
Location, Name	Hotel/Motel/Inn/Bed and Breakfast (rooms)	Private Rentals (units)	Campsites	Trailer RV (spaces)	Hostel (beds)	Capacity (# of ppl)
Lavender House Cottage		1				4
Lingonberry Farm B&B	3					6
Lone Fir Cottage		1				4
Marsh Cottage B&B	1					3
Morning Glory Cottage		1				2
Neon Rose		1				2
Old Creamery Cottage		2				9
Old Point Reyes Schoolhouse Compound		5				25
One Mesa Bed & Breakfast	6					17
Owl Hollow Cottage		1				2
Pinecrest		1				2
Point Reyes Country Inn and Stables	10					20
Point Reyes Station Inn	5					10
Point Reyes Vineyard Inn	3					8
Point Reyes Vista		1				6
Rosemary Cottages B&B	2					11
Seven Grey Foxes B&B	2					4
Sky Campground (PRNS)			12			24
Terri's Homestay		1				2
Tree House		3				6
Waldo's Ranch House		1				10
Wildcat Campground (PRNS)			8			16
Windsong Cottage		1				2
<i>Other Vacation Rentals (5)</i>		5				10
OLEMA						
Alta Olema B&B	6					14
Bear Valley Inn	4					12
Inn at Roundstone Farm	5					10
Olema Cottages		8				28
Olema Druids Hall	4					8
Olema Inn	6					12
Olema Ranch Campground			107	80		374
Point Reyes Seashore Lodge	24					48
<i>Other Vacation Rentals (none)</i>		0				0
BOLINAS						
Blue Heron Inn	2					4
The Bolinas Cottage		1				4
Briarcombe		3				14
The Garden Room		1				4
The Grand Hotel		2				4
Juniper House		1				5
Lavender Hill		1				4
Loft at Woodville Ranch		1				4
Mornell Estate		1				7
The Perch		1				6
Smiley's Schooner Saloon & Hotel	6					12
<i>Other Vacation Rentals (7)</i>		8				32

Location, Name	Hotel/Motel/Inn/Bed and Breakfast (rooms)	Private Rentals (units)	Campsites	Trailer RV (spaces)	Hostel (beds)	Capacity (# of ppl)
STINSON BEACH						
Anchorage Inn B&B	1					2
Crispin's Cottage		1				2
The Landsburgh Chevalier Estate		1				11
Ocean Court Motel	14					28
Ocean View House		1				4
Patterson Sand Castle		1				2
Redwoods Haus Inn	3					11
Rocky Point-Steep Ravine Environmental Camp (Mt Tam State Park)			7			14
Sandpiper Motel	10					34
Serenity at Seadrift		1				2
Steep Ravine Cabins (Mt Tam State Park)			9			18
Stinson Beach Motel	6					12
Stinson Beachfront		2				6
Wit's End		1				8
<i>Other Vacation Rentals (192)</i>		192				1236
MUIR BEACH						
Pelican Inn	7					14
The Cottage at Muir Beach		1				4
Bicentennial Campground (GGNRA)			3			9
<i>Other Vacation Rentals (none)</i>		0				0
TOTALS	279	357	830	80*	56	4659
LCP Unit I/II Totals	84	n/a	235	331	40	n/a
Difference (#)	195	n/a	595	-251	16	n/a
Difference (%)	232%	n/a	253%	-76%	40%	n/a

*Per the Dec 2011 Revised CCC Findings on Lawson's Landing, it is estimated that Lawson's can accommodate approximately 650 total campsites as follows:

Area 1: 3.75 acres; ~81 RVs/tents; 21.6 density (sites/acre)
Area 2: 12.06 acres; ~233 Travel Trailers/RVs/tents; 19.3 density
Area 3: 5.84 acres; ~86 tents; 14.7 density
Area 4: 11.88 acres; ~250 RVs/tents; 21.04 density
Totals: 33.53 acres; ~650 campsites; 19.4 density

**Boat-in camping is allowed on national park beaches on the west side of Tomales Bay north of Tomales Bay State Park's Indian Beach. There are 17 individual beach sites where camping is allowed, and twenty permits are available each day as follows: 9 permits for 1-6 people; 8 permits for 7-14 people; 3 permits for 15-25 people.



LOCAL COASTAL PROGRAM HISTORIC REVIEW CHECKLIST

This checklist must be completed for all new construction, alterations, and additions in historic areas designated in the Local Coastal Program and for individual pre-1930 structures located in the coastal zone but outside of the boundaries of the historic areas. The checklist applies to all structures, including signs. For more information, please consult the Marin County Local Coastal Program Historic Study.

Please check the appropriate box in applicable categories.

YES **NO** **N/A**

A. NEW CONSTRUCTION, ALTERATIONS AND ADDITIONS

Does the Project:

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Preserve distinguishing original qualities or character of the structure or site and its environment? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Retain or preserve any previous modifications that evidence the history and development of the structure or site? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Retain or preserve distinctive stylistic features or examples of skilled craftsmanship which characterize the building's structure or site? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Has every reasonable effort been made to provide a compatible use for the property in this community? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Give consideration to harmonizing street furniture and signs? |

B. NEW CONSTRUCTION

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Is the roof shape similar to adjacent structures? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Is the building height consistent with surrounding structures? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Do the front facades give similar directional expressions (vertical or horizontal)? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Are building setbacks similar to adjacent structures? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Will new landscape features (including parks, gardens, fencing, benches, walkways and signs), be compatible with the character of the neighborhood? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Is the design compatible in scale, design, materials and texture with surrounding structures? |

YES **NO** **N/A**

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Will a contemporary design that is compatible with the mood and character of the surrounding neighborhood be used? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8. Will mechanical equipment such as air conditioners and television antennae be placed in conspicuous locations? |

C. ALTERATIONS, RESTORATIONS

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Has the applicant applied for designation of a historic structure? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Does the State Historic Building Code apply? |

Will the proposed project:

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Retain the front of the building to preserve the architectural and historic character of the building? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Retain distinctive features such as the size, scale, mass and building materials, including roofs, porches and stairways that give the community its character? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Retain landscape features (including parks, gardens, fencing, benches, signs walkways), that reflect the structure's development and history? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Place new additions without destroying local point views? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Preserve or duplicate original details (such as cornices, brackets, windows, doors, shutters, siding, railing) of architectural significance)? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8. Repair or stabilize weakened structural members and systems? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 9. Retain original materials where possible? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 10. Preserve the original roof shape and material? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 11. Retain or replace, where necessary, architectural features in the roof such as dormer windows, chimneys, cornices and brackets? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 12. Improve the thermal performance of the building through weather-stripping without damaging window and door frames? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 13. Improve or repair drainage to prevent damage to the structure or foundation where necessary? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 14. Retain any previous modifications that evidence the history and development of the structure? |

15. Make alterations and new additions in such manner that they can be removed in the future without impairing the essential form and integrity of the structure?

YES NO N/A

D. RESTORATION

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Are any deteriorated architectural features being repaired rather than replaced, where possible? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Where replacement of deteriorated architectural features is necessary, do new materials match the material being replaced in color, texture, composition and design? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Will cleaning methods undertaken damage the historic building materials? |

E. DEMOLITION

- | | | | |
|--------------------------|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Is the building or structure of such architectural or historic interest that its removal would be to the detriment of public interests? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Is the building or structure of such interest or significance that it could be designated as a National, State or local historic landmark? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Is the building of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the County? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Would retention of the building or structure promote the general welfare of the community by encouraging study of local history, architecture and design or by developing an understanding of the importance and value of the local culture and heritage? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Can the structure be converted to another use? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Is the structure in a state of major disrepair? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8. Has the local historical group or society been contacted? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 9. Has the State Historic Preservation Office been contacted? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 10. Has an attempt been made to locate a purchaser for the property? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 11. Has an alternative site for the structure been researched? |

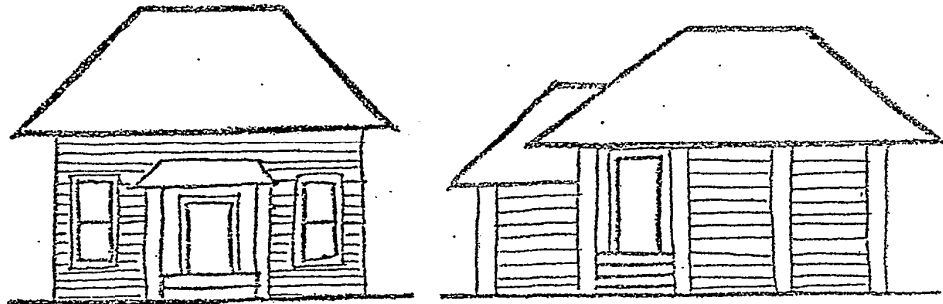
Appendix 4

DESIGN GUIDELINES FOR CONSTRUCTION IN AREAS OF SPECIAL CHARACTER AND VISITOR APPEAL AND FOR PRE-1930'S STRUCTURES

Technology has quickened the pace of change and introduced a great variety of building materials and construction methods. Since personal tastes and social attitudes often govern today's choice of materials and methods, design review has been introduced to guarantee carefully executed design solutions.

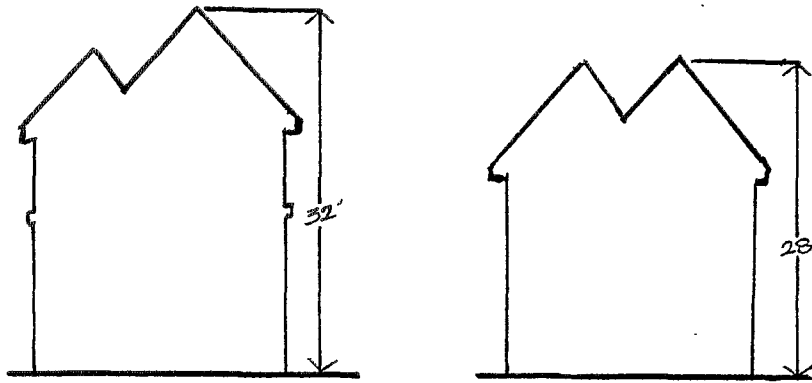
The landscape and buildings of a healthy community exhibit continuity of a community's past and present. In recognition of this concept, a properly instituted design review program aims to insure guided freedom for future growth in historic areas. Design review will vary according to conditions in particular communities, but should insure that new buildings conform in scale, proportions and texture to existing community form.

The design principles and standards below are intended to insure maximum compatibility of remodeling and new construction with older buildings in historic districts.



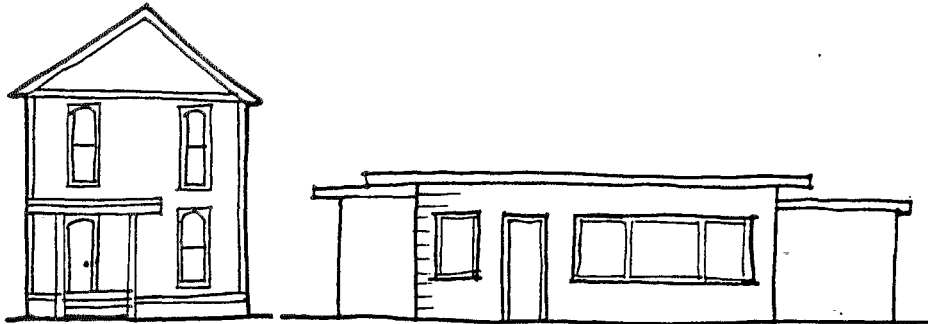
REPETITION OF ROOF SHAPE

Similarity of roof shapes is often the most important means for achieving continuity in design between new and old buildings in historic areas. Roofs are an important factor in the overall design of a building to help relate items such as height and scale to those adjacent structures:



CONSISTENT BUILDING HEIGHT

New buildings should be constructed to a height within a reasonable average height of existing adjacent buildings.



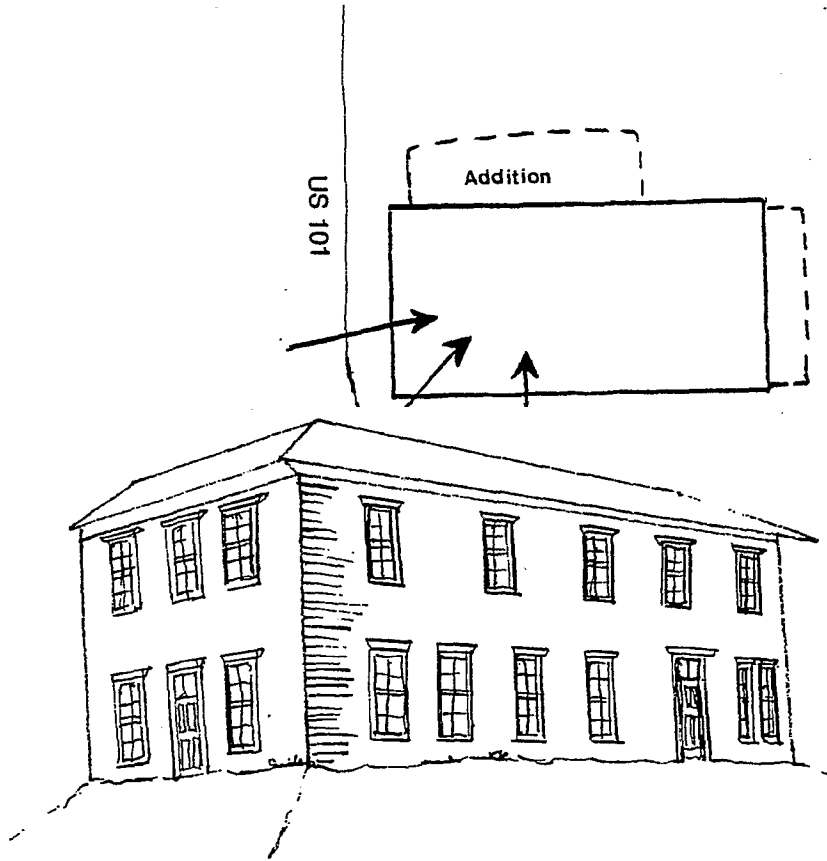
DIRECTIONAL EXPRESSION OF FRONT ELEVATIONS

Structural shape, placement of openings, and architectural details may give a predominantly vertical, horizontal, or a non-directional character to a building's facade. If buildings in a historic district are predominantly vertical expressions, then new buildings should be vertical expressions also.

19th century buildings tend to be vertical while 20th century buildings often have a horizontal emphasis.

PLACEMENT OF NEW ADDITIONS TO HISTORIC BUILDINGS

The most important facade of any building is generally the frontal facade; this is particularly true when viewing a streetscape. The front elevation, and side elevation on a corner building, should not have additions added that destroy a building's historic character.

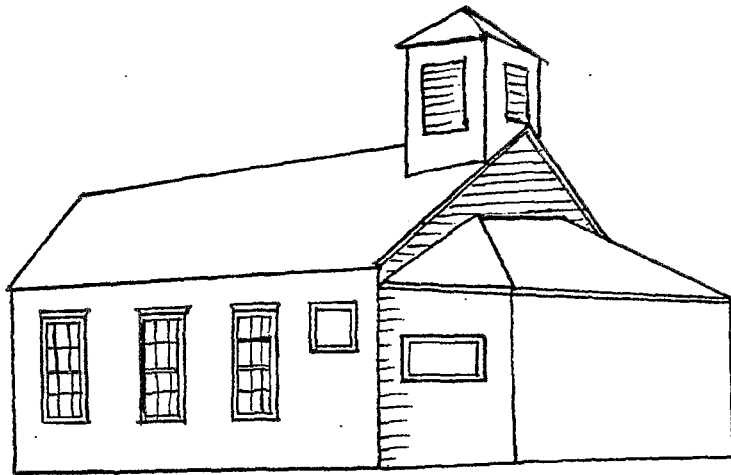


GOOD EXAMPLE
Focal Points of
Olema Inn.

Additions were made to the Olema Inn, but these additions left the focal point facades intact.

BAD EXAMPLE

Greek Revival school house with addition on front facade, destroys the focal point view.



BAD EXAMPLE

Italianate commercial structure with front facade addition.

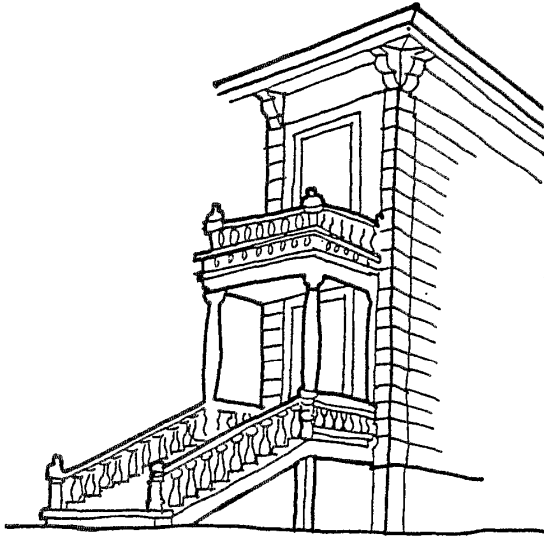


BUILDING SETBACK

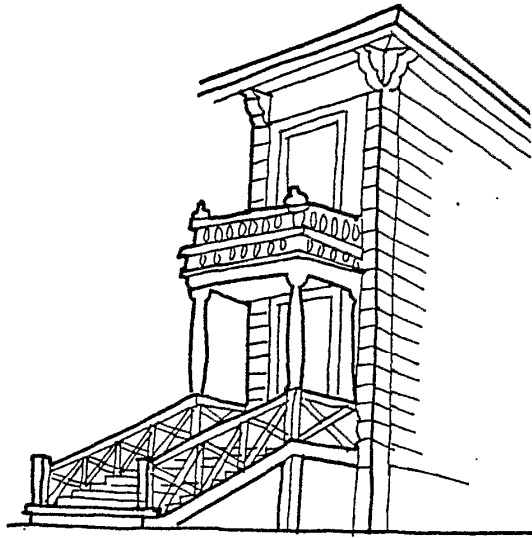
Setback is an important consideration in harmonizing new with old in rural historic areas.



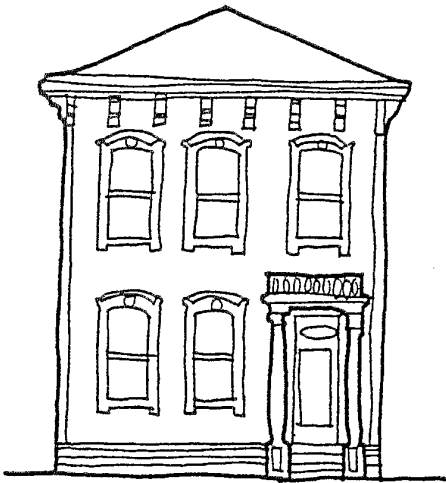
PRESERVE OR REPLICATE HISTORIC DETAILS



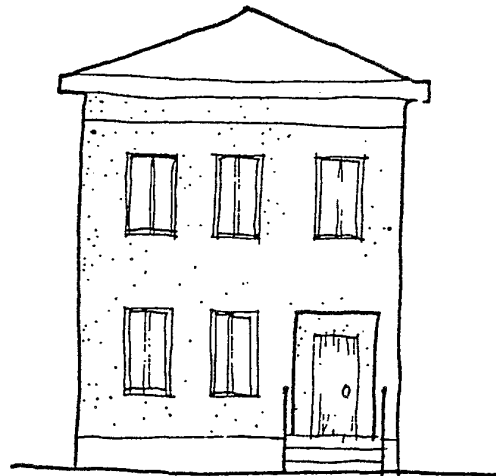
Original: Sympathetic treatment of stairway railing.



Remodeled: Unsympathetic treatment of stairway railing



Original: Precise wooden details around windows, doors, cornice line, at building edges, horizontal lap siding.



Remodeled: Stucco facade destroys integrity of historic structure.



The front facade of the Greek Revival commercial building (in foreground to left) has been "modernized" with the addition of wood shingles and brick. These exterior coverings are not appropriate for Greek Revival. Its next-door neighbor (smaller building to left) retains the Greek Revival feeling.

RELATIONSHIP OF TEXTURES

The texture of a building is an important factor in the overall appearance of a neighborhood. The predominant texture may be smooth (stucco), or rough (brick with tooled joints), or horizontal wood siding, or other textures. Whatever texture is used, its appearance must be considered in relation to the neighborhood to insure a compatible blending with other styles.

The front facade on the Greek Revival commercial building (in foreground to left) has been "marinated" with the addition of wood shingles and brick. These exterior coverings are not, appropriate for Greek Revival. Its next-door neighbor (smaller building to right) retains the Greek Revival feeling, with the original horizontal siding.

REPETITION OF DETAILS

Repetition of details, such as choice of exterior building materials, proportions of windows and doors, gingerbread porch posts and trim, window and door moldings, cornices, lintels, and arches, is extremely important in insuring compatible appearance in new construction in historic areas.

There has been a general misunderstanding about 19th century styles because of the weather-beaten appearance of many vintage buildings. Greek Revival, Queen Anne, Italianate, and Stick architectural styles are precise in their detailing and consistency of proportions. There is a great difference between these precise, albeit weathered, architectural statements, and contemporary efforts to create vintage-style buildings by constructing badly proportioned, indistinctive, rough-shod buildings of rough-sawn plywood or board and batten.

¹ "Marinated" - the fad in Marin County currently is to add wood shingles whether appropriate or not.

RELATIONSHIP OF COLORS

The proper application of a color scheme to a building or a series of buildings can highlight important features and increase their overall appearance. Accent or blending colors on building details is also desirable in creating compatibility of neighboring structures.

Use of exterior color is of particular importance in the case of a wood frame house where the combination of wall and trim colors usually decides its basic character.

A good color scheme should be neighborly as well as effective in itself, so that both the house and the environment benefit.

RELATIONSHIP OF LANDSCAPING AND PHYSICAL FEATURES

Landscaping should be placed to emphasize design and should enhance a structure rather than detracting from it or obscuring it. Physical features such as picket fences, building facades, beaches, lamp posts, and signs or combinations of these features provide continuity and cohesiveness to a neighborhood.

Efforts to achieve continuity should not be so restrictive that they force mere imitation. However, the design of new buildings in and adjacent to historic areas, and new additions to old buildings must be carefully executed to achieve harmony between old and new. The challenge, particularly in special design districts, is to create contemporary buildings whose flavor and scale compliments, rather than imitates, the predetermined images of the historic setting.

SIGNS AND STREET FURNITURE

Commercial signs are an effective tool for enhancing the historic quality and can be designed to harmonize with the structure. All too often, oversized or modernistic signs are used and detract from the overall charm. For this reason, strict design review for signs is recommended.

Similarly, street furniture (benches, light fixtures and litter containers) should be designed to embellish the historic grace and conform to existing architectural styles. Ingenuity may be required, but these details can provide cohesion and grace.

DOUGLAS J. MALONEY
COUNTY COUNSEL

COUNTY COUNSEL OF MARIN COUNTY
SUITE 342 CIVIC CENTER
SAN RAFAEL, CALIFORNIA 94903
TELEPHONE
(415) 493-6117

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DOROTHY R. JONES
RUTH W. ROSEN
PATRICK K. FAULKNER
JOHN F. GOVI
JAMES G. FLAGEOLLET
DEPUTIES

July 9, 1984

Board of Supervisors
County of Marin
Suite 315, Civic Center
San Rafael, CA 94903

RE: Stipulation for Judgment
Weisenbaker, Kent Estate v. Coastal Commission
County Of Marin Superior Ct. No. 98592

Dear Board Members:

Background:

The captioned action concerning the Coastal Plan and zoning as it affected the Seadrift Subdivision was commenced in May 1980.

Your Board has previously adopted amendments to the Coastal Plan and Zoning Ordinance upon the recommendations of the Planning Director and this office in order to settle this protracted litigation. The Coastal Commission has approved the amendments to the L.C.P.

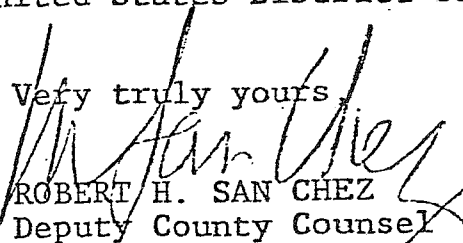
The parties have now negotiated the language to be contained in the Judgment to be entered in the captioned Superior Court action.

Recommended Action:

Authorize County Counsel to execute the Stipulation for Judgment and have the Judgment entered into the record for Marin County Superior Court Action No. 98592.

Authorize County Counsel, as soon as practicable, to enter into a similar Stipulation and Judgment for Action No. C-82-4379 RHS on file in the United States District Court in San Francisco.

Very truly yours,


ROBERT H. SAN CHEZ
Deputy County Counsel

RHSC:jb
cc: Mark Riesenfeld
Planning

Attachment - Proposed Stipulated Judgment Meeting of Board of Supervisors

APPROVED

JUL 17 1984

VAN GILLESPIE, Clerk

1 BIANCHI, HOSKINS,
2 STONE, PAXTON & ENGEL
3 Courthouse Square, Suite 600
4 1000 Fourth Street
5 San Rafael, California 94901
6 Telephone: (415) 456-6020
7
8 Attorneys for Petitioners

9 SUPERIOR COURT OF THE STATE OF CALIFORNIA
10 FOR THE COUNTY OF MARIN

11 STEVEN WISENBAKER, et al.,)
12) No. ⁹⁸⁵⁹²~~95892~~
13 Petitioners,)
14)
15 vs.) JUDGMENT
16) (On Stipulation)
17 CALIFORNIA COASTAL COMMISSION,)
18 et al.,)
19 Respondents.)
20)
21 _____)

22 STIPULATION

23 It is hereby stipulated by and between petitioners Steven W.
24 Wisenbaker, Terry K. Wisenbaker, and the William Kent Estate
25 Company, and respondents California Coastal Commission, County of
26 Marin, and Board of Supervisors of the County of Marin, through
their respective counsel, that judgment in the above cause be
entered in the form hereinafter set forth.

Dated: July 9, 1984.

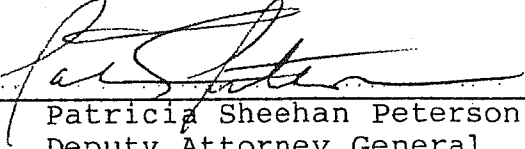
BIANCHI, HOSKINS,
STONE, PAXTON & ENGEL

by Albert Bianchi
Albert Bianchi
Attorneys for Petitioners

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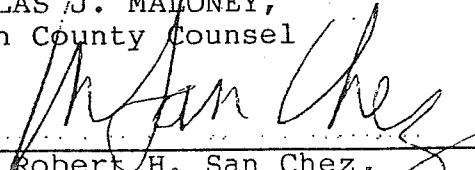
Dated: July 26, 1984.

JOHN VAN DE KAMP, Attorney General
of the State of California

by 
Patricia Sheehan Peterson,
Deputy Attorney General
Attorneys for Respondents
California Coastal Commission

Dated: July 18, 1984.

DOUGLAS J. MALONEY,
Marin County Counsel

by 
Robert H. San Chez,
Deputy County Counsel
Attorneys for Respondents
County of Marin and Board
of Supervisors of the
County of Marin

* * * * *

JUDGMENT

The Court being advised in the premises, and accepting the foregoing stipulation; now, therefore,

IT IS HEREBY ORDERED, ADJUDGED AND DECREED as follows:

1. The number of legal lots of record to be permitted on the Wisenbaker/Kent parcel (already subdivided property across Dipsea Road from Bolinas Lagoon) will be 56 residential parcels including 9 sites already sold to third parties, known as lots Nos. 146-7-8, 150-1, 154, 158, 164-5, 176-7-8, 180-1, 183, 191-2 and marked with an "X" on a drawing entitled "Rezoning Proposal for Seadrift 12/1/83," which drawing is incorporated herein by reference. Each legal lot of record (56) may be developed in accordance with LCP Policies and Provisions of Marin County Code now existing.

1 2. The land division pertaining to the prior sale of the
2 Norman parcel also shown on the referenced drawing shall be pro-
3 cessed through the normal planning procedures, and the allocation
4 of residential units shall be seven as per current LCP policies,
5 plus the new entrance gate facility and office hereinafter de-
6 scribed in paragraph 6, subject to meeting all code requirements
7 now existing.

8 3. The front property line for lots abutting the private
9 roadway known as Dipsea Road shall not be considered property
10 lines for the purposes of establishing setbacks for leach field
11 areas; accordingly, the private road right-of-way or portions
12 thereof may be used for leach field areas for lots abutting that
13 private roadway. Additionally, the owners of such lots shall
14 have and reserve the right to cross the private right-of-way to
15 the unsubdivided parcel for the installation of leach field
16 areas. In each instance, however, said lot owners must first
17 obtain the consent of the owner of the private right-of-way to
18 install such leach fields. This may only be done in a manner
19 consistent with Marin County Code Seciton 18.06 and "Septic Tank
20 and Leach Field Waivers" dated November 27, 1978, Marin County
21 Department of Public Works and policies of the LCP Unit 1 now
22 existing.

23 4. Where a developed or developable lot is adjacent to a
24 parcel which is not to be developed, the owner of the developed
25 or developable lot will have the right to purchase the undevel
26

////

1 oped parcel and to thereafter use the combined parcels as a
2 single lot.

3 5. The developer of the Norman parcel and/or the developer
4 of the William Kent Estate/Wisenbaker parcels, shall dedicate all
5 of their present right, title and interest in the land for a
6 roadway over the general area of the old causeway from Highway 1
7 to the northerly boundary of the Norman parcel, in accordance
8 with now existing polices of the Local Coastal Program and the
9 Stinson Beach Community Plan. The timing and location of the
10 roadway dedication shall be determined during the tentative map
11 review process. The developer of the Norman parcel and the de-
12 veloper of the Kent/Wisenbaker parcels shall also participate
13 financially in the construction of the roadway and bridge. The
14 cost of such participation shall be determined by County policy
15 established by resolution or ordinance, and shall be proportion-
16 ate to projected use, unless otherwise agreed.

17 6. In connection with development of the Norman parcel, and
18 without reducing or affecting the number of lots otherwise
19 referred to herein, and subject to any and all permits and pro-
20 ceedings required at the time of construction, petitioners shall
21 be allowed to construct a new replacement entrance gate facility
22 and a building of not less than 1,500 square feet in size to be
23 strictly limited to use as a real estate sales office and pro-
24 perty owners' administration office.

25 ////

26 ////

1 7. A master plan, tentative map, and final map for the re-
2 subdivision of the existing sites to be reviewed and approved by
3 the County of Marin shall be required.

4 8. Consideration of the master plan and the tentative map
5 or maps may be accomplished concurrently through review by the
6 Planning Commission and the Board of Supervisors.

7 9. A coastal permit for the master plan and tentative map
8 shall be secured from the California Coastal Commission, which
9 shall grant the same consistently with the California Coastal Act
10 and the certified LCP.

11 10. The fees to process the master plan and the tentative
12 map or maps are estimated at approximately \$8,000 to \$10,000.
13 Wisenbaker/Kent request, and the Board of Supervisors has agreed,
14 that such fees be waived as an offset against the substantial
15 fees incurred by Wisenbaker/Kent in pursuing the within litiga-
16 tion.

17 11. With regard to the 26-acre (Kent/Norman) parcel, a
18 tentative map and parcel map may be filed at any time to divide
19 said property in a manner consistent with the current Local
20 Coastal Plan. Processing of the tentative map will require re-
21 view and decision by either the Planning Director or the Planning
22 Commission. Any decision on the tentative map may be appealed to
23 the Planning Commission and/or the Board of Supervisors. In ad-
24 dition, the processing of such map will require a coastal permit
25 to be issued by the California Coastal Commission, which shall

26 ////

1 grant the same consistently with the California Coastal Act and
2 the certified LCP.

3 12. An open space easement shall be created as a condition
4 of approval of the Kent/Norman tentative map. This easement
5 shall be perfected at or prior to recordation of the parcel map.

6 13. The main purpose of the master plan and subdivision map
7 referred to in Paragraphs 1 and 7 above is to realign the lot
8 boundaries to conform to the amended Local Coastal Plan policies.
9 For such purpose, the County shall not impose any requirements
10 other than those required by the master plan/subdivision map pro-
11 cess referenced herein.

12 14. Each party shall bear its own costs, disbursements, and
13 attorney fees in this matter.

14 15. In the event that petitioners do not receive final ap-
15 proval for development of the items described in paragraphs 1, 2,
16 3, 4, 6, 10, and 13 above, then petitioners shall have the right
17 to initiate and pursue such legal action or actions as they may
18 wish in order to secure whatever rights, if any, they hold on the
19 date hereof, and any statute of limitations which would otherwise
20 bar the same shall be deemed waived.

21 Dated: May , 1984.

22
23
24
25
26

.....

Judge of the Superior Court

1 BIANCHI, HOSKINS,
2 STONE, PAXTON & ENGEL
3 Courthouse Square, Suite 600
4 1000 Fourth Street
5 San Rafael, California 94901
6 Telephone: (415) 456-6020
7
8 Attorneys for Plaintiffs

9 UNITED STATES DISTRICT COURT
10 FOR THE NORTHERN DISTRICT OF CALIFORNIA

11 STEVEN W. WISENBAKER,)
12 an individual, TERRY K.)
13 WISENBAKER, an individual,)
14 and the WILLIAM KENT ESTATE)
15 COMPANY, a California)
16 corporation,)
17 Plaintiffs,)

No. C 82 4379 RHS
STIPULATION FOR
DISMISSAL OF ACTION

18 vs.)

19 CALIFORNIA COASTAL COMMISSION,)
20 an agent of the State of)
21 California, COUNTY OF MARIN,)
22 a subdivision of the State of)
23 California, BOARD OF SUPER-)
24 VISORS OF THE COUNTY OF MARIN,)
25 BARBARA BOXER, individually,)
26 DENIS RICE, GAIL WILHELM,)
individually, and DOES I)
through XXV, inclusive,)
Defendants.)

It is hereby stipulated by plaintiffs Steven W. Wisenbaker,
Terry K. Wisenbaker, and the William Kent Estate Company, and
each of the defendants named above (other than those fictitiously
named), through their respective counsel of record herein, that

1 the within action may be dismissed, all parties to bear their own
2 costs and disbursements.

3 It is further stipulated that this disposition of the pend-
4 ing case is predicated on entry of judgment by stipulation in
5 Marin County Superior Court action no. 95892; and each of the
6 parties hereto does hereby release and discharge each of the
7 other parties, their counsel and other representatives, from any
8 and all further claims which any such party may have by reason of
9 this litigation or the aforesaid Marin County Superior Court
10 action no. 95892 or relating to either or arising therefrom.

11 Dated: July __, 1984.

BIANCHI, HOSKINS,
STONE, PAXTON & ENGEL

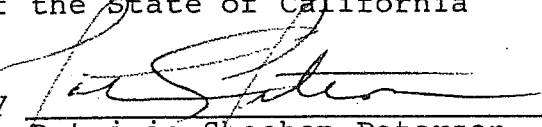
12
13 by

Albert Bianchi
Attorneys for Petitioners

14
15 Dated: July 26, 1984

JOHN VAN DE KAMP, Attorney General
of the State of California

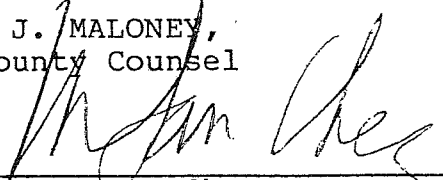
16
17 by


Patricia Sheehan Peterson,
Deputy Attorney General
Attorneys for Respondent
California Coastal Commission

18
19
20 Dated: July 18, 1984

DOUGLAS J. MALONEY,
Marin County Counsel

21
22 by


Robert H. San Chez,
Deputy County Counsel
Attorneys for Respondents,
County of Marin, Board of
Supervisors of the County of
Marin, Barbara Boxer, Denis Rice,
and Gail Wilhelm

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Exhibits to Settlement Agreement

- A. Bolinas Sandspit description (from IBLA record).
- B. Seadrift Sandspit description (calling for mean high tide line along Seadrift beach to end of spit, then calling for mean low tide line along Bolinas Lagoon as set forth in 1950 court decree).
- C. Fee title owners of lots on Seadrift Sandspit.
- D. Escrow instructions.
- E. State judgment.
- F. Federal judgment.
- G. Grant of Easement.
- H. County acceptance of easement.
- I. Sign(s).
- J. Permit for seawall.

KES P65

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That certain land commonly known as the Bolinas Sandspit, depicted as "Sand Bar or Arenal" on the Official Plat of the Rancho Las Baulines, a copy of which is attached hereto as Exhibit A-1, and depicted as "Sand Beach" on the Official Plat of the Rancho Sausalito, a copy of which is attached hereto as Exhibit A-2.

EXHIBIT A

K&J
PBS

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EXHIBIT "A"

428 P85

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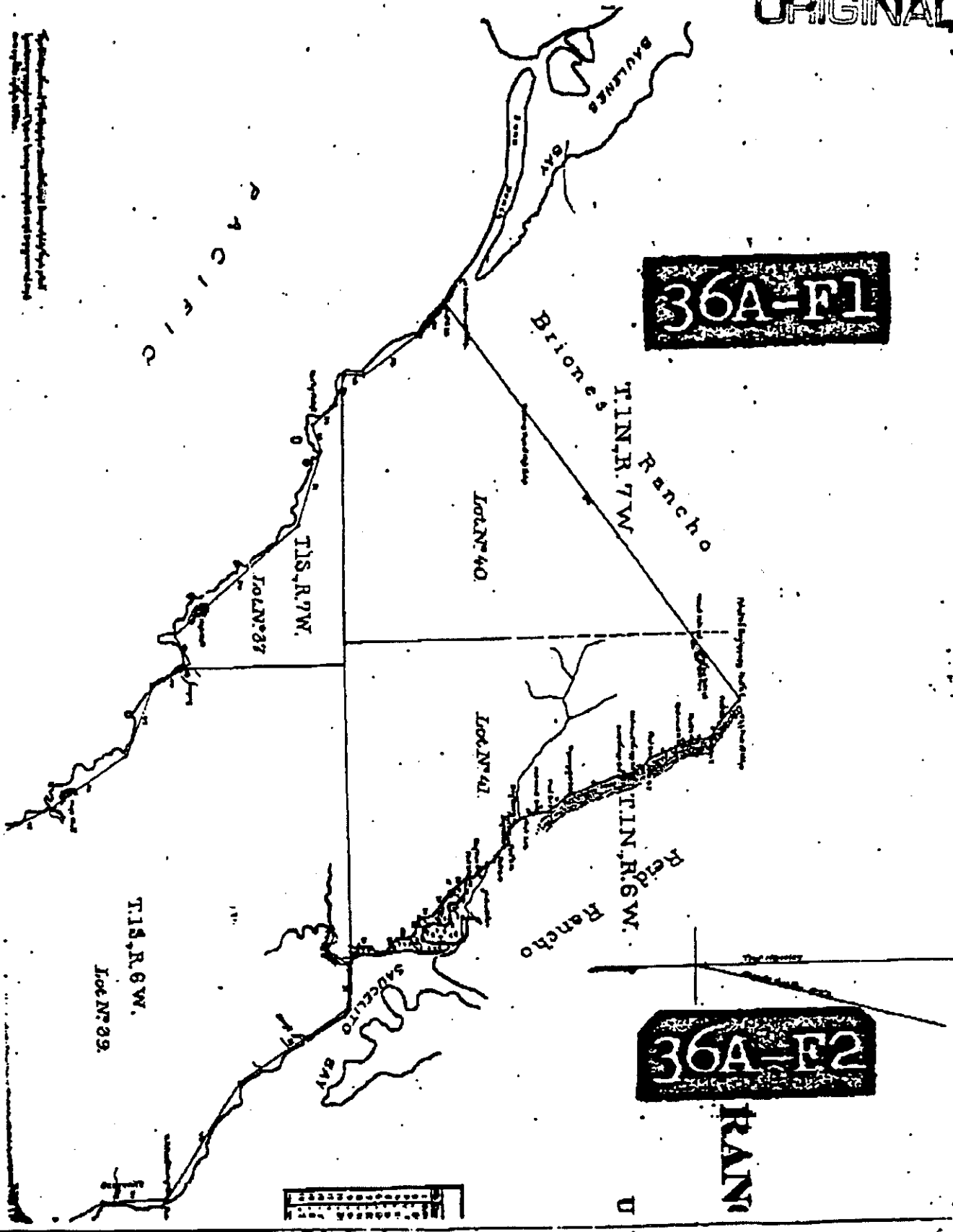


EXHIBIT A-2

KIS PPS

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EXHIBIT "B"

KES P85

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EXHIBIT B

SEADRIFT SANDSPIT

A parcel of land situated in Marin County, State of California on the Bolinas Sandspit in T. 1 N., R. 7 W., M.D.M. known as "Seadrift Sandspit" lying between Bolinas Lagoon and the Pacific Ocean more particularly described as follows:

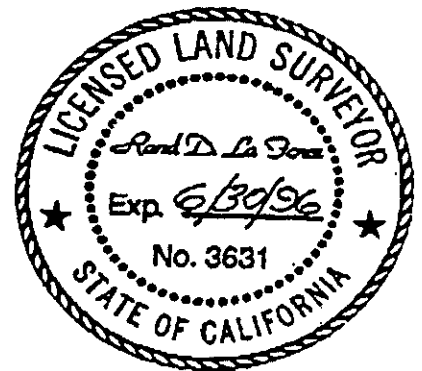
BEGINNING at the northwesterly corner of the exterior boundary of the "Upton Tract" as shown on that map recorded in Volume 5 of Official Maps at page 61 as filed August 11, 1931 in the office of the County Recorder of said County; thence along the northeasterly boundary of said "Upton Tract", South 56° 31' 14" East 41.529 feet; thence leaving said "Upton Tract" North 45° 10' 29" East 507.151 feet to the Mean Low Water Line of Bolinas Lagoon as described in Book 633 at pages 438 and 439 filed Feb. 10, 1950 in the office of the County Recorder of said County; thence westerly and southerly along said Mean Low Water Line of Bolinas Lagoon the following courses and distances:

North	52° 19' 31"	West,	693.79 feet,
North	67° 06' 44"	West,	2789.80 feet,
North	77° 35' 14"	West,	1322.30 feet,
North	80° 29' 18"	West,	1339.85 feet,
South	78° 07' 19"	West,	892.45 feet,
South	73° 28' 27"	West,	413.40 feet,
South	87° 37' 53"	West,	411.35 feet,
North	75° 51' 50"	West,	278.43 feet,
North	62° 27' 50"	West,	395.84 feet,
North	58° 39' 02"	West,	305.62 feet,
North	68° 03' 24"	West,	149.86 feet,
South	86° 19' 19"	West,	140.29 feet,
South	64° 49' 35"	West,	110.49 feet,
South	43° 48' 53"	West,	205.10 feet,
South	05° 09' 20"	East,	133.54 feet,

to STA. 1 shown as on the Mean Low Water Line on that "Survey of the Ordinary High Water Mark and portion of Mean Low Water Line Bolinas Lagoon Sandspit" recorded August 1, 1949 in Book 2 Records of Surveys at page 144 in the office of the County Recorder of said County; thence leaving said Mean Low Water Line of Bolinas Lagoon along an east-west line passing through said STA. 1 to the Line of Mean High Tide of the Pacific Ocean; thence Easterly along said Line of Mean High Tide to its intersection with the Westerly boundary of said "Upton Tract"; thence North 39° 56' 46" East to the Point of Beginning

END OF DESCRIPTION

Prepared by California State Lands Commission
 SFB & CC Boundary Unit
 Supervisor Rand La Force, Nov. 8, 1993



K.S. PBS

SETTLEMENT AGREEMENT

MARCH 16, 1994

RE: SEADRIFT SANDSPIT



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SETTLEMENT AGREEMENT

This Agreement for settlement of litigation is made between the parties as set forth below.

A. The Property

The property that is the subject of this agreement is a sandspit located in Marin County, California, known as "Bolinas Sandspit" which is more particularly described in Exhibit "A", a portion of which is known as "Seadrift Sandspit," which is more particularly described in Exhibit "B".^{1/} The area of the Seadrift Sandspit which immediately adjoins the Pacific Ocean is referred to herein as the "Seadrift Sandspit Beach."

B. Purposes

The purposes of this Agreement are as follows:

1. To resolve the disputes between the parties about the nature and extent of public right, title and interest in and to the Bolinas Sandspit by reason of the following claims:
 - a. that all or a portion of the Bolinas Sandspit is unpatented public domain land owned by the United States; and
 - b. that the public has no rights, title or interest in all or any portion of the Seadrift Sandspit under the doctrine of implied dedication and/or public prescriptive rights,

^{1/} By generally describing the property at issue, the parties do not intend to create or give up substantive rights that they may have in the subject properties. Any such substantive rights created or given up are specifically set forth in the following sections. The general descriptions in this paragraph are made for ease of reference only.

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as claimed in the action known as Kelly et al. v. California Coastal Commission, Marin County Superior Court Case No. 152998 (the "State Action");

2. To resolve the administrative appeal now pending before the California Coastal Commission regarding the grant, by the County of Marin, of a permit for installation of a rock revetment seawall on the Seadrift Sandspit Beach;

3. To assure that future use of the Seadrift Sandspit Beach continues to be limited to low intensity, passive recreational uses; and

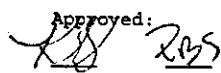
4. To assure continued protection of the environmentally sensitive dune and sandy beach areas of the Seadrift Sandspit.

This Agreement is not intended to be utilized as precedent for claims in other disputes unrelated to the Bolinas Sandspit, whether between the current parties or others.

C. Parties

The parties to this agreement, which include the parties to the State Action and the action known as California Coastal Commission, State Lands Commission v. United States Department of the Interior, et al., U.S. District Court No. CIV-S-92-0702 GEB GGH (Eastern District of California), (the "Federal Action") are:

1. The United States of America acting by and through the Department of the Interior ("DOI") and approved as to form by

Approved:


the Office of the United States Attorney, Eastern District of California;^{2/}

2. The State of California acting by and through:
 - a. The California Coastal Commission ("CCC"),
 - b. The State Lands Commission ("SLC"), and
 - c. The California Attorney General^{3/} ("CAG");
3. The County of Marin^{4/} by and through its Board of Supervisors;
4. The Seadrift Association on its own account;
5. The record owners of lots and parcels in the Seadrift subdivisions, Stinson Beach, California, which are more particularly listed and described in Exhibit "C" ("Lot Owners");
6. The title insurance companies appearing in the Federal Action: First American Title Insurance Company, Chicago Title Insurance Company, Ticor Title Insurance Company, Fidelity Title Insurance Company, Transamerica Title Insurance Company, Commonwealth Land Title Insurance Company, and Title Insurance Company of Minnesota ("Title Companies").^{5/}

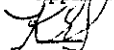
^{2/} The United States is not a party to the State Action and disclaims any interest in that Action.

^{3/} The CAG appeared in the administrative proceedings leading to the Federal Action, but is a party neither to the Federal Action nor to the State Action.

^{4/} The County of Marin is neither a party to the Federal Action nor to the State Action.

^{5/} The Title Companies are not a party to the State action and disclaim any interest in the terms and conditions of this Agreement insofar as they apply to or are made in reference to the State Action. The sole purpose for which the Title Companies

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D. Effective Date and Final Disposition

This Agreement will become effective when executed by the Lot Owners of at least seventy-five percent (75%) of the Seadrift Sandspit beach-front lots and all of the other parties described in Sub-Paragraphs C. 1, 2, 3, 4 and 6 above, when all documents called for by this Agreement have been duly executed and placed in escrow, and when the escrow officer has duly recorded and delivered said documents in accordance with the escrow instructions (Exhibit "D" hereto).

If this Agreement does not become effective, it shall be null and void. No administrative permits or conveyances contemplated by this Agreement shall be issued unless the Agreement becomes effective. In the event that the Agreement does not become effective, the parties shall resume their positions in the Federal and State Actions as if the Agreement had not existed, and any permits, or conveyances issued shall be null and void. In the event that the Agreement does not become effective, with the exception of information that was of public record, or was otherwise not disclosed or generated as a result of settlement negotiations, nothing said or disclosed in connection with this Agreement may be used for any purpose, either in connection with the State Action or the Federal Action or otherwise; and the Agreement and any drafts, correspondence or

are parties to this Agreement is that of memorializing their commitment and obligation to undertake those actions set forth herein which are intended to and will result in the final adjudication of the Federal Action, and no other.

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other communications related to it shall be deemed to be an offer to compromise pursuant to Section 1152 of the California Evidence Code.

NOW THEREFORE, based upon the foregoing premises, the parties agree as follows:

1. Escrow

An escrow shall be opened with Old Republic Title Insurance Company, and the escrow officer shall be directed to implement this agreement in accordance with the escrow instructions which are attached as Exhibit "D". When all of the documents described in Exhibits "E", "F", "G", "H", and "J" have been executed and placed in escrow, the escrow officer shall record and/or deliver to the appropriate parties the appropriate documents as set forth in the escrow instructions.

2. Judgments

Upon the deposit in escrow of all documents called for by this Agreement (other than the Judgments referred to in this paragraph), the parties in the State Action shall execute a stipulation and proposed judgment (in the form of Exhibit "E"), and submit it to the state court for approval. The proposed form of judgment shall incorporate the provisions of this Agreement, but shall provide that it shall take effect only in the event that the Federal Action is concluded in accordance with the provisions of this paragraph. Upon approval of the proposed judgment by the state court, the parties to the Federal Action shall execute a stipulation that the State parties will not

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refile (or will withdraw, as appropriate) their Motion for Summary Judgment and their opposition to the motions of Defendants and Intervenors for Summary Judgment in the Federal Action, and the motions of Defendants and Intervenors for Summary Judgment shall thereupon be submitted to the United States District Court for decision. If the Court grants such motions and enters judgment (substantially in the form of Exhibit "F" hereto), the judgment in the State Action shall thereupon automatically become effective and escrow will close in accordance with Exhibit "D". If the United States District Court fails to enter judgment in accordance with Exhibit "F", this Agreement shall thereupon be null and void as provided above, the judgment in the State Action shall be ineffective, the State parties' Motion for Summary Judgment in the Federal Action may be re-noticed, and both the State Action and the Federal Action shall proceed in due course.

3. Public Easement For Low Intensity
Recreational Purposes

a. General

The Lot Owners of at least seventy-five per cent (75%) of the Seadrift Sandspit beach-front lots and the Association shall execute and place in escrow a grant of easement more particularly described below and in Exhibit "G" and substantially in the form of Exhibit "G". The easement shall define and limit the nature and extent of public right, title and interest in and to the Seadrift Sandspit Beach above the mean

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[Handwritten signatures]


high tide line, provided however, nothing in the easement or this Agreement is intended to expand or diminish any rights, if any, the public may have in the area of the Seadrift Sandspit Beach seaward of the mean high tide line.

b. Easement Area

Except as expressly noted herein, the area of the easement ("easement area") shall extend over the Seadrift Sandspit Beach from the easterly end to the westerly end of the last developable beach-front lot and then continue approximately one-half the distance around the headlands (to a precise point to be determined and marked on the ground).^{6/} The width of the easement area is determined as follows:

an area extending along the length of the beach, subject to the public easement end points, which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by the further seaward of (a) a line 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) a line 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall, and thereafter continuing around the headlands bounded by a line 60 feet measured

^{6/} The point shall be located at the Bolinas channel edge of the presently existing vegetation on an East-West line passing through STA. 1 shown on the Mean Low Water Line on that "Survey of the Ordinary High Water Mark and portion of Mean Low Water Line Bolinas Lagoon Sandspit" recorded August 1, 1949 in Book 2 Records of Surveys at page 144 in the office of the County Recorder of Marin County. A State Lands Commission monument bears east 200± feet along said line.

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perpendicularly from the seaward edge of the presently existing vegetation area of the headlands.^{7/}

The public may pass and repass landward of the easement area during such times and in such locations that high water covers the easement area, provided that, the public shall in no event have the right to pass and repass closer than the further seaward of 25 feet from the top vertical centerline of the seawall or the toe of the sand dunes except in time of emergency, and then only in order to leave the beach.

c. Permitted Uses

The easement to be granted is a non-exclusive public easement for low intensity, passive recreation uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment,^{8/} audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association

^{7/} The border of the vegetation area of the headlands is an approximate, but somewhat irregular, arc of 180 degrees.

^{8/} The restriction on recreational equipment does not apply to fishing gear, surfboards, kayaks and other non-motorized, water-oriented equipment.

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and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

d. Time of Use

The easement will not be available for public use during the period from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

e. Burden of Easement

In the event that public use of the easement area substantially increases from the historic use of the easement area, the parties agree that the Seadrift parties or their successors shall thereupon be entitled to limit public use of the easement area to the historic use by filing an appropriate action in a court of competent jurisdiction and proving by a preponderance of the evidence such increased use.

4. Acceptance and Recordation of Easement

The County shall execute and place into escrow an acceptance of the grants of public easement in the form of Exhibit "H". The escrow officer shall be directed to record the grants of easement and their acceptance by the County of Marin upon close of escrow.

5. Compliance

The Seadrift Association and its successors, and the fee title owners of the easement area shall be empowered, but not obligated, to monitor the Seadrift Sandspit Beach for compliance

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with these easement provisions. The Marin County Sheriff shall have the authority to enforce the easement provisions. The Marin County Department of Public Works shall post and from time to time maintain signs on the Seadrift Sandspit Beach, in form and style and location acceptable to the Seadrift Association and approved by the appropriate governmental agency, communicating the open hours and conditions of use of the easement in accordance with the provisions of this Agreement, together with "no trespassing" as to private property.^{9/} Signs may include language making it clear that use of the easement area shall be at sole risk of the user.

6. Agreement Pursuant to Civil Code § 1009

This Agreement, when effective, shall be deemed to constitute an agreement with a public agency within the meaning of Section 1009(f)(3) of the California Civil Code.

7. Attorneys' Fees and Costs

All parties shall bear their own attorneys' fees and costs.

8. Permit for the Seawall

If approved by the CCC after a public hearing in accordance with applicable procedures, the CCC shall place into

^{9/} One or more forms of signs shall be attached as Exhibit "I" to the settlement agreement which sign or signs shall be prepared and posted by the County within 60 days of the effective date of this Agreement. The signs may be revised from time to time as circumstances may warrant, if agreed to in writing by the CCC, the County of Marin, and the Seadrift Association.

Approved:

[Handwritten signatures]

escrow a permit authorizing installation and maintenance of the seawall substantially in the form of Exhibit "J".^{10/}

9. Cancellation of Offers of Dedication

Any prior offers of dedication to the public, the State of California, or to the County of Marin relating to any part of the Seadrift Sandspit Beach, which offers have not been accepted as of the date this Agreement is effective, shall be deemed extinguished and of no further force or effect. The parties hereby agree to deliver appropriate instructions and any other appropriate documents to the escrow officer in order to accomplish such cancellation. If legally permissible, and in consideration of the Seadrift parties' execution of this Agreement, offers of dedication of public easements on the beach which have previously been accepted will be abandoned and/or reconveyed to the fee title owner as soon as practicable.

10. Agreement to Refrain From Making Other Claims

The parties agree that none of the parties shall in any manner challenge this Agreement nor file or make, or assist or encourage any third party to file or make, any claim or demand in any proceeding, before any public or private entity or agency, including, but not limited to, any court of law or equity,

^{10/} In the event that there is in the future a foreclosure with respect to any Lot which is subject to the easement (Exhibit "G"), the easement shall not be abrogated because it is a condition of the permit for the seawall. The easement shall be binding on all successors in interest, including purchasers at foreclosure sales. Any successor in interest who successfully contests the easement shall not have the benefits of Sections 6, 8, 9, 10 and 11 of this Agreement.

Approved:

RLS *ROS*

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seeking to: impose any condition or requirement that would allow pedestrian, equestrian or vehicular use by members of the public over the internal roads of the Seadrift Sandspit, except in cases of emergencies; provide access by members of the public to any part of the Seadrift Lagoon, or to those portions of the Seadrift Sandspit comprised, as of the effective date hereof, of filled lands, or (other than as specifically provided in this Agreement) to any other part of the Seadrift Sandspit located above the mean high tide line; authorize any increase or change from those agreed to in this Agreement in the permitted uses by the public on the Seadrift Sandspit Beach; or establish that a public prescriptive easement or implied dedication has ever been created or established through adverse possession, adverse use, or otherwise, over all or any portion of the Seadrift Sandspit. So long as the Seadrift subdivisions continue to be substantially used for residential purposes in the form of single family residences, so that the kind and intensity of uses are not substantially changed,^{11/} the CCC, SLC and the County of Marin agree that none of them will impose in any permit for improvements to the Seadrift Sandspit any condition which requires greater public access to the Seadrift Sandspit than

^{11/} It is understood and agreed that there are a substantial number of buildable lots remaining within the Seadrift subdivisions. Construction of single family residences on those lots, and remodeling or replacement of single family residences on the lots which presently have such structures, shall not be deemed to constitute a change in "kind and intensity of uses" as such term is used in this Agreement.

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required by this Agreement. Neither the CCC nor the SLC will participate in establishing public transportation facilities or vehicle parking which are designed or intended to increase public use of the Seadrift Sandspit Beach. The parties further agree that, in the event that any agency commences eminent domain proceedings for any portion of the Seadrift Sandspit, the property affected by the condemnation shall be valued as if it were not burdened by the easement established by this Agreement. The State parties agree to use all efforts reasonably within their respective jurisdictions to assure that the channel from the Pacific Ocean into the Bolinas Lagoon remains open, provided that, they do not hereby agree to expend any public funds for the dredging of said channel. Notwithstanding anything in this Paragraph to the contrary, the State Parties reserve the right to assert public prescriptive rights and implied dedication claims over those Seadrift Sandspit beach-front lots whose owners have not conveyed an easement pursuant to paragraph 3 hereof.

11. Enforcement of the Agreement

The state judgment which is to be entered pursuant to this Agreement shall contain a provision providing that the state court shall retain jurisdiction for the purpose of enforcing the terms of this Agreement, provided that, the state court shall have no jurisdiction over the terms or the effect of the judgment in the Federal Action. The parties agree, and the state judgment shall so provide, that the breach by any party of any of the terms and provisions set forth in this Agreement shall be deemed

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to cause irreparable injury to the party seeking enforcement of such terms and provisions, and the parties further agree that no bond or undertaking shall be required in connection with the entry of an order by the court requiring any party to comply with the terms and provisions hereof.

12. Recitals to be Incorporated

The Recitals to this Agreement are incorporated herein by this reference and shall be deemed an integral part of this Agreement.

13. Additional Parties

Additional Lot Owners or others having an interest in the Seadrift Sandspit may become parties to this Agreement by executing a conformed copy of this agreement, provided that, the right of Lot Owners or others under paragraph 14 hereof to become parties to this Agreement shall expire 90 years from the effective date of this Agreement.

14. Lot Owners Not Having Benefits of this Agreement

Any Lot Owner who owns a beach-front lot or lots who has not executed this Agreement and conveyed an easement in accordance with paragraph 3 hereof within one year from the effective date hereof shall be deemed to have waived and relinquished any right and entitlement to the benefits of Sections 6, 8, 9, 10 and 11 of this Agreement, provided that, new purchasers of any such lots shall have one year from the date of purchase to execute this Agreement and such new purchasers shall

Approved:

KS *RBS*

ORIGINAL

thereupon be entitled to the full benefits of all of the terms and provisions of this Agreement.

15. Counterparts

This Agreement may be executed in counterparts, each one of which shall be deemed an original hereof.

DATED: 8/2/94

UNITED STATES DEPARTMENT
OF THE INTERIOR

By: Ed Hartley
Title: STATE DIRECTOR, BLM CALIFORNIA

DATED: 2/12/94

Approved as to form by:
OFFICE OF THE U.S. ATTORNEY,
EASTERN DISTRICT OF CALIFORNIA

By: [Signature]
Title: _____

DATED: _____

CALIFORNIA COASTAL COMMISSION

By: _____
Title: _____

DATED: _____

STATE LANDS COMMISSION

By: _____
Title: _____

DATED: _____

CALIFORNIA ATTORNEY GENERAL

By: _____
Title: _____

KES P60

ORIGINAL

thereupon be entitled to the full benefits of all of the terms and provisions of this Agreement.

15. Counterparts

This Agreement may be executed in counterparts, each one of which shall be deemed an original hereof.

DATED: _____

UNITED STATES DEPARTMENT
OF THE INTERIOR

By: _____
Title: _____

DATED: _____

Approved as to form by:
OFFICE OF THE U.S. ATTORNEY,
EASTERN DISTRICT OF CALIFORNIA

By: _____
Title: _____

DATED: 8/5/94

CALIFORNIA COASTAL COMMISSION

By: Peter Douglas
Title: Executive Director

DATED: _____

STATE LANDS COMMISSION

By: _____
Title: _____

DATED: _____

CALIFORNIA ATTORNEY GENERAL

By: _____
Title: _____

ORIGINAL

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned, Seadrift Association, a California non-profit corporation, owner of Parcel 2 and a portion of Parcel 3, Parcel Map, Lands of William Kent Estate Co., filed March 11, 1968 in Book 2 of Parcel Maps at Page 62, Marin County Records, hereby grants to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Parcels for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the owner.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over the seaward or westerly portion of said Parcels 2 and 3 and is bounded on the west or seaward side by the mean high tide line and on the landward side by a line extending

Approved


ORIGINAL

along the length of the seaward or westerly portion of said Parcels 2 and 3 which line is located 60 feet from and parallel with the seaward or westerly edge of the presently existing vegetation area of said Parcels 2 and 3.

The easement extends from the easterly boundary line of said Parcel 2 to an East-West line passing through STA. 1 shown as on the Mean Low Water Line on that "Survey of the Ordinary High Water Mark and portion of Mean Low Water Line Bolinas Lagoon Sandspit" recorded August 1, 1949 in Book 2 Records of Surveys at page 144 in the office of the County Recorder of Marin County.

DATED:

GRANTOR

SEADRIFT ASSOCIATION, A
California non-profit
Corporation

By: _____

Its: _____

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On _____ before
me, _____,
personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

(This area for official notarial seal.)

Signature _____

Approved:
[Handwritten Signature]

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994, certain easements for low-intensity recreational purposes have been offered to the County; and

WHEREAS, Government Code Section 27281 requires that the County indicate its acceptance of said easements prior to their recordation; and

WHEREAS, this Board believes that acceptance of said easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of Easement, to which this Resolution is attached, over that certain property described in said Grant and for the purposes set forth therein be and the same is hereby accepted, and the County of Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin held this 13th day of September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Romiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

94-069830

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

04 05 94 16 53 1994
11 04 10
11 04 10

GRANT OF EASEMENT

The undersigned owner(s) of Lot 5, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

July 21, 1994

GRANTORS

ROBERT A. MILLS and ROBERT A. SCHLESINGER, Trustees of the EDNAH ROOT REVOCABLE TRUST dated January 9, 1987

BY:

Robert A. Mills, Trustee

ROBERT A. MILLS, Trustee

Robert A. Schlesinger

ROBERT A. SCHLESINGER, Trustee

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On July 21, 1994 before

me, Shirlyn J. S. Kim,
personally appeared

Robert A. Mills

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

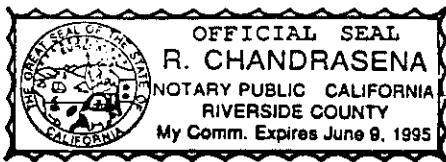
Signature Shirlyn J. S. Kim



STATE OF CALIFORNIA)
) ss.
COUNTY OF RIVERSIDE)

On July 29, 1994 before me, Rochelle Chandrasena, a Notary Public, personally appeared ROBERT A. SCHLESINGER personally known to me

- OR - ___ proved to me on the basis of satisfactory evidence to be the person(s) whose name is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(ies) and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

R. Chandrasena
Signature of Notary Public

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

- Individual
- Corporate Officer(s)
- _____ (Title)
- Partner(s) Limited
- General
- Attorney-in-Fact
- Trustee(s)
- Guardian/Conservator
- Other _____

Title of Type of Document _____
Number of Pages _____ Date of Document _____
Signer(s) other Than Named Above _____

ORIGINAL


DATED: _____

COMMONWEALTH LAND TITLE
INSURANCE COMPANY

By: _____
Title: _____

DATED: 6-15-94

TITLE INSURANCE COMPANY OF
MINNESOTA

By: 
Title: Vice President

KRS 765

ORIGINAL

NOTE RE EXHIBIT "C"

THE LIST OF SEADRIFT PROPERTY OWNERS, EXHIBIT "C", SHALL BE REVISED SO AS TO PROVIDE AN ACCURATE LIST OF THE FEE TITLE OWNERS OF EACH PARCEL AND LOT WITHIN THE SEADRIFT SPIT AS OF THE DATE OF CLOSE OF ESCROW. ANY NECESSARY AMENDMENTS TO THE ATTACHED LIST, EXHIBIT "C", SHALL BE MADE ACCORDINGLY AT THAT TIME WITHOUT FURTHER APPROVAL BEING REQUIRED BY ANY PARTY OTHER THAN BY THE ATTORNEYS WHO HAVE EXECUTED THE ESCROW INSTRUCTIONS (EXHIBIT "D" TO THIS AGREEMENT).

EXHIBIT "C"

KES PBS

Seagrift Property Owners

#	Lot #	Sub #	Property Owner(s)	Recorded Easement Instrument Number
1	L 190	SL 2	DENNY ABRAMS	
2	O 053	S 2	JAMES C. ALLEN and NANCY P. ALLEN (See also 63)	94-070896
3	O 048	S 1	THOMAS S. ADAMS and SALLY C. ADAMS, as Trustees of the THOMAS S. AND SALLY C. ADAMS REVOCABLE TRUST dated January 5, 1990	94-069865
4	L 153	SL 2	HAROLD ALSTROM	
5	L 015	SL 1	CLARENCE O. AMONETTE, JR. and MARY J. AMONETTE, Trustees of the AMONETTE REVOCABLE TRUST w/a dated May 18, 1987	
6	O 103	S 2	FREDERICK E. ANDERSON, JR. and PATRICIA D. ANDERSON	94-069909
7	O 112	S 2	JOSEPH ARRIGHI and PATRICIA ARRIGHI	
8	O 051	S 1	PETER R. ARRIGONI and PATRICIA A. ARRIGONI	
9	L 078	SL 1	JOSEPHINE BADALAMENTI	
10	L 067	SL 1	JOHN T. BADHAM, JR.	
11	O 049	S 1	JAMES M. BARRINGTON, Trustee of the 1987 BARRINGTON FAMILY TRUST under the provisions of a Trust Agreement dated June 15, 1987	94-069866
12	L 066	SL 1	PETER A. BARRY and JANICE D. BARRY	
13	L 023	SL 1	THOMAS J. BAUCH and ELLEN BAUCH	
13-A	O 079	S 2	THOMAS J. BAUCH and ELLEN BAUCH	
14	L 019	SL 1	CAROLYN M. BAULSIER	
15	L 070	SL 1	RONNY BAXTER	
16	BL 129	S 3	GARY RIFKIND and JOYCE RIFKIND, ANTHONY COMPAGNO & BEVERLY COMPAGNO; MONARCH BANK CUST. FBO DOMINIC POMILIA #60764901; MONARCH BANK CUSTODIAN FBO SUSAN WEBER POMILIA #60765001; GERALD PIRO CUST. for MARC PIRO; and JAMES PLESSAS INC., PENSION & PROFIT SHARING TRUST	
17	O 096	S 2	NANCY HELLMAN BECHTLE and JOACHIM BECHTLE, Co-Trustees of the BECHTLE REVOCABLE TRUST dated October 18, 1991	94-069903
18	L 158	SL 2	LYNNE A. JONES and ROBERT J. BEGLEY Trustee of the JONES and BEGLEY FAMILY LIVING TRUST (1994), dated May 16, 1994 or Successor Trustee(s)	
19	L 062 Ely 1/2 61	SL 1	WILLIAM J. BELARDI and PATRICIA BELARDI, in trust, as Co-Trustees of the "BELARDI FAMILY 1993 TRUST", dated June 26, 1993	
20	O 008	S 1	BARBARA C. H. BELLAMY, Trustee of the declaration of Trust dated January 23, 1990, DOUGLAS L. HAMILTON, CINDY H. HARDY, H. KIMBALL HAMILTON and WILLIAM L. HAMILTON	94-079426
21	O 080	S 2	SUSAN BENTLY	94-069890
21-A	L 022	SL 2	SUSAN BENTLY	
22	L 059	S 1	ROBERT H. BERRY and JOANE H. BERRY, Trustees OF THE BERRY LIVING TRUST dated May 15, 1992	
23	O 001	PM HENDRICKS	INICE J. BEVERLY and KEITH J. BEVERLY	94-069926
24	L 173	SL R	PAUL A. BISSINGER, JR. and KATHLEEN B. BISSINGER, husband and wife, as Trustees of the PAUL AND KATHLEEN BISSINGER REVOCABLE TRUST dated September 30, 1987	
25	O 088	S 2	W. DOUGLASS SMITH and SANDRA S. MOSBACHAR	94-073026
26	BL 133	S 3	DIANNE FEINSTEIN, Trustee under Declaration of Trust dated June 2, 1978, and RICHARD BLUM	
27	L 003	SL 1	ROGER BOAS and NANCY BOAS, JOHN ROGER BOAS, JR., CHRISTOPHER B. BOAS, ANTHONY L. BOAS, LUCY ANNE BOAS	
27-A	O 099	S 2	ROGER BOAS, NANCY BOAS	94-069905
28	L 197	SL 2	GREGORY BONFILIO and CAROLE L. BRILL	

29	L	201	SL	R	PAULINE H. SECOR and FREDERICK H. BORDEN and DEL. S. BORDEN	
30	O	093	S	2	MARILYN M. BOSWELL, Trustee U/T/A dated April 20, 1990	94-069900
31	L	009	SL	1	JAMIE J. BOSWELL	
		025	SL	1	ELIAS H. BOTVINICK and CARROLL L. BOTVINICK	
33	L	016	SL	1	BARBARA BOUCKE, as Trustee or the successor Trustee or Trustees. U/A/D November 15, 1990, as amended creating the BARBARA BOUCKE SEPARATE PROPERTY TRUST	
33-A	L	017	SL	1	BARBARA BOUCKE also knows as BARBARA BOUCKE RICE, a married woman as her sole and separate property	
34	O	101	S	2	JOHN G. BOWES, FRANCES F. BOWES	94-069907
35	O	095	S	2	WILLIAM K. BOWES, JR., UTE C. BOWES	94-069902
35-A	L	007	SL	1	WILLIAM K. BOWES, JR., UTE C. BOWES	
36	O	116	S	2	GILBERT C. POWERS, Trustee of the Testamentary Trust under the terms of the Will of CHARLES R. BOWMAN, aka, CHUCK BOWMAN, Deceased, as established by Decree of Distribution filed November 1, 1993 in Case Number 36886 Probate, Superior Court of California, County of Marin	94-069920
37	O	078	S	2	JEAN H. BRIGGS, Trustee of the BRIGGS RESIDENCE TRUST U/A/D July 29, 1993, and Successor Trustees thereunder	94-069889
37-A	L	024	SL	1	JEAN H. BRIGGS, Trustee of the JEAN H. BRIGGS REVOCABLE TRUST dated July 15, 1993, and Successor Trustees thereunder	
38	L	082	SL	1	JANE MC ANDREW BROWN	
39	L	128	SL	2	DAWNA PRESNELL	
40	BL	143	S	3	WILLIAM N. BUCKLIN, III, LINDA HALE BUCKLIN	
41	L	060 1/2 lot	SL	1	MAYNARD GARRISON, JR. and MARY SPALDING GARRISON (See also 103)	
42	L	094	SL	1	LOLA G. BUSH	
42-A	L	093	SL	1	LOLA G. BUSH	
	L	055	SL	1	LEWIS H. BUTLER, SHEANA W. BUTLER	
43-A		047	S	1	LEWIS H. BUTLER, SHEANA W. BUTLER	94-069864
44		032	S	1	DAVID WEINSTEIN and DENISE WEINSTEIN (See also 180)	94-069852
45	L	032	SL	1	JOHN E. CAHILL, JR., GERALD K. CAHILL, EDWARD L. CAHILL (See also 46)	
46	L	032	SL	1	JOHN E. CAHILL, JR., GERALD K. CAHILL, EDWARD L. CAHILL (See also 45)	
46-A	O	070	S	2	JOHN E. CAHILL, JR., GERALD K. CAHILL, EDWARD L. CAHILL	94-069883
47	L	149	SL	2	SHARON CALL	
48	O	113	S	2	SHERWOOD B. STOCKWELL and MARY C. STOCKWELL, Trustees of the SHERWOOD B. STOCKWELL and MARY C. STOCKWELL Living Trust Agreement dated March 6, 1992	94-069917
49	L	058	SL	1	CHARLES HUGH CARRUTHERS and MARJORIE S. CARRUTHERS, as Trustees of the CHARLES HUGH CARRUTHERS and MARJORIE S. CARRUTHERS Trust Under Declaration of Trust dated June 28, 1991	
50	L	118	SL	R	REVELS M. CAYTON and MIYE T. CAYTON	
51	O	107	S	2	LILLIAN M. CECIL, Trustee of the LILLIAN CECIL TRUST	94-069913
52	L	002	SL	1	CLAUDIA B. CHAPLINE, Trustee of the CLAUDIA B. CHAPLINE Declaration of Trust dated May 9, 1989	
53	O	017	S	1	BRYAN CHAPMAN and GENEVIEVE H. CHAPMAN, as Trutors and as Trustees of the BRYAN CHAPMAN and GENEVIEVE H. CHAPMAN TRUST under Agreement dated October 10, 1984	94-069840
54	L	013	SL	1	CAROLEE HOBBS CHARLTON	
55	O	021	S	1	ROBERT W. CHEATHAM and KAY C. CHEATHAM as Trustees	94-069844
55-A	L	083	SL	1	LAGOON PARTNERS, A GENERAL PARTNERSHIP	

56	L	203	SL	2	Estate of SHERMAN CHICKERING, deceased and JEAN R. CHICKERING; N.R. CHICKERING, Trustee, NICHOLAS R. CHICKERING REVOCABLE LIVING TRUST dated 12/1/88; A. LAWRENCE CHICKERING III; NANCY C. RHODA; SHERMAN CHICKERING, Trustee, 1987 ANNUAL EXCLUSION TRUST FOR CHRISTOPHER HALL CHICKERING dated 12/17/87; SHERMAN CHICKERING, Trustee, 1987 ANNUAL EXCLUSION TRUST FOR MEREDITH C. RHODA dated 12/17/87; SHERMAN CHICKERING, Trustee, 1987 ANNUAL EXCLUSION TRUST FOR NICHOLAS M. RHODA dated 12/1/87; N.R. CHICKERING, Trustee, NICHOLAS R. CHICKERING, Revocable Living Trust dated 12/1/88; N.R. CHICKERING, and A.L. CHICKERING III, Trustees, 1987 Annual Exclusion Trust for CHRISTOPHER HALL CHICKERING, dated 12/17/87; N.R. CHICKERING and A.L. CHICKERING, III, Trustees, 1987 Annual Exclusion Trust for MEREDITH C. RHODA, dated 12/17/87; N.R. CHICKERING, and A.L. CHICKERING III, 1987 Annual Exclusion Trust for NICHOLAS R. CHICKERING, dated 12/17/87	
57	L	028	SL	1	DENNIS G. CIOCCA. MARY F. CIOCCA	
57-A	L	029	SL	1	ALAMEDA MEDICAL GROUP TTEE FBO BILL LONGWELL, ALAMEDA MEDICAL GROUP TTEE ROBERT N. BOOTH, ALAMEDA MEDICAL GROUP TTEE FBO JAMES GRUMAN	
58	O	097	S	2	CLAIRE B. CLARK; CATHERINE W. PICKERING; CHRISTOPHER C. WILES; JOHN M. WILES; CLAIRE B. CLARK as Trustee of the CLAIRE B. CLARK REVOCABLE TRUST dated 5/22/92	94-070899
58-A	L	044	SL	1	CLAIRE B. CLARK; CATHERINE W. PICKERING; CHRISTOPHER C. WILES; JOHN M. WILES; CLAIRE B. CLARK as Trustee of the CLAIRE B. CLARK REVOCABLE TRUST dated 5/22/92	
59	O	001	RS S I I	14	MARY ANN COBB	
60	O	118	S	2	ROBERT M. COLE and VIRGINIA L. COLE, Trustees under Agreement dated December 30, 1988	94-069922
61	L	172	SL	2	FRANCIS COLLINS and CATHERINE COLLINS	
62	L	106	SL	R	RICHARD J. CARCIONE, or SUCCESSORS IN TRUST, as TRUSTEES OF THE RICHARD J. CARCIONE REVOCABLE TRUST dated September 18, 1991, ALBERT R. COMPAGLLA and DONNA E. COMPAGLLA	
63	O	053	S	2	TOM L. COOK and PATRICIA M. COOK (see also 2)	94-070897
64	O	054	S	2	HAROLD W. COOKSON, JR. and HAROLD W. COOKSON JR. as Trustee of a separate property Trust Agreement dated December 12, 1967; SUSAN KENNEDY COOKSON FESUS; KATHERINE SINNOTT COOKSON SKINNER	
64-A	L	048	SL	1	HAROLD W. COOKSON, JR. and HAROLD W. COOKSON JR. as Trustee of a separate property Trust Agreement dated December 12, 1967; SUSAN KENNEDY COOKSON FESUS; KATHERINE SINNOTT COOKSON SKINNER	
65	O	102	S	2	PHILIP A. CRANE, JR. and ROSEMARY PRATT CRANE, Trustees (and any Successor Trustee) of the "PHILIP A. CRANE, JR. and ROSEMARY PRATT CRANE DECLARATION OF TRUST", dated January 3, 1992	94-069908
66	L	159	S	2	EDWARD A. CUTTER, Trustee of the EDWARD A. CUTTER 1973 TRUST AGREEMENT	
67	L	047	SL	1	ROBERT P. DANIELSON and ANNE KENT DANIELSON as Trustees Under the ROBERT P. and ANNE K. DANIELSON TRUST dated March 21, 1988	
68	L	004	SL	1	THOMAS L. DAVIS and MARDEN N. PLANT	
69	L	069	SL	1	WILFRED A. DE COOK and BOBBYE J. CULLEN	
70	L	125	SL	R	ANDREW DELFINO, Trustee of the DELFINO 1993 TRUST dated June 17, 1993	
71	L	179	SL	2	PAUL A. DILLMAN and FRANCESCA A. DILLMAN	
72	O	115	S	2	JOHN BEVERLY JONES, II, THEODORE A. GRIFFINGER, JR. and MICHAEL S. MONTEITH, as Trustees of JONES DIPSEA TRUST dated December 25, 1976	94-069919
72-A	O	114	S	2	JOHN BEVERLY JONES, II, THEODORE A. GRIFFINGER, JR. and MICHAEL S. MONTEITH, as Trustees of JONES DIPSEA TRUST dated December 25, 1976	94-069918
73	L	034	SL	1	JOSEPH F. DONOHUE, JANE H. DONOHUE	
74	O	009	S	1	JOHN DOUGHTY and WENDY DOUGHTY, Co-Trustees of the JOHN DOUGHTY and WENDY DOUGHTY TRUST dated January 8, 1988	94-069832
75	O	042	S	1	MILLARD S. DREXLER and PEGGY F. DREXLER	94-069859
76	L	115	SL	R	MICHAEL DRIVER and KAREN DRIVER, Co-Trustees of the MICHAEL and KAREN DRIVER FAMILY TRUST w/d/t dated April 11, 1991; f/b/o the MICHAEL and KAREN DRIVER FAMILY	
77	L	087	SL	1	RICHARD B. WARD and ELIZABETH A. LEVY	
78	L	104	SL	R	BRUCE DUNLAP, SUSAN P. DUNLAP	
79	L	160	SL	2	PARKER DUSSEAU and NANCY S. DUSSEAU	
80	L	188	SL	2	CHARLES H. DUTKIN and CYNTHIA WHITSELL DUTKIN, Trustees of the WHITSELL/DUTKIN FAMILY TRUST AGREEMENT dated January 24, 1991	

81	O	010	S	1	RONYA A. EHRlich, or her successors in trust, not individually but as trustee under the provisions of a declaration of trust known as the "RONYA A. EHRlich REVOCABLE TRUST dated June 22, 1989, as amended	94-069833
82	L	201	S	2	PAULINE H. SECOR, FREDERICK H. BORDEN and DELANIE S. BORDEN	
	O	108	S	2	WILLIAM G. ELLIOTT, JR. and ROSE E. ELLIOTT, WILLIAM G. ELLIOTT, III, STEPHEN R. ELLIOTT, MICHELE T. (ELLIOTT) PEDERSEN	94-073658
84	L	170	SL	2	GEORGE R. ELWELL, THERESE L. ELWELL	
85	O	038	S	1	FIRST AMERICAN TITLE COMPANY OF MARIN, a California corporation	
85-A	O	040	S	1	MARIE V. ERTOLA and CHADWICK C. ERTOLA, as Trustees of the Testamentary Trust of CHARLES A. ERTOLA, deceased	
86	L	075	SL	1	JOHN A. ERTOLA, SHIRLEY ERTOLA, Vendees, DEPARTMENT OF VETERAN'S AFFAIRS OF THE STATE OF CALIFORNIA, Vendor (Contract #270199)	
87	L	119	SL	2	JACK EDWARD FALVEY and PATRICIA RUSSELL FALVEY, Trustees U/A dated 1/31/88	
88	L	199	SL	2	VIRGINIA CLAYTON AND WILLIAM C. FELCH, JR	
89	L	196	SL	2	ALLEN P. FIELDS and SELMA M. FIELDS	
90	L	107	SL	R	JOSEPH A. FITZPATRICK and PHYLLIS A. FITZPARTICK	
91	O	075	S	2	JOSEPH H. FLAHAVER, MARY J. FLAHAVER	94-069887
92	L	085	SL	1	BERNELL V. FLATH, Trustee of the BERNELL V. FLATH REVOCABLE TRUST created by Declaration of Trust dated September 7, 1988	
93	L	165	PM JENCKS	8	JON H. FRANCIS and SANDRA THOMAS FRANCIS	
94	O	019	S	1	KENNETH FRANKEL	94-069842
95	L	137	SL	R	ARTHUR FRASCO AND CAROLYNE B. FRASCO, Husband and Wife as Community Property and ALEXANDER FRASCO and ANN MARIE FRASCO, Husband and Wife as Community Property	
96	L	014	SL	1	MILLER FREEMAN, III and LINDA D. FREEMAN	
	BL	132	S	3	EDWARD C. FRENCH	
98	L	122	SL	R	JONATHAN M. FREUDMAN, JOAN B. COLLINS	
99	L	184	SL	2	EDWIN J. GALLAGHER and PATRICIA J. GALLAGHER, MARY GALLAGHER MC GLYNN, PATRICIA ANNE HELLER, FRANK C. GALLAGHER, EDWIN J. GALLAGHER, JR., JAMES J. GALLAGHER	
100	O (O-B)	002	PM Hendricks	10	LINDA GALLANTER	94-069927
101	L	144	SL	2	RICHARD F. GAMBLE, JOAN R. GAMBLE	
102	O	012	S	1	ANNA GARDNER and RICHARD E. GARDNER, Trustees of the ANNA and RICHARD E. GARDNER REVOCABLE TRUST	94-069835
103	L	060 1/2 lot	SL	1	MAYNARD GARRISON, JR., and MARY SPALDING GARRISON (See also 41)	
104	L	098	SL	1	RICHARD J. ONGARO and DIANE L. ONGARO, LINDA L. GHILOTTI (see also 194)	
105	L	086	SL	1	SUSAN P. GLANDER	
106	O	004	S	1	IDA L. GLASS aka IDA LOU GLASS, an unmarried woman	94-069829
106-A	L	138	SL	2	IDA L. GLASS aka IDA LOU GLASS, an unmarried woman	
107	L	189	SL	2	WILLIAM M. GOODMAN and VICTORIA C. BELCO, as Trustees of the GOODMAN FAMILY LIVING TRUST	
108	O	035	S	1	MARGARET W. GRAHAM, as Trustee of the Trust Created Under Paragraph SIXTH of The Will of CLARK B. GRAHAM, deceased	94-069854
109	L	146	20 PM 97 19		JAMES E. GRANT and NANCY P. GRANT, Trustees of the GRANT FAMILY TRUST, ANTHONY LEIGH GRANT, DEVIN ALEXANDER GRANT	
110	O	037	S	1	JOHN JOSEPH GRAY and FRANCES FAIRCLOTH GRAY, husband and wife	94-069856
111	L	065	SL	1	LAWRENCE E. GREEN and GERALDINE G. GREEN	
112	O	100	S	2	RICHARD B. HAM and LOUISE B. HAM as Trustee of the 1994 HAM FAMILY TRUST	94-069906
113	L	056	SL	2	The WILLIAM WINFRED HARKNESS and SHIRLEY STETSON HARKNESS TRUST	

114	L	057	SL	1	HARLAN WILLIAM HARKNESS and VIRGINIA EDITH HARKNESS, RICHARD STETSON HARKNESS	
115	O	077	S	2	ANTOINETTE HARLEY; DIANE HARLEY RICHTER; KIM ANTOINETTE HARLEY SEEFELD; CHRISTOPHER LUKE HARLEY; CHRISTOPHER LUKE HARLEY (or his Successor in Trust), as Trustee of the MALCOLM MARK HARLEY IRREVOCABLE TRUST dated February 16, 1993	
116	L	049	SL	1	ARTHUR S. HARRIS and EVELYN L. HARRIS, as Trustees of the ARTHUR S. and EVELYN L. HARRIS TRUST, created by Declaration of Trust made on March 10, 1992	
117	BL	128	S	3	MARIA S. HARTMAN and GEORGE F. HARTMAN, Co-Trustees, MARIA and GEORGE HARTMAN REVOCABLE TRUST, dated December 18, 1985	
118	L	076	SL	1	GEORGE T. HASLER and JOANNE F. HASLER, Trustees U.D.T. dated April 25, 1985	
118-A	L	077	SL	1	GEORGE T. HASLER, JR.	
119	BL	138	S	3	ELIZABETH HAZARD and GEOFFREY C. HAZARD, JR., as Trustees of the ELIZABETH HAZARD REVOCABLE TRUST INDENTURE, dated February 21, 1989	
120	L	130	SL	2	JAMES R. HELDMAN, CHRISTINE M. HELDMAN	
121	O	121	S	2	PATRICIA CHRISTINA HELLMAN, as Trustee, or the successor Trustee of the PATRICIA CHRISTINA HELLMAN QUALIFIED PERSONAL RESIDENCE TRUST	
122	O	041	S	1	CECILIA H. HERBERT and JAMES H. HERBERT, II	94-069858
123	BL	134	S	3	JOHN S. HERRINGTON, LOIS H. HERRINGTON	
124	L	182	SL	2	BETTY C. HEWLETT, as Trustee of the BETTY C. HEWLETT TRUST	
125	O	013	S	1	IRA MICHAEL HEYMAN and THERESE THAU HEYMAN, as Trustees of the IRA MICHAEL and THERESE HEYMAN FAMILY TRUST established by Declaration of Trust dated January 7, 1983	94-069836
126	L	054	SL	1	HENRY GAYLORD DILLINGHAM and NICOLE A. DILLINGHAM	
127	L	166	SL	2	DAGGETT H. HOWARD, JR. and SARA G. HOWARD, ANTHONY J. SIMPSON and WENDY W. SIMPSON	
128	L	195	SL	2	JEFFREY M. HOWSON, ANNE K. HOWSON	
129	L	031	SL	1	WILLIAM L. HUDSON, NANCY R. HUDSON	
130	L	110	SL	R	BARBARA M. HUNT, Trustee Under The HUNT DECLARATION OF TRUST dated May 5, 1993	
131	O	015	S	1	JOHN C. HUTCHINSON and BEVERLY F. HUTCHINSON as initial Trustees of the JOHN C. & BEVERLY F. HUTCHINSON REVOCABLE LIVING TRUST of June 22, 1993	94-069838
131-A	L	090	SL	1	JOHN C. HUTCHINSON and BEVERLY F. HUTCHINSON as initial Trustees of the JOHN C. & BEVERLY F. HUTCHINSON REVOCABLE LIVING TRUST of June 22, 1993	
132	L	155	SL	2	NILS INGEMANSSON and DOLORES J. INGEMANSSON, Trustees of INGEMANSSON 1993 TRUST	
133	L	200	SL	2	RICHARD C. JANSON and BETTY M. JANSON	
134	L	001	SL	1	CHARLES L. JENKS and MARGARET M. JENKS, Trustees under the JENKS Declaration of Trust dated March 24, 1994	
135	O	020	S	1	CHARLES K. JOHNSON	94-069843
136	L	121	SL	2	LOT 121 DIPSEA PARTNERS, a California Limited Partnership	
137	O	110	S	2	JOHN LOWELL JONES and CHARLOTTE J. JONES, as Trustees Of Trust Under Agreement dated July 26, 1986	94-069915
137-A	BL	131	SL	2	JOHN LOWELL JONES and CHARLOTTE J. JONES, as Trustees Of Trust Under Agreement dated July 26, 1986	
138	L	193	SL	2	LAWRENCE W. JONES and MARILYN L. JONES	
139	BL	135	SL	2	PROCTOR P. JONES and MARTHA M. JONES	
140	L	176	SL	23	FERNANDO FLORES, Trustee of the FERNANDO FLORES 1994 Irrevocable Personal Resident Trust No. 1 under Declaration of Trust dated October 25, 1994	

141	O	094	S	2	EAMONN P. KEEGAN and DOROTHY L. KEEGAN, Co-Trustees or Successor Trustee of the KEEGAN FAMILY 1992 REVOCABLE TRUST dated 6/15/92	94-069901
142	L	018	SL	1	SUSANNA R. KELHAM also known as SUSANNA KELHAM (See also 185-A)	
	O	085	S	2	JOHN M. KELLY	
144	O	025	S	1	JAMES KELSO and NANCY KELSO, Trustees Under That Revocable Trust Agreement dated June 25, 1979 and Amended June 12, 1981	94-069848
144-A	L	079	SL	1	KELSOLAND PARTNERS	
145	BL	141	S	3	MASON WILLRICH and PATRICIA R. WILLRICH	
146	BL	137	S	3	THEODORA SHAW KING, as Trustee of the KING RESIDENCE 1992 TRUST	
147	L	167	SL	R	WILMA F. LEONARD and MARK LEONARD, also known as MARK G. LEONARD, in Trust, as Trustees of the WILMA F. LEONARD REVOCABLE <i>INTER VIVOS</i> TRUST dated March 31, 1992	
148	L	100	SL	2	STEVEN MAYER and NANCY MAYER	
149	L	053	SL	1	JUNE R. LILIENTHAL	
150	O	034	S	1	KAREN K. LINDFORS; PATRICK A. MOORE; KAREN K. LINDFORS, as Custodian for KENDRA ANN MOORE under the California Uniform Transfers to Minors Act; KAREN K. LINDFORS, as Custodian For JARED LINDFORS MOORE under the California Uniform Transfers to Minors Act;	94-083514
151	O	055	S	2	DAVID E. LOMBARDI, JR., SUZANNE W. LOMBARDI	94-069870
152	L	029	SL	1	ALAMEDA MEDICAL GROUP TTEE FBO BILL LONGWELL, ALAMEDA MEDICAL GROUP TTEE ROBERT N. BOOTH, ALAMEDA MEDICAL GROUP TTEE FBO JAMES GRUMAN	
153	O	090	S	2	MARY R. LOWREY or Her Successor(s), Trustee(s) Under Revocable Trust Agreement dated March 13, 1985 as amended	94-069897
153-A	O	091	S	2	MARY R. LOWREY or Her Successor(s), Trustee(s) Under Revocable Trust Agreement dated March 13, 1985 as amended	94-069898
153-B	O	092	S	2	MARY R. LOWREY or Her Successor(s), Trustee(s) Under Revocable Trust Agreement dated March 13, 1985 as amended	94-069899
153-C	L	010	SL	1	MARY R. LOWREY or Her Successor(s), Trustee(s) Under Revocable Trust Agreement dated March 13, 1985 as amended	
153-D	L	011	SL	1	MARY R. LOWREY or Her Successor(s), Trustee(s) Under Revocable Trust Agreement dated March 13, 1985 as amended	
153-E	L	012	SL	1	MARY R. LOWREY or Her Successor(s), Trustee(s) Under Revocable Trust Agreement dated March 13, 1985 as amended	
154	O	006	S	1	RICHARD S. LOWRY, JR., MOLLY W. LOWRY	94-079425
155	L	136	SL	2	JAMES J. LUDWIG, TRUSTEE, J. and E. LUDWIG TRUST dated November 11, 1988	
156	O	062	S	2	WILLIAM B. Mac COLL, JR. and STEPHANIE C. Mac COLL, as Trustees of the WILLIAM AND STEPHAINE Mac COLL Revocable Trust, IAN COATES Mac CALL, LAUREN Mac COLL	94-082735
156-A	L	040	SL	1	WILLIAM B. Mac COLL, JR. and STEPHANIE C. Mac COLL, as Trustees of the WILLIAM AND STEPHAINE Mac COLL Revocable Trust, IAN COATES Mac CALL, LAUREN Mac COLL	
157	O	065	S	2	RICHARD B. MADDEN and JOAN F. MADDEN, Trustees of the RICHARD MADDEN 1992 LAND TRUST and RICHARD B. MADDEN and JOAN F. MADDEN, Trustees of the JOAN MADDEN 1992 LAND TRUST	94-069878
158	O	111	S	2	RICHARD B. MADIGAN, JEAN R. MADIGAN	94-069916
159	L	143	SL	R	JOE MADRIGALI, GRACE MADRIGALI	
160	O	028	S	1	MARGERY L. MAGNANI, as Trustee of the MARGERY L. MAGNANI 1994 Family Trust dated August 3, 1994	94-069850
161	L	154	SL	2	JAMES W. MANOOGIAN	

162	L	129	SL	2	DANIEL G. MARR and MARCIA J. VALLADARES	
163	O	002	S	1	NANCY J. MC CARTHY, Trustee of That Revocable Living Trust known as the NANCY J. MC CARTHY FAMILY TRUST established by Declaration of Trust executed September 18, 1986	
164	O	003	S	1	HAROLD J. MC CURRY, JR. and BETTY MC CURRY as Co-Trustees of the HAROLD J. MC CURRY, JR. Trust Number 1972-1, established October 9, 1972	
165	L	116	SL	R	GEORGE DOUBLEDAY, II and LUCINDA B. DOUBLEDAY	
166	L	123	SL	2	JAMES R. MC DONALD and MARY-LOUISE MC DONALD	
167	L	131	SL	2	HAROLD J. MC ELHINNY and ELLEN MC ELHINNY	
168	O	083	PM SETRAKIAN	7	JOHN C. MC GUIRE and ELINOR S. MC GUIRE, Co-Trustees of the MC GUIRE LIVING TRUST U/A dated February 10, 1986	94-069893
168-A	L	186	SL	2	JOHN C. MC GUIRE and ELINOR S. MC GUIRE, Co-Trustees of the MC GUIRE LIVING TRUST U/A dated February 10, 1986; DON MC GUIRE; and CLAY MC GUIRE	
169	L	068	SL	1	JEFFREY G. MC KINLEY and CAMERON MC KINLEY	
170	N	006	NORMAN'S SUB	20	MALCOLM E. MC LORG, LINDSEY J. MC LORG (See also 201, 202, 208)	
171	O	011	S	1	JON E. MC MAHON and SUZANNE B. MC MAHON, Trustees, or their Successors in Trust, under the MC MAHON LIVING TRUST, dated January 14, 1994	94-069834
171-A	L	092	SL	1	JON EDWARD MC MAHON; JON E. MC MAHON and SUZANNE B. MC MAHON, Trustees, or their Successors in Trust, under the MC MAHON LIVING TRUST, dated January 14, 1994	
172	L	198	SL	2	JOHN F. MC MAHON and JANET BROUN MC MAHON, Trustees Under Declaration of Trust dated April 13, 1982	
173	L	169	SL	R	J. DENNIS MC QUAID an unmarried man	
174	L	035	SL	1	HELEN L. MC VEA, as General Partner or Her successors-In-Interest Under the EURO-ISLAND INVESTMENT PARTNERS L.P. a Nevada Limited Partnership dated July 28, 1994	
175	L	112	SL	R	LUCINDA W. MEHRAN	
176	L	101	SL	R	F. EUGENE METZ, MARY S. METZ	
177	O	022	S	1	MARJORIE TRYON MICHAEL	94-069845
178	O	058	S	2	EUGENE MIRONOFF, VERONICA C. MIRONOFF	94-069872
179	L	161	SL	2	ALLEN B. MITCHELL and SHIRLEY T. MITCHELL	
180	O	032	S	1	DAVID WEINSTEIN and DENISE WEINSTEIN (See also 44)	94-069852
181	O	050	S	1	JOSEPH A. MOORE and GLADYS GILLIG MOORE, as Trustees under that certain Trust Agreement dated December 14, 1993	94-069867
181-A	L	051	SL	1	JOSEPH A. MOORE and GLADYS GILLIG MOORE, as Trustees under that certain Trust Agreement dated December 14, 1993	94-069868
181-B	L	052	SL	1	JOSEPH A. MOORE and GLADYS GILLIG MOORE, as Trustees under that certain Trust Agreement dated December 14, 1993	
182	O	073	S	2	MARION L. MORGAN and STEVEN D. MORGAN, Trustees of the Marion L. Morgan Trust One	94-069885
183	L	194	SL	2	JANET MORGAN	
184	O	072	S	2	MARVIN MORGENSTEIN	94-069884
185	O	084	S	2	SUSANNE KING MORRISON	
185-A	L	018	SL	1	SUSANNA R. KELHAM, also known as SUSANNA KELHAM (See also 142)	
186	O	069	S	2	THOMAS E. MORTON and ANNE L. MORTON, WILLIAM M. WARA and DIANE W. WARA (See also 265)	94-069882
186-A	L	033	SL	1	THOMAS E. MORTON and ANNE L. MORTON, WILLIAM M. WARA and DIANE W. WARA (See also 265)	

187	O 089	S 2	SANUKA S. MOSBACHER, as Trustee of the MOSBACHER Trust Agreement, dated December 11, 1992, and including any valid amendments or restatements of such Trust Agreement	94-069896
188	BL 130	S 3	SHIRLEY R. MOYCE, Trustee, or her Successor in Trust, under the MOYCE FAMILY TRUST (8/10/93), SHIRLEY R. MOYCE, Trustee, or her Successor in Trust, under the MOYCE MARITAL TRUST (8/10/93)	
189	L 145	SL 2	LAWRENCE E. MULRYAN, ELIZABETH J. MULRYAN	
190	O 060 O 061	S 2	The HERBERT T. NADAI REVOCABLE TRUST, HERBERT T. NADAI, Trustee dated April 29, 1993	94-069874 94-069875
190-A	L 041 L 042	SL 1	The HERBERT T. NADAI REVOCABLE TRUST, HERBERT T. NADAI, Trustee dated April 29, 1993	
191	N 003	NORMAN'S SUB 20	VICKIE NORMAN (See also 226)	
191-A	N 005	NORMAN'S SUB 20	VICKIE L. NORMAN, JANET R. NORMAN (See also 226)	
192	L 095	SL 1	JOSEPH H. OAKEY and BETTY H. OAKEY, Trustees under the Oakey Declaration of Trust dated May 4, 1993	
193	O 045	S 1	WILLIAM H. ORRICK, JR., Trustee u/t/a dated September 26, 1989	94-069862
193-A	O 046	S 1	WILLIAM H. ORRICK, JR., Trustee u/t/a dated September 26, 1989	94-069863
194	L 098	SL 2	RICHARD J. ONGARO and DIANE L. ONGARO, LINDA L. GHILOTTI (see also 104)	
195	BL 125	SL 3 ¹⁵	JOHN S. OSTERWEIS, as Trustee of the OSTERWEIS Revocable Trust	
196	BL 139	S 3	NELLO PACE, Trustee of the NELLO and MARY JO PACE TRUST	
197	L 152	SL 2	JAMES E. PALMER and JEAN LATTNER PALMER, husband and wife, as Trustee of the PALMER Family Revocable Trust (created by an agreement dated April 5, 1991; MARTHA PALMER CALLAN; CAROLINE CLEAVELAND PALMER; SUZANNE ELWELL PALMER; MANUEL FREDRIC PALMER	
198	L 127	SL 2	ERIC A. PEDLEY and JANE L. PEDLEY, Trustees of the E/J PEDLEY FAMILY TRUST	
199	O 052	S 2	GEORGE W. PASHA, III and JANET M. PASHA, Trustees of the GEORGE W. PASHA III, and JANET M. PASHA 1980 LIVING TRUST DATED OCTOBER 31, 1980 AND AMENDED AND RESTATED IN ITS ENTIRETY ON OCTOBER 16, 1987	94-069869
199-A	L 050	SL 1	GEORGE W. PASHA, III and JANET M. PASHA, Trustees of the GEORGE W. PASHA III and JANET M. PASHA 1980 LIVING TRUST DATED OCTOBER 31, 1980 AND AMENDED AND RESTATED IN ITS ENTIRETY ON OCTOBER 16, 1987	
200	L 163	SL 2	HELEN MARIE PEREIRA	
201	N 006	NORMAN'S SUB 20	RICHARD W. PETERSON, JR. and SUSAN E. PETERSON (See also 170, 202, 208)	
202	N 006	NORMAN'S SUB 20	ROBERT M. PETERSON and CYNTHIA L. PETERSON (See also 170, 201, 208)	
203	L 113	SL R	RONALD W. PHARIS and MARY L. PHARIS, Trustees of the PHARIS 1988 TRUST, dated November 16, 1988, as to an undivided 50% interest and ARTHUR ALFREDO GIOVARA and COLLEEN CAROLE GIOVARA Trustees of the GIOVARA FAMILY LIVING TRUST, dated June 17, 1988, as to an undivided 50% interest	
204	L 124	SL R	ANDREA T. PORTER, DICK M. OKADA	
205	O 117	S 2	RICHARD ANTHONY POWELL and KATHLEEN SULLIVAN POWELL, Co-Trustees or Successor Trustee of the POWELL FAMILY 1992 REVOCABLE TRUST dated August 21, 1992	94-069921
206	L 071	SL 1	LAURENCE E. POWER, ELIZABETH L. POWER	
207	L 157	SL 2	MARGARET QUIGLEY, Trustee under that REVOCABLE TRUST AGREEMENT dated June 14, 1993	

208	N	006	NORMAN'S SUB 20		ARTHUR J. QUINN and BARNEY QUINN (See also 170, 201, 202)	
209	O	056	S	2	CHRISTINE RANDEL, AGNES SHAPRIO (See also 235)	94-069871
209-A	L	046	SL	1	CHRISTINE RANDEL, AGNES SHAPRIO (See also 235)	
210	L	030	SL	1	HENRY E. RAAB, CATHERINE R. RAAB, Trustees U.D.T. (Under Declaration of Trust) dated February 29, 1988	
211	O	023	S	1	BETTY RADER	94-069846
212	O	120	S	2	EDWARD L. RATHBUN and LAURIE C. RATHBUN, husband and wife	94-069924
213	BL	126	S	3	DAVID R. RAWSON and ANDREA M. RAWSON, husband and wife as joint tenants	94-069841
214	O	018	S	1	PATRICK G. RILEY and ROBERTA J. SMITH RILEY	94-069841
215	L	183	SL	2	RALPH ROBINSON and LESLY ROBINSON	
216	BL	127	S	3	GERALD C. STERNS and ELIZABETH WALKER STERNS, also known as ELIZABETH STERNS	
217	L	162	SL	2	MICHAEL D. REYNOLDS and ROBIN REYNOLDS	
218	L	073	SL	1	KAREN ROGERS and WALTER I. ROGERS	
219	O	007	S	1	BENSON B. ROE (or his Successor in Trust), as Trustee of the BENSON B. ROE Residence Trust, U/T/A dated January 8, 1993, and JANE ST. JOHN ROE (or her Successor in Trust), as Trustee of the JANE ST. JOHN ROE Residence Trust, U/T/A dated January 8, 1993	94-069831
220	O	005	SL	1	ROBERT A. MILLS and ROBERT A. SCHLESINGER, Trustees of the EDNAH ROOT REVOCABLE TRUST dated January 9, 1987	94-069830
221	L	084	SL	1	EDNA CAILA ROSSENAS	
222	O	016	S	1	CATHERINE P. ROSEN, Trustee U/T/A dated May 12, 1988	94-069839
223	L	109	SL	R	SIDNEY J. HENDRICKS; DENNIS R. HORNE	
224	BL	140	S	3	HENRY F. SAFRIT and KARIN C. SAFRIT	
225	L	156	SL	2	PETER B. SANDMAN, PAULINE H. TESLER	
226	N	001	NORMAN'S SUB 20		JANET NORMAN	
226-A	N	002	NORMAN'S SUB 20		JANET NORMAN	
226-B	N	004	NORMAN'S SUB 20		JOHN CORIN TRUSTEE FOR SISTER'S TRUST	
226-C	N	005	NORMAN'S SUB 20		JANET NORMAN	
227	O	057	S	2	FRANCIS J. SCHNUGG and MARY S. SCHNUGG Trustees under the SCHNUGG FAMILY TRUST dated the 14th day of December, 1988; STEPHEN JOSEPH SCHNUGG; MARY SCHNUGG BROWN; PETER HAYDEN SCHNUGG; SUSAN SCHNUGG TAYLOR; NANCY SCHNUGG SCHLATTER; JANE SCHNUGG ALLEN; PATRICIA SCHNUGG TRENKWALDER; SARAH SCHNUGG LAUGHLIN; JOHN MICHAEL SCHNUGG; MARGARET SCHNUGG STEFFENS; THOMAS JEFFREY SCHNUGG; ELIZABETH JANE SCHNUGG	
228	O	039	S	1	ROBERT J. SCHWEITZER, AUDREY SCHWEITZER	94-069857
228-A	L	063	S	2	ROBERT J. SCHWEITZER, AUDREY SCHWEITZER	
229	O	036	S	1	PETER T. DUNN and LAURA E. DUNN, Trustees of the DUNN FAMILY TRUST AGREEMENT dated October 3, 1986	94-069855
230	L	088	SL	1	JOSEPH L. SELIGMAN, JR. and PEGGY VAN HORNE SELIGMAN, husband and wife, as community property	

230-A	L	089	SL	1	JOSEPH L. SELIGMAN, JR. and PEGGY VAN HORNE SELIGMAN, husband and wife, as community property	
230-B	O	014	S	1	JOSEPH L. SELIGMAN, JR. and PEGGY VAN HORNE SELIGMAN Trustees of the SELIGMAN 1986 REVOCABLE TRUST u/v/a August 1, 1986 or Successor Trustee	94-069837
231	O	030	S	1	RONALD A. SELTZER and ADELE W. SELTZER, Co-Trustees of that certain Trust entitled the SELTZER REVOCABLE LIVING TRUST dated September 12, 1984	94-069851
232	O	119	S	2	PORTER SESNON, JR.	94-069923
233	O	082	S	2	ROBERT SETRAKIAN and SCOTT HOWARD SETRAKIAN, Trustees of the ROBERT SETRAKIAN 1987 TRUST dated November 30, 1987	94-069892
233-A	L	020	SL	1	ROBERT SETRAKIAN and SCOTT HOWARD SETRAKIAN, Trustees of the ROBERT SETRAKIAN 1987 TRUST dated November 30, 1987	
234	L	045	SL	1	H. BOYD SEYMOUR and DEBORAH G. SEYMOUR	
235	O	056	S	2	CHRISTINE RANDEL, AGNES SHAPRIO (See also 209)	94-069871
235-A	L	046	S	1	CHRISTINE RANDEL, AGNES SHAPRIO (See also 209)	
236	L	066	S	2	WILLIAM F. SHARON, Trustee of the WILLIAM F. SHARON SEPARATE PROPERTY TRUST	94-069879
237	L	103	SL	2	DAVID SHERBON and EDNA SHERBON	
238	L	008	SL	1	HARRY B. SKINNER	
239	O	123	S	2	ROBERT E. SKJEI, ANN W. SKJEI	94-070900
239-A	O	124	S	2	ROBERT E. SKJEI, ANN W. SKJEI	94-070901
240	L	036	SL	1	JAMES P. SLAUGHTER and BARBARA ADAMS SLAUGHTER	
241	O	104	S	2	CHARLES W. SNOOK and BARBARA R. SNOOK	94-069910
242	L	005	SL	1	STEPHEN V. R. SPAULDING III and ELSA YANNOPOULOS SPAULDING, as Trustees Pursuant to <i>Inter Vivos</i> Trust Agreement dated January 23, 1986	
243	O	067	S	2	LEONARD M. SPERRY, JR. and RITA L. SPERRY, Trustees of the SPERRY FAMILY TRUST UNDER AGREEMENT dated August 5, 1992	94-069880
243-A	O	068	S	2	LEONARD M. SPERRY, JR. and RITA L. SPERRY, Trustees of the SPERRY FAMILY TRUST UNDER AGREEMENT dated August 5, 1992	94-069881
244	L	097	SL	R	HOWARD P. SPINDLER and EDITH H. SPINDLER	
245	O	071	S	2	MYRA MAY STAPLER and DANIEL O. ABBOTT, Trustees of the MYRA MAY STAPLER TRUST dated February 22, 1991	94-070898
246	L	175	SL	R	NORMAN C. STAUB, SR. and EILEEN C. STAUB, Trustees of the NORMAN C. STAUB, SR. and EILEEN C. STAUB 1989 Living Trust created by declaration of trust, dated May 31, 1989	
247	BL	127	S	3	GERALD C. STERNS and ELIZABETH WALKER STERNS, also known as ELIZABETH STERNS, husband and wife	
248	L	091	SL	1	EDWARD A. STEWART, JANET MONTECALVO	
249	O	105	S	2	WILLIAM A. STIMSON, Trustee and Successor Trustee of the WILLIAM A. STIMSON TRUST dated November 7, 1972	94-069911
250	O	113	S	2	SHERWOOD B. STOCKWELL and MARY C. STOCKWELL, Trustees of the SHERWOOD B. STOCKWELL and MARY C. STOCKWELL Living Trust Agreement dated March 6, 1992	94-069917
251	L	185	SL	2	BRIAN A. WIEBER and ROXANNE T. WIEBER	
252	L	140	SL	2	RICHARD STRAUSS and KATHLEEN HONAN STRAUSS, Trustees of the STRAUSS TRUST	
253	L	141	SL	R	G. CRAIG SULLIVAN and MAUREEN O'BRIEN SULLIVAN, Trustee, or the Successor Trustee, of the CRAIG and MAUREEN SULLIVAN LIVING TRUST dated May 27, 1992	
254	O	044	S	1	CHARLES ZOOK F. SUTTON; ANNE C. SUTTON; GARRETT ZOOK SUTTON; AMY PUCCINELLI; JOHN DAVIES SUTTON; MARY PINKUS	94-069861

255	L	135	SL	2	LORRY C. TARLTON, JR. and MARILYN L. TARLTON	
256	L	006	SL	1	ONNIE WEGMAN TAYLOR, DIANA TAYLOR, PAUL WEGMAN TAYLOR, SETH TAYLOR	
257	L	191	SL	2	ROBERT G. TEMER and JULIANN J. TEMER	
257-A	L	192	SL	2	ROBERT G. TEMER and JULIANN J. TEMER	
258	O	059	S	2	MARTIN TERPLAN and ELIZABETH S. TERPLAN, Trustees of the TERPLAN 1992 FAMILY TRUST, established by Declaration of Trust dated June 8, 1992	94-069873
258-A	L	043	SL	1	MARTIN TERPLAN and ELIZABETH S. TERPLAN, Trustees of the TERPLAN 1992 FAMILY TRUST, established by Declaration of Trust dated June 8, 1992	
259	L	202	SL	2	ALICE PALMER THOMAS	
260	O	033	S	1	NANCY J. THOMPSON	94-069853
261	L	133	SL	R	DAVID K. TODD and CAROLINE L. TODD, Trustees of the TODD TRUST dated May 9, 1979, or Successor Trustee of the TODD ESTATE	
262	O	024	S	1	ROBERT R. TUFTS and JOYCE A. TUFTS, Trustees U/A dated September 18, 1987	94-069847
263	L	134	SL	2	JEFFREY A. VANCE and PATRICIA R. VANCE	
264	O	109	S	2	RICHARD R. VOLK and MARI ANN VOLK	94-069914
265	O	069	S	2	THOMAS E. MORTON and ANNE L. MORTON, WILLIAM M. WARA and DIANE W. WARA (See also 186)	
265-A	L	033	SL	1	THOMAS E. MORTON and ANNE L. MORTON, WILLIAM M. WARA and DIANE W. WARA (See also 186)	
266	O	027	S	1	MURRAY J. WALDMAN, a Trustee of Trust B Under the Will of JEAN WALDMAN, deceased	94-069849
267	L	021	SL	1	BROOKS WALKER, JR. and JOHN CLINTON WALKER as Trustees Under That Certain Agreement dated December 21, 1989	
267-A	L	026	SL	1	BROOKS WALKER, JR. and JOHN CLINTON WALKER as Trustees Under That Certain Agreement dated December 21, 1989	
267-B	L	027	SL	1	BROOKS WALKER, JR. and JOHN CLINTON WALKER as Trustees Under That Certain Agreement dated December 21, 1989	
267-C	O	076	S	2	BROOKS WALKER, JR. and JOHN CLINTON WALKER as Trustees Under That Certain Agreement dated December 21, 1989	94-069888
267-D	O	122	S	2	BROOKS WALKER, JR. and JOHN CLINTON WALKER as Trustees Under That Certain Agreement dated December 21, 1989	94-069925
267-E	O	081	S	2	BROOKS WALKER, JR. and JOHN CLINTON WALKER as Trustees Under That Certain Agreement dated December 21, 1989	94-069891
267-F	BL	142	S	3	BROOKS WALKER, JR. and JOHN CLINTON WALKER as Trustees Under That Certain Agreement dated December 21, 1989	
268	O	098	S	2	EDWARD M. WALSH, GUNILD E. WALSH	94-069904
269	L	080	SL	1	WENDY W. KISTLER and CHARLES G. STEPHENSON, as Trustees of the WEAVER FAMILY TRUST dated November 16, 1989	
269-A	L	081	SL	1	WENDY W. KISTLER and CHARLES G. STEPHENSON, as Trustees of the WEAVER FAMILY TRUST dated November 16, 1989	
269-B	O	086	S	2	WENDY W. KISTLER and CHARLES G. STEPHENSON, as Trustees of the WEAVER FAMILY TRUST dated November 16, 1989	94-069894
269-C	O	087	S	2	CHARLES R. WEAVER and DONNA L. WEAVER, Husband and Wife as their community property	94-069895
270	O	031	S	1	BARRETT H. WEBER, and ELISE BROUN WEBER, Trustees of the WEBER FAMILY REVOCABLE TRUST dated January 19, 1989, PETER B. WEBER, DAVID H. WEBER, ROBERT W. WEBER, BARRETT F. WEBER	94-080407

270-A	L	072	SL	1	BARRETT H. WEBER, and ELISE BROUN WEBER, Trustees of the WEBER FAMILY REVOCABLE TRUST dated January 19, 1989, PETER B. WEBER, DAVID H. WEBER, ROBERT W. WEBER	
271	L	180	SL	2	LENARD G. WEISS and NANCY P. WEISS	
271-A	L	181	SL	2	LENARD G. WEISS and NANCY P. WEISS	
272	L	150	19 PM	85 16	CLARENCE H. WHITBECK and EDWINA WHITBECK	
272-A	L	151	SL	2	CLARENCE H. WHITBECK and EDWINA WHITBECK	
273	O	064	S	2	DONALD F. WILCOX and SHARON K. WILCOX, as Trustees of the DONALD and SHARON WILCOX TRUST dated August 20, 1987	94-069877
274	L	037	SL	1	LYNN P. WILCOX and LISA A. WILCOX, DONALD F. WILCOX and SHARON K. WILCOX, as Trustees of the DONALD and SHARON WILCOX TRUST dated August 20, 1987	
275	L	037	SL	1	LYNN P. WILCOX and LISA A. WILCOX, DONALD F. WILCOX and SHARON K. WILCOX, as Trustees of the DONALD and SHARON WILCOX TRUST dated August 20, 1987	
276	O	026	S	1	JOHN WILLHALM, SR., also known as JOHN A. WILHALM. ROBERT E. WILLHALM, JOHN R. WILLHALM, LAURIE A. WILLHALM, MARY WILLHALM LOPES, LAWRENCE M. WILLHALM	
277	O	074	S	2	STEVEN W. WISENBAKER, Trustee WISENBAKER 1992 TRUST	94-069886
278	O	106	S	2	BARBARA R. WITTER and THOMAS K. WITTER, Trustees of the BARBARA R. WITTER Trust under an agreement dated June 9, 1992	94-069912
279	L	171	SL	2	WARREN WOLFF as Trustee of the WARREN WOLFF 1988 TRUST (A Revocable <i>Inter Vivos</i> Trust)	
280-A	O	063	S	2	CLARENCE J. WOODARD	94-069876
280	L	039	SL	1	CLARENCE J. WOODARD, CLARENCE J. WOODARD as to a Life Estate, SARAH WOODARD and THOMAS WOODARD as to the Remainder	
281	O	043	S	1	AKIHIRO YOSHIKAWA and NANCY DAWN KNAPPENBERGER, Trustees of the YOSHIKAWA 1992 LIVING TRUST dated March 3, 1992	94-069860
282	O	029	S	1	PETER H. ZISCHKE, MARIAN OLIVER ZISCHKE and HUGH W. DITZLER, JR., Trustees Under A Trust Agreement dated April 13, 1988; PETER H. ZISCHKE, MARIAN O. ZISCHKE, MICHAEL H. ZISCHKE, KURT W. ZISCHKE, MARIAN ZISCHKE, KAREN ZISCHKE	
282-A	L	074	SL	1	PETER H. ZISCHKE, MARIAN OLIVER ZISCHKE and HUGH W. DITZLER, JR., Trustees under a Trust Agreement dated April 13, 1988, all of his right and title and interest in and to	
283	L/O	3/4	PM	Kent	SEADRIFT LAGOON PROPERTY OWNERS ASSOCIATION and SEADRIFT BEACH & TENNIS CLUB	
284	L/O	2/3	PM	Kent 17	SEADRIFT ASSOCIATION, a California non-profit corporation	94-069928
285				18	ROBERT A. ROUMIGUIERE, BARBARA N. ROUMIGUIERE, DONALD A. BEACOCK, KATHERINE M. BEACOCK, ROBERT A. ROUMIGUIERE and BARBARA N. ROUMIGUIERE, Trustees of the ROBERT A. ROUMIGUIERE and BARBARA N. ROUMIGUIERE REVOCABLE <i>INTER VIVOS</i> AGREEMENT dated November 7, 1991	

Footer Key

#	<u>Subdivision</u>	<u>Description</u>
1	S 1	<u>Seadrift Subdivision #1</u> : Reference is made to the Official Map entitled, "Map of Seadrift Subdivision No. One, Marin Country, California", filed November 10, 1949 in Map Book 6 at Page 92, Marin County Records.
2	S 2	<u>Seadrift Subdivision #2</u> : Reference is made to the Official Map entitled, 'Map of Seadrift Subdivision No. Two, in the County of Marin, California", filed for record November 5, 1956 in Volume 9 of Maps, at Page 62, Marin County Records.
3	S 3	<u>Seadrift Subdivision #3</u> : Reference is made to the Official Map entitled, "Map of Seadrift Subdivision No. Three", filed August 20, 1964 in Book 12 of Maps at Page 90, Marin County Records.
4	SL 1	<u>Seadrift Lagoon Subdivision #1</u> : Reference is made to the Official Map entitled, "Map of Seadrift Lagoon Subdivision No. One, recorded January 3, 1961 Map Book 10, Page 95, Marin County Records.
5	SL 2	<u>Seadrift Lagoon Subdivision #2</u> : Reference is made to the Official Map entitled, "Map of Seadrift Lagoon Subdivision No. Two, Marin County, California", recorded in the Office of the County Recorder of said County of Marin on December 3, 1962 in Map Book 11 at Page 51.
6	PM KENT	<u>Parcel Map, Lands of Wm. Kent Estate Co.</u> : Filed March 11, 1968 in Book 2 of Parcel Map at Page 62.
7	PM SETRAKIAN	<u>Parcel Map of Setrakian</u> : Reference is made to the Official Map entitled "Parcel Map Lands of Setrakian 1812 O.R. 433" filed May 7, 1980 in Parcel Map Book 18 at Page 8, Marin County Records.
8	PM JENCKS	<u>Parcel Map of Jencks</u> : Reference is made to the Official Map entitled, "Parcel Map Lands of Jencks, Series No. 81-05488, eliminating the common lot line of Lots 164 and 165 Map of Seadrift Lagoon Subdivision No. Two 11 R.M. 51 Stinson Beach, Marin County, California", filed for record August 12, 1982 in Book 20 of Parcel Maps at Page 61, Marin County Records.
9	SLR	<u>Seadrift Lagoon Re-subdivision</u> : Reference is made to the Official Map entitled, "Map of Re-subdivision of Portions of Seadrift Lagoon Subdivisions No. One and Two" filed for record March 24, 1986 in Volume 19 of Maps at Page 80, Marin County Records.
10	PM HENDRICK	<u>Parcel Map of Hendrick</u> : Reference is made to the Official Map entitled "Parcel Map of Lands of Sidney J. Hendrick, a Division of Parcel 1, as shown on 2 Parcel Map 62, Seadrift, Stinson Beach, Marin County, California", filed for record October 10, 1985 in Volume 22 of Parcel Maps at Page 91, Marin County Records.
11	PM ROUMIQUIERE	<u>Parcel Map Lands of Robert A. and Barbara N. Roumiquiere, et al</u> : Reference is made to "Parcel Map Lands of Robert A. Roumiquiere & Barbara N. Roumiquiere, Donald A. & Katherine M. Beacock, James L. Norman & John Corins Trust, Seadrift, Stinson Beach Marin County, California, as described in 592 O.R. 290, 3659 O.R. 619, 3670 O.R. 133 & Document Number 84-059680," filed March 26, 1986 in Book 23 of Parcel Maps at page 25, Marin County Records.
12	O	<u>Ocean</u>
13	L	<u>Lagoon</u>
14	O 1	<u>Record Survey Seadrift Subdivision No. One</u> of said Map of Seadrift Subdivision No. One, as said lot is shown on Record of Survey Lot No. 1, Seadrift Subdivision No. One, filed April 8, 1970 in Book 9 of Surveys at Page 10, Marin County Records.

Footer Key

#	<u>Subdivision</u>	<u>Description</u>
15	SL 3	<p>Said land is situated in the County of Marin, State of California.</p> <p>BEGINNING at a point on the Northerly line of Lot 125, as said lot is shown on that certain Map entitled "Map of Seadrift Subdivision No. Three in the County of Marin, California", filed August 20, 1964 in Book 12 of Maps at Page 90, Marin County Records, said point being distant thereon South 78 deg 07' 19" West 40.51 feet from the Northeasterly corner thereof; thence along said line South 78 deg 07' 19" West 49.11 feet to the Northwest corner of said Lot 125; thence leaving said line and running along the Westerly line of said lot, South 0 deg 02' West 383.25 feet to the Southwest corner thereof; thence along the Southerly line of said Lot 125, South 89 deg 58' East 50.00 feet; thence leaving said line and running along the arc of a curve to the left with a radius of 20 feet, through a central angle of 87 deg 21' for an arc distance of 30.49 feet; thence along the Easterly line of said Lot, North 2 deg 41' East 176.76 feet; thence leaving said Easterly line and running along the Northwesterly line of Dipsea Road, said road is shown on that certain Map entitled, "Map of Seadrift Lagoon Subdivision No. Two", filed in Book 11 of Maps at Page 51, Marin County Records, along a curve to the right tangent to a line which bears North 2 deg 41' East, having a radius of 200.00 feet, through a central angle of 36 deg 48' 10" an arc length of 128.47 feet; thence leaving said Northwesterly line running North 43 deg 08' 35" West 110.24 feet to the point of beginning. BEING a portion of the above mentioned Lot 125 and a portion of the lands described as "Lands of William Kent Estate Co." and "William Kent Estate Co." which lie Northerly and Northwesterly of Dipsea Road, as said parcels and said road are shown on that certain Map entitled "Map of Seadrift Lagoon Subdivision No. Two", filed December 3, 1962 in Book 11 of Maps at Page 51, Marin County Records.</p>
16	19 PM 85	<p>Lot 150: as shown upon "Parcel Map, Lands of Clarence H. Whitbeck, Serial No. 81-24550", filed for record October 9, 1981 in Book 19 of Parcel Maps at Page 85, Marin County Records.</p>
17	PM KENT	<p>Parcels 1 and 2 as shown on the Parcel Map, Lands of William Kent Estate Co. Lands designated as "Seadrift Lagoon Property Owners Association" on the Seadrift Lagoon Subdivision No. One.</p> <p>Parcel of land bounded by the lands of Seadrift Lagoon Property Owners Association and Lots 1 and 2, as shown on the Map of Seadrift Lagoon Subdivision No. One, and Dipsea Road and Lots 202 and 203, as shown on the Map of Seadrift Lagoon Subdivision No. Two.</p>
18		<p><u>Parcel One:</u> All of that portion of the lands depicted as "Lands of William Kent Estate Co., and "William Kent Estate Co.", which lies Northerly and Northeasterly of Dipsea Road and all of Dipsea Road, as said parcels and road are shown on that certain Map entitled "Map of Seadrift Lagoon Subdivision No. Two", filed December 3, 1962 in Book 11 of Maps at Page 51, Marin County Records.</p> <p style="padding-left: 40px;">Excepting therefrom a portion of the lands depicted as "Lands of William Kent Estate Co." and "William Kent Estate Co.", as described in the Deed from William Kent Estate Co., a corporation, to Proctor P. Jones, <i>et ux</i>, recorded March 22, 1972 in Book 2551 of Official Records at Page 479, Marin County Records.</p> <p><u>Parcel Two:</u> Seadrift Road, as shown on that certain Map entitled "Map of Seadrift Subdivision No. One, Marin County, California", filed November 10, 1949 in Book 6 of Maps at Page 92, Marin County Records.</p> <p><u>Parcel Three:</u> Seadrift Road, as shown on that certain Map entitled "Map of Seadrift Subdivision No. Two", filed November 5, 1956 in Book 9 of Maps at Page 62, Marin County Records.</p>
19	20 PM 97	<p>Lot 146, as shown upon that certain parcel Map entitled "Parcel Map Lands of Grant 3806 O.R. 361, Eliminating the Common Lot Lines of Lots 146, 147, 148 Map of Seadrift Lagoon Subdivision No. Two 11 R.M. 51, Stinson Beach, Marin County, California", filed for record January 10, 1983 in Book 20 of Parcel Maps, at Page 97, Marin County Records.</p>
20	NORMAN'S SUB	<p>Norman's Subdivision: Reference is made to the Official Map entitled "Map of Norman's Seadrift Subdivision" filed for record March 12, 1987, in Volume 20 of Maps at Page 6, Marin County Records.</p>

ORIGINAL

EXHIBIT "D"

YES P35

ORIGINAL

MEMORANDUM

DATE: June 1, 1994

TO: Old Republic Title Company
Attn: Carl Lago
545 Fourth Street
San Rafael, CA 94901

FROM: Peter B. Sandmann, Esq.
Katherine E. Stone, Esq.
Frederick Ludlow, Esq.

RE: Sandspit Settlement Escrow

We are counsel for the parties in a California Superior Court action known as Kelly et al. v. California Coastal Commission, et al., Civil No. 152 998. The parties to the Action, along with a number of other interested parties, have entered into a Settlement Agreement which calls for the delivery and recordation of certain documents.

This Memorandum constitutes Escrow Instructions for your use with regard to the above referenced escrow. These instructions are to be followed by you unless you receive other instructions, in writing, signed by or on behalf of all of the undersigned.

We will deliver to you the following:

1. A written statement, signed by or on behalf of all of the undersigned, that all necessary parties have executed the Settlement Agreement, a copy of which (unexecuted) is attached to these instructions for your information.
2. Grants of Easement, in the form of Exhibit "G" to the attached Settlement Agreement, duly acknowledged and suitable for recording, and executed by not less than 75% of the owners of beach front lots within the Seadrift development at Stinson Beach, California, and by the Seadrift Association. (Each Grant of Easement is accompanied by an instruction, executed by the Grantor(s), instructing you to record the easement in accordance with these instructions.) The fee title owners of said lots are set forth in Exhibit "C" of the attached Settlement Agreement. All of the undersigned will inform you, in writing, when you are in possession of the requisite number of Grants of Easement. You have no duty or responsibility to make any independent determination regarding the form of the easement, the number of

Approved:

KEL *RBS*

Grants of Easement required under the terms of the Settlement Agreement, nor the effectiveness of the Grants of Easement as legal documents.

3. Acceptance of the Grants of Easement described in paragraph 2 hereof, duly issued by the County of Marin and suitable for recording, substantially in the form of Exhibit "H" to the Settlement Agreement. (The Acceptance of the Grants of Easement are accompanied by instructions, on behalf of the County of Marin, instructing you to record the Acceptances in accordance with these instructions.) All of the undersigned will inform you, in writing, when you are in possession of the necessary Acceptances of Grants of Easement. You have no duty or responsibility to make any independent determination regarding the form of the acceptances, their number, nor the effectiveness of the Acceptances of the Grants of Easement as legal documents.

4. A Permit, duly granted by the California Coastal Commission, substantially in the form of Exhibit "J" to the attached Settlement Agreement. Escrow shall not close until 60 days have elapsed without the filing of an appeal from the grant of Permit being filed in a California Superior Court, provided that, in the event that any such appeal is filed, upon written authorization from the undersigned, escrow shall remain open until such appeal is finally resolved, at which time if the appeal is resolved in favor of the parties to the Settlement Agreement in that the permit is allowed to issue substantially in the form of Exhibit "J", escrow shall forthwith close without the necessity for further action by any of the undersigned. All of the undersigned will inform you, in writing, when said 60 day period has elapsed without such filing of an appeal, or alternatively, when such appeal has been finally resolved.

5. A copy of a Judgment, duly filed and entered by the Superior Court of the State of California, County of Marin, substantially in the form of Exhibit "E" to the attached Settlement Agreement.

6. A copy of a Judgment, duly filed and entered by the United States District Court, Eastern District of California, substantially in the form of Exhibit "F" to the attached Settlement Agreement.

When you have received all of the above-described documents, you are to take the following steps in the following order:

- Record the Grants of Easement in the Marin County Recorder's Office;
- Record the County of Marin Acceptances of the Grants of Easement in the Marin County Recorder's Office; and

Approved:

RJ RBS

ORIGINAL

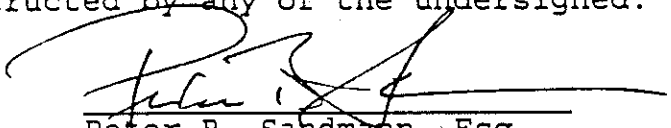
- Deliver the California Coastal Commission Permit to the Seadrift Association, c/o Peter B. Sandmann, 16 Buena Vista, Mill Valley CA 94941.

- Notify all of the undersigned that these steps have been accomplished.

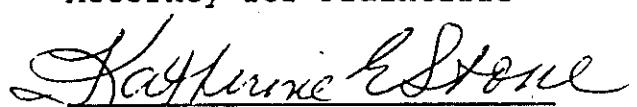
In the event that you have not received all of the above-described documents within six months of the date hereof, or in the event that any one or more of the undersigned instructs you, in writing, to cancel this escrow (regardless of your receipt of contrary instructions from any of the other signatories hereto), you shall cancel the escrow and return the documents in your possession to the party that provided them to you.

Any of the undersigned may designate a person to act on behalf of and/or in the stead of the undersigned by a writing, signed by such undersigned who is making such designation. Thenceforth, you shall follow the instructions of the person so designated, as fully as if instructed by any of the undersigned.

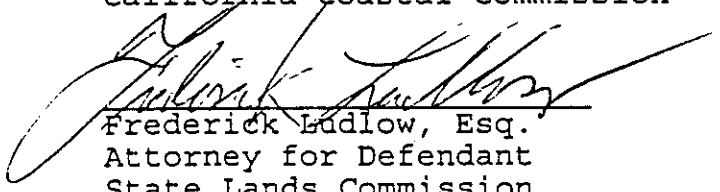
Dated: July 28, 1994


Peter B. Sandmann, Esq.
Attorney for Plaintiffs

Dated: July 28, 1994


Katherine E. Stone, Esq.
Attorney for Defendant
California Coastal Commission

Dated: July 28, 1994


Frederick Ludlow, Esq.
Attorney for Defendant
State Lands Commission

Approved:

RLS PBS

M E M O R A N D U M

DATE: September 23, 1994

TO: Old Republic Title Company
Attn: Carl Lago
545 Fourth Street
San Rafael, CA 94901

FROM: Peter B. Sandmann, Esq.
Katherine E. Stone, Esq.
Frederick Ludlow, Esq.

RE: Sandspit Settlement Escrow
Supplemental Escrow Instructions

These supplemental escrow instructions are supplemental to, where necessary amend the instructions which we previously submitted to you, dated June 1, 1994.

This is to inform you, as called for in our prior escrow instructions to you, that the Settlement Agreement has been executed by all of the necessary parties, that you are now in receipt of the requisite number of Grants of Easement and Acceptances, that the Permit granted by the California Coastal Commission has been delivered to you and there is no legal action pending which restricts issuance of said Permit, that the judgment called for in the Settlement Agreement in the California Superior Court action known as Kelly et al. v. California Coastal Commission, et al., Civil No. 152 998 has now been entered and a copy will be delivered to you under separate cover. As soon as a copy of the judgment in the United States District Court action known as California Coastal Commission v. United States Department of Interior, CIV-S-92-0702 has been delivered to you, you are authorized and instructed to record with the Marin County Records office the Seadrift beach-front lot owners' easements and Marin County acceptances which we delivered to you on Monday, September 19, 1994. Upon the recording by the Marin County Records Office of not less than 93 of those easements and acceptances, you are authorized and instructed to do the following:

1. Deliver the original Settlement Agreement and all of the original signature pages to Frederick Ludlow, Esq.
2. Deliver the original Coastal Commission Permit to Peter B. Sandmann, Esq.

Approved:

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ORIGINAL

EXHIBIT "E"

KLP 935

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Peter B. Sandmann, Esq., No. 49012
TESLER, SANDMANN & FISHMAN
16 Buena Vista Avenue
Mill Valley, California 94941
Telephone: (415) 383-5600

Attorneys for plaintiffs and petitioners

FILED

SEP 21 1994

HOWARD GIBSON
MARIN COUNTY CLERK
BY: E. Keswick, Deputy

THE SUPERIOR COURT OF THE STATE OF CALIFORNIA
IN AND FOR THE COUNTY OF MARIN

JOHN M. KELLY; JAMES M. BARRINGTON;) CASE NO. 152988
et al.)
Petitioners and Plaintiffs,) ~~(PROPOSED)~~ JUDGMENT

vs.

THE CALIFORNIA COASTAL COMMISSION,)
STATE LANDS COMMISSION, ALL PERSONS)
UNKNOWN, CLAIMING ANY LEGAL OR)
EQUITABLE RIGHT, TITLE, ESTATE, LIEN)
OR INTEREST IN THE PROPERTY DESCRIBED)
IN THE COMPLAINT ADVERSE TO PLAINTIFFS')
TITLE, OR ANY CLOUD UPON PLAINTIFFS')
TITLE THERETO, and DOES 1 through 500,)
inclusive,)
Respondents and Defendants.)

This matter has been submitted to the Court pursuant to a Settlement Agreement between the parties which has also been executed by additional parties having an interest in the subject matter of this and related disputes.

Plaintiffs are represented in this action by Peter B. Sandmann, Tesler, Sandmann & Fishman. Defendant California Coastal Commission is represented by Katherine E. Stone, Myers, Widders & Gibson; defendant State Lands Commission is represented by Frederick Ludlow. No other parties have appeared in this

JUDGMENT

1 action. The Settlement Agreement provides by its own terms that
2 it shall be effective only upon the entry, in the United States
3 District Court, of a judgment substantially in the form of
4 Exhibit "F" to the Settlement Agreement.

5 Good cause appearing, the Court hereby approves the
6 Settlement Agreement, a copy of which is attached hereto as
7 Exhibit "A" and incorporated herein by this reference, and hereby
8 ORDERS, ADJUDGES and DECREES, as follows:

9 1. This Judgment, including the Settlement Agreement
10 (Exhibit "A" hereto), is hereby entered as the judgment of this
11 Court in this action;

12 2. The parties shall bear their own costs, including
13 attorneys' fees;

14 3. This Court shall retain jurisdiction over this matter
15 to enforce the provisions of the Settlement Agreement in
16 accordance with its terms; and

17 4. In the event that the United States District Court for
18 the Eastern District of California, fails to enter judgment in
19 the action known as California Coastal Commission, et al. v.
20 United States Department of the Interior, et al., Civil No. S-92-
21 702 GEB, substantially in the form of Exhibit "F" to the
22 Settlement Agreement (Exhibit "A" hereto) within 180 days of the
23 date hereof, any party to this action may, upon noticed motion,
24 move that this Judgment be vacated, and upon a showing that the
25 United States District Court has failed to so act, this Judgment
26 shall be vacated forthwith. In the event that the United States

ORIGINAL

EXHIBIT "E"

KLP 935

1 District Court does enter judgment as set forth herein, any party
2 to this action may, upon noticed motion, move that this Judgment
3 be confirmed, and upon a showing that the United States District
4 Court has so acted, this Judgment shall be confirmed forthwith,
5 by re-entry of this Judgment without the condition set forth in
6 this paragraph, provided that, no such motion to confirm this
7 judgment shall be required for this judgment to be fully
8 effective in the event that no timely motion is made to vacate
9 this judgment within 180 days pursuant to the terms hereof.

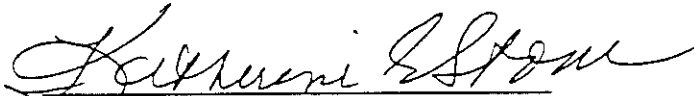
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Dated: SEP 21 1994

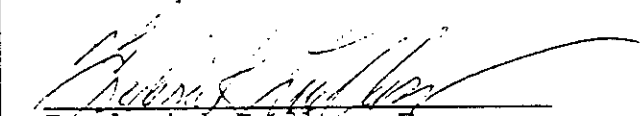
GARY W. THOMAS

Judge, Superior Court
Signed by the presiding Judge in
the absence of the hearing Judge

APPROVED AS TO FORM:



Katherine E. Stone, Esq.
Attorney for California Coastal Commission



Frederick Ludlow, Esq.
Attorney for State Lands Commission

ORIGINAL

EXHIBIT "F"

KLS PAS

1 EDGAR B. WASHBURN
 2 SEAN E. MCCARTHY
 3 WASHBURN, BRISCOE & MCCARTHY
 4 A Professional Corporation
 5 770 L Street, Suite 990
 6 Sacramento, California 95814
 7 Telephone: (916) 447-0700
 8
 9 Attorneys for Intervenor Title
 10 Insurance Company

11 UNITED STATES DISTRICT COURT
 12 EASTERN DISTRICT OF CALIFORNIA

13 CALIFORNIA COASTAL COMMISSION;)	CIV-S-92-702GEB (GGH)
14 and STATE LANDS COMMISSION,)	
15 Plaintiffs,)	STIPULATION WITHDRAWING MOTION
16 v.)	BY THE PLAINTIFFS AND
17)	SUBMITTING MOTIONS BY
18 UNITED STATES DEPARTMENT OF)	DEFENDANTS AND INTERVENORS
19 THE INTERIOR; INTERIOR BOARD)	
20 OF LAND APPEALS; BUREAU OF)	
21 LAND MANAGEMENT CALIFORNIA)	
22 STATE OFFICE; et al.,)	
23 Defendants.)	
<hr/>		
24 FIRST AMERICAN TITLE INSURANCE)	
25 COMPANY, etc.,)	
26 Intervenor.)	
<hr/>		
27 SEADRIFT ASSOCIATION, etc.,)	
28 Intervenor.)	

29 The parties to the above-captioned matter, by and through
 30 their respective attorneys, hereby stipulate the plaintiffs shall
 31 withdraw their motion for summary judgment and withdraw their
 32 opposition to the defendants' and intervenors' motions for

KLJ RBS

1 summary judgment. It is further stipulated that the motions
2 shall be submitted for decision on the moving papers.

3 Respectfully submitted,

4 DATED:

5
6 SEAN E. MCCARTHY
7 Intervenor First American Title
8 Insurance Company, et al.

9 DATED:

10
11 EDMUND F. BRENNAN
12 Assistant U.S. Attorney

13 DATED:

14
15 PETER L. TOWNSEND
16 Seadrift Association

17 DATED:

18
19 KATHERINE E. STONE
20 California Coastal Commission

21 DATED:

22
23 ROBERT HIGHT
24 State Lands Commission

25 IT IS SO ORDERED:

26 DATED:

27
28 GARLAND E. BURRELL, JR.
United States District Judge

RS 785

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UNITED STATES DISTRICT COURT
EASTERN DISTRICT OF CALIFORNIA

CALIFORNIA COASTAL COMMISSION;) CIV-S-92-702GEB (GGH)
and STATE LANDS COMMISSION,)
Plaintiffs,) SUMMARY JUDGMENT

v.)

UNITED STATES DEPARTMENT OF)
THE INTERIOR; INTERIOR BOARD)
OF LAND APPEALS; BUREAU OF)
LAND MANAGEMENT CALIFORNIA)
STATE OFFICE; et al.,)
Defendants.)

FIRST AMERICAN TITLE INSURANCE)
COMPANY, etc.,)
Intervenors.)

SEADRIFT ASSOCIATION, etc.,)
Intervenors.)

This action is before the Court on motions for summary judgment submitted by defendants and intervenors, pursuant to the Administrative Procedures Act, 5 U.S.C. § 701 et seq. (APA). The case presents the question of whether the final decision of the Secretary of the Interior not to reopen the Secretary's 1904

REL fzs

1 decision in the case of John Lawler is an abuse of discretion
2 contrary to law. 5 U.S.C. § 706(2)(A). The Secretary's 1904
3 Lawler decision determined that the United States has no
4 ownership interest in the Bolinas Sandspit, the land which forms
5 the basis for the underlying dispute in this action (hereafter
6 referred to as the "subject lands").

7 The Court has carefully considered the moving papers of the
8 defendants and intervenors, and good cause appearing therefor,
9 the Court grants the motions of the defendants and intervenors.
10 Accordingly,

11 IT IS HEREBY ORDERED, ADJUDGED AND DECREED AS FOLLOWS:

12 1. The decision of the Interior Board of Land Appeals
13 ("IBLA"), IBLA No. 89-369, which represents the final decision of
14 the Secretary of the Interior, is not an abuse of discretion, is
15 not arbitrary or capricious, and is correct as a matter of law;
16 accordingly, the decision is affirmed.

17 2. The United States has no right, title or interest in the
18 subject lands except for any federal interest which may have
19 accrued or attached by donation, purchase or exchange, or by
20 operation of law not associated with the claims made by the State
21 parties in this litigation.

22 3. Each party shall bear its own attorneys' fees and costs.

23 DATED:

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GARLAND E. BURRELL, JR.
United States District Judge

728 P05

ORIGINAL

EXHIBIT "G"

K18 P35

ORIGINAL

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot _____, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

Approved:

[Handwritten signature]

ORIGINAL

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

GRANTORS

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On _____ before

me, _____,
personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature _____

Approved:
[Signature] RBS

ORIGINAL

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot _____, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

Approved:

[Handwritten signature] PBS

THIS STAMP CONFIRMS
RECORDING DATA ONLY

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

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AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 4, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

ORIGINAL

EXHIBIT "H"

RES 205

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Doann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

THIS STAMP CONFIRMS
RECORDING DATA ONLY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

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GRANT OF EASEMENT

The undersigned owner(s) of Lot 7, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

May 20, 1994

GRANTORS

BENSON B. ROE (or his Successor in Trust), as Trustee of the BENSON B. ROE Residence Trust, U/T/A dated January 8, 1993, and JANE ST. JOHN ROE (or her Successor in Trust), as Trustee of the JANE ST. JOHN ROE Residence Trust, U/T/A dated January 8, 1993

BY:

[Signature] TRUSTEE
Benson B. Roe, Trustee
[Signature]
Jane St. John Roe, Trustee

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On May 20 1994 before
me, ALBERT K ENGEL,
personally appeared

BENSON B. ROE, TRUSTEE AND
JANE ST JOHN ROE, TRUSTEE

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/they executed same in ~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)



WITNESS my hand and official seal.
Signature Albert K Engel

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rouniguiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

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**RECORDED AT REQUEST OF
OLD REPUBLIC TITLE CO**

RECORDING REQUESTED BY1

California Coastal Commission
[No fees required pursuant to Govern

AND WHEN RECORDED MAIL TO

Recorded
Official Records
County of
MARIN
JAMES DAL BON
Recorder
8:00am 16-Nov-94

Rec Fee .00
Check .00

OREP GP 6

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

195-051-04

GRANT OF EASEMENT

The undersigned owner(s) of Lot 8, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

RECORDED AT REQUEST OF

1991 DEC 12 AM 8:00

RECORDED AT REQUEST OF
STATE OF GEORGIA
COMMUNICATIONS

4

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED: 10/29/94

GRANTORS

BARBARA C.H. BELLAMY, Trustee of the declaration of Trust dated January 23, 1990, DOUGLAS L. HAMILTON, CINDY H. HARDY, H. KIMBALL HAMILTON and WILLIAM L. HAMILTON

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

Barbara C.H. Bellamy Trustee
BARBARA C.H. BELLAMY, Trustee
Douglas L. Hamilton of Barbara C.H. Bellamy
His Attorney in Fact.
DOUGLAS L. HAMILTON, (His Attorney in Fact) *Cindy Hardy A.K.A. Cynthia Hardy Barbara C.H. Bellamy's Attorney in Fact.*
CINDY H. HARDY (Her Attorney in Fact) *H. Kimball Hamilton by Barbara C.H. Bellamy Her Attorney in Fact.*
H. KIMBALL HAMILTON, (His Attorney in Fact) *William L. Hamilton by Barbara C.H. Bellamy Her Attorney in Fact.*
WILLIAM L. HAMILTON, (His Attorney in Fact)

On OCTOBER 29, 1994 before me, ALBERT K ENGEL, personally appeared

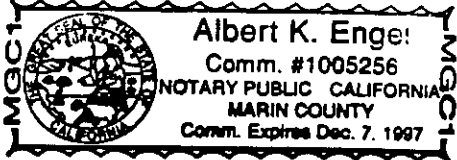
BARBARA C.H. BELLAMY, TRUSTEE

~~personally known to me or proved to me on the basis of satisfactory evidence to be the person(§) whose name(§) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(§) on the instrument the person(§), or the entity upon behalf of which the person(§) acted, executed the instrument.~~

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature *Albert K Engel*



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

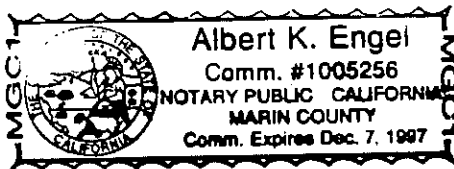
State of CALIFORNIA

County of MARIN

On OCTOBER 29, 1994 before me, ALBERT K ENGEL NOTARY PUBLIC
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared H. KIMBALL HAMILTON BY BARBARA C.H. BELLAMY
NAME(S) OF SIGNER(S) HIS ATTORNEY IN FACT

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.



WITNESS my hand and official seal.

Albert K Engel
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER

TITLE(S)

- PARTNER(S) LIMITED
- GENERAL

ATTORNEY-IN-FACT

- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

GRANT OF EASEMENT
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

DATE OF DOCUMENT

4
SIGNER(S) OTHER THAN NAMED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

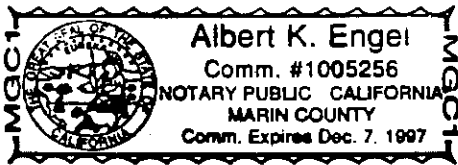
State of CALIFORNIA

County of MARIN

On OCTOBER 29 1994 before me, ALBERT K. ENGEL, NOTARY PUBLIC
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared WILLIAM L. HAMILTON BY BARBARA C. H. BELLAMY
NAME(S) OF SIGNER(S) HIS ATTORNEY IN FACT

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.



WITNESS my hand and official seal.

Albert K. Engel
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER
- _____ TITLE(S)
- PARTNER(S) LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

GRANT OF EASEMENT
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

DATE OF DOCUMENT

4
SIGNER(S) OTHER THAN NAMED ABOVE

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

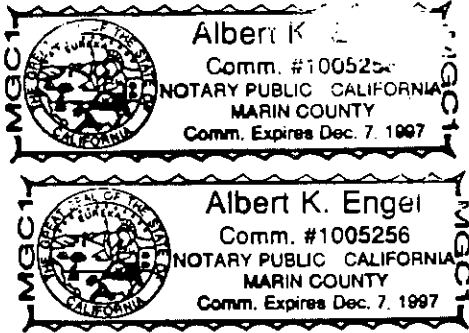
No. 5907

State of CALIFORNIA

County of MARIN

On OCTOBER 29 1994 before me, ALBERT K ENGEL NOTARY PUBLIC
DATE NAME, TITLE OF OFFICER - E.G., JANE DOE, NOTARY PUBLIC
personally appeared CINDY H. HARDY AKA CYNTHIA H. HARDY BY BARBARA C. H. BELLAMY, HER ATTORNEY IN FACT
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.



WITNESS my hand and official seal.
Albert K Engel
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

- CAPACITY CLAIMED BY SIGNER**
- INDIVIDUAL
 - CORPORATE OFFICER
 - _____ TITLE(S)
 - PARTNER(S) LIMITED
 - GENERAL
 - ATTORNEY-IN-FACT
 - TRUSTEE(S)
 - GUARDIAN/CONSERVATOR
 - OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

GRANT OF EASEMENT
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

DATE OF DOCUMENT

4
SIGNER(S) OTHER THAN NAMED ABOVE

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

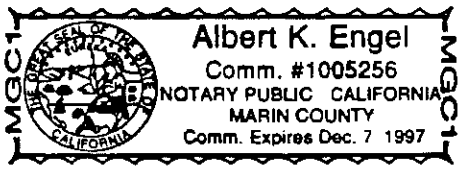
No. 5907

State of CALIFORNIA
County of MARIN

On OCTOBER 29 1994 before me, ALBERT K. ENGEL NOTARY PUBLIC
DATE NAME, TITLE OF OFFICER - E.G., JANE DOE, NOTARY PUBLIC

personally appeared DOUGLAS L. HAMILTON BY BARBARA C. H. BELLAMY
NAME(S) OF SIGNER(S) HIS ATTORNEY IN FACT

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.



WITNESS my hand and official seal.

Albert K. Engel
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER
- _____ TITLE(S)
- PARTNER(S) LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

GRANT OF EASEMENT
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

DATE OF DOCUMENT

4
SIGNER(S) OTHER THAN NAMED ABOVE

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:


AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

FEB 27 1994
 04 40

GRANT OF EASEMENT

The undersigned owner(s) of Lot 9, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:


AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rounquiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

THIS IS A PUBLIC RECORD
RECORDING DATA ONLY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

RECORDED
SEP 27 11 04 AM '94

GRANT OF EASEMENT

The undersigned owner(s) of Lot 10, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDED

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

RECORDED
INDEXED
APR 27 1994
12 11 1994

GRANT OF EASEMENT

The undersigned owner(s) of Lot 11, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

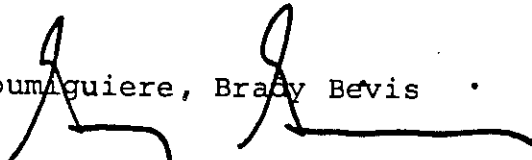
NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September _____, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Doann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

ESTATED 27 21 9 40

GRANT OF EASEMENT

The undersigned owner(s) of Lot 12, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

GRANTORS

May 31 1994

ANNA GARDNER and RICHARD E. GARDNER, Trustees of the ANNA and RICHARD E. GARDNER REVOCABLE TRUST

BY:

Anna Gardner, Trustee
Anna Gardner, Trustee
Richard E. Gardner, Trustee
Richard E. Gardner, Trustee

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.
)

On MAY 31, 1994 before
me, ALBERT K. ENGEL,
personally appeared

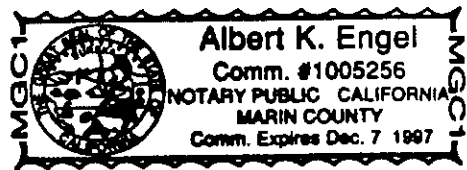
ANNA GARDNER, TRUSTEE
AND RICHARD E. GARDNER, TRUSTEE

personally known to me or ~~proved to me on the basis of satisfactory evidence~~ to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Albert K. Engel



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:


AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiquiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
 COUNTY OF MARIN
 CLERK OF SUPERIOR COURT

GRANT OF EASEMENT

The undersigned owner(s) of Lot 13, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiquiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

THIS STAMP CONFIRMS
RECORDING DATA ONLY

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name	California Coastal Commission Attention Legal Dept.
Street	45 Fremont Street, Suite 2000
City & State	San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 14, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

6/28/94

GRANTORS

JOSEPH L. SELIGMAN, JR. and PEGGY VAN HORNE SELIGMAN Trustees of the SELIGMAN 1986 REVOCABLE TRUST u/t/a August 1, 1986 or Successor Trustee

BY:

Joseph L. Seligman, Jr. Trustee
JOSEPH L. SELIGMAN, JR., Trustee

Peggy Van Horne Seligman Trustee
PEGGY VAN HORNE SELIGMAN, Trustee

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On JUNE 28, 1994 before me, ALBERT K. ENGEL, personally appeared

JOSEPH L. SELIGMAN, JR. TRUSTEE

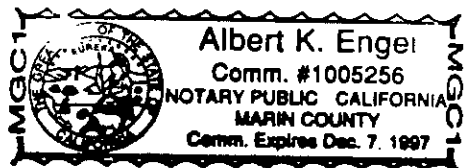
AND PEGGY VAN HORNE SELIGMAN, TRUSTEE

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official Seal.

Signature Albert K. Engel



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:


AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rouniguiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

THIS STAMP CONFIRMS
RECORDING DATA ONLY

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

1994 SEP 27 11 09 AM

GRANT OF EASEMENT

The undersigned owner(s) of Lot 15, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

24 June 1994

GRANTORS

JOHN C. HUTCHINSON and BEVERLY F. HUTCHINSON as initial Trustees of the JOHN C. & BEVERLY F. HUTCHINSON REVOCABLE LIVING TRUST of June 22, 1993

BY:

John C. Hutchinson Trustee
JOHN C. HUTCHINSON, Trustee
Beverly F. Hutchinson Trustee
BEVERLY F. HUTCHINSON, Trustee

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On JUNE 24, 1994 before
me, ALBERT K. ENGEL,
personally appeared

JOHN C. HUTCHINSON TRUSTEE

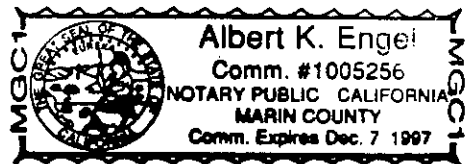
AND BEVERLY F. HUTCHINSON TRUSTEE

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/they executed same in ~~his~~/their authorized capacity(ies), and that by ~~his~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Albert K. Engel



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

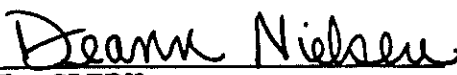
AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deanne Nielsen
Deputy CLERK

THIS STAMP CONFIRMS
RECORDING DATA ONLY

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name	California Coastal Commission Attention Legal Dept.
Street	45 Fremont Street, Suite 2000
City & State	San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 16, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rouniyuiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name: California Coastal Commission
Attention Legal Dept.
Street: 45 Fremont Street, Suite 2000
City & State: San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 17, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

July 2, 1994

GRANTORS

BRYAN CHAPMAN and GENEVIEVE H. CHAPMAN, as Trustors and as Trustees of the BRYAN CHAPMAN and GENEVIEVE H. CHAPMAN TRUST under Agreement dated October 10, 1984

BY:

Bryan Chapman, Trustee
BRYAN CHAPMAN, Trustee
Genevieve H. Chapman, Trustee
GENEVIEVE H. CHAPMAN, Trustee

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On JULY 2, 1994 before
me, ALBERT K. ENGEL
personally appeared

BRYAN CHAPMAN TRUSTEE AND
GENEVIEVE H. CHAPMAN TRUSTEE

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Albert K. Engel



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September _____, 1994, by the following vote:

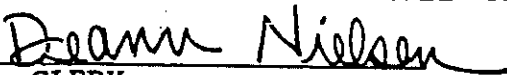
AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rounquiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 18, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

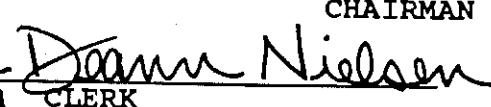
AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
MINNAPAC

1994 SEP 27 AM 9:40

RECORDED

GRANT OF EASEMENT

The undersigned owner(s) of Lot 19, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rounquiere, Brady Bevis




CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

THE COUNTY CLERK
RECORDING DATA ONLY

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

RECORDED
INDEXED
1994 SEP 27 AM 9:40
MARIN COUNTY CLERK

GRANT OF EASEMENT

The undersigned owner(s) of Lot 20, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rouniguiere, Brady Bevis




CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

1991 SEP 27 AM 9:40
RECORDING DIVISION
COUNTY OF MARIN

GRANT OF EASEMENT

The undersigned owner(s) of Lot 21, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rounquiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

94-069845

THIS STAMP GOVERNMENT RECORDING DEPT. ONLY

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name	California Coastal Commission Attention Legal Dept.
Street	45 Fremont Street, Suite 2000
City & State	San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
 COUNTY OF MARIN
 RECORDING DEPARTMENT

GRANT OF EASEMENT

The undersigned owner(s) of Lot 22, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

7-18-94

GRANTORS

MARJORIE TRYON MICHAEL

BY:

Marjorie Tryon Michael
MARJORIE TRYON MICHAEL

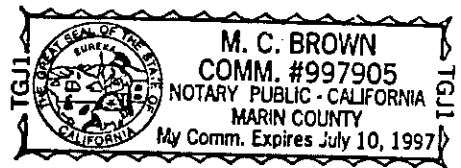
STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On 7-18-94 before
me, M.C. Brown,
personally appeared

Marjorie Tryon Michael

personally known to me ~~or proved to me on the basis of satisfactory evidence~~ to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)



WITNESS my hand and official seal.

Signature M.C. Brown

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:


AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiquiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

1994 SEP 27 11 09 40
MARIN COUNTY
RECORDING

GRANT OF EASEMENT

The undersigned owner(s) of Lot 23, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

July 1, 1994

GRANTORS

BETTY RADER

BY:

Betty Rader
BETTY RADER

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On July 1, 1994 before
me, ALBERT K. ENGEL,
personally appeared

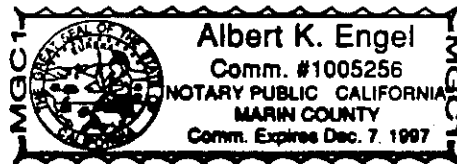
BETTY RADER

personally known to me or proved to me on the basis of satisfactory evidence to be the person() whose name() is/ ~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature() on the instrument the person(), or the entity upon behalf of which the person() acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Albert K Engel



RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:


AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
RECORDED

1994 SEP 27 AM 9:40

RECORDING REQUESTED

GRANT OF EASEMENT

The undersigned owner(s) of Lot 24, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

JULY 7, 1994

GRANTORS

ROBERT R. TUFTS and JOYCE A. TUFTS, Trustees U/A dated September 18, 1987

BY:

Robert R. Tufts, Trustee
ROBERT R. TUFTS, Trustee
Joyce A. Tufts, Trustee
JOYCE A. TUFTS, Trustee

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN FRANCISCO)
) ~~MARIN~~

On JULY 7, 1994, before
me, ALVERINE MARSH,
personally appeared

ROBERT R. TUFTS AND
JOYCE A. TUFTS

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/they executed same in ~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Alverine Marsh



RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994, certain easements for low-intensity recreational purposes have been offered to the County; and

WHEREAS, Government Code Section 27281 requires that the County indicate its acceptance of said easements prior to their recordation; and

WHEREAS, this Board believes that acceptance of said easements is in the public interest;

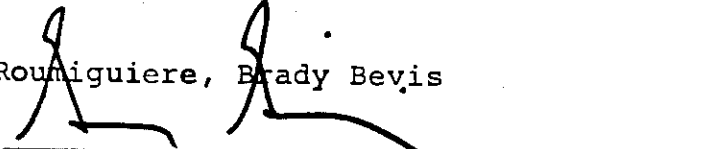
NOW, THEREFORE, BE IT RESOLVED that the Grant of Easement, to which this Resolution is attached, over that certain property described in said Grant and for the purposes set forth therein be and the same is hereby accepted, and the County of Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin held this 13th day of September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rouniguiere, Brady Bevis


CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

RECORDED
INDEXED
SEP 27 AM 9:40
1994

GRANT OF EASEMENT

The undersigned owner(s) of Lot 25, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumquiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

THIS STAMP CONTAINS
RECORDING DATA ONLY

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

RECORDED
INDEXED
15th SEP 27 AM 9:40
VINCENT

GRANT OF EASEMENT

The undersigned owner(s) of Lot 27, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

July 22, 1994

GRANTORS

MURRY J. WALDMAN, a Trustee of Trust B Under the Will of JEAN WALDMAN, deceased

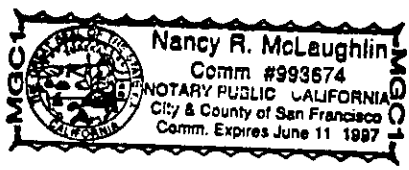
Murry J. Waldman, Trustee

MURRY J. WALDMAN, Trustee

STATE OF CALIFORNIA)
COUNTY OF San Francisco) ss.
~~MARIN~~

On July 22, 1994 before
me, Nancy R. McLaughlin
personally appeared

Murry J. Waldman



personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Nancy R. McLaughlin

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rouniguiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

THIS IS A COPY OF
RECORDING DATA ONLY

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
MARIN COUNTY CLERK
RECORDING DIVISION

GRANT OF EASEMENT

The undersigned owner(s) of Lot 28, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED: August 10, 1994

GRANTORS

MARGERY L. MAGNANI

Margery L. Magnani
MARGERY L. MAGNANI

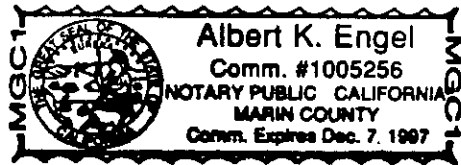
STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On AUGUST 10, 1994 before

me, ALBERT K. ENGEL,
personally appeared
MARGERY L. MAGNANI

personally known to me or ~~proved to me on the basis of satisfactory evidence~~ to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)



WITNESS my hand and official seal.

Signature Albert K. Engel

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rounquiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
 RECORDING DEPARTMENT

GRANT OF EASEMENT

The undersigned owner(s) of Lot 30, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:


AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiquiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

94-080407

THIS STAMP CONFIRMS
RECORDING DATA ONLY

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

A.P.N. 195-041-08

GRANT OF EASEMENT

The undersigned owner(s) of Lot 0-31, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

Approved:

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

June 3, 1994

GRANTORS

Barrett H. Weber BARRETT H. WEBER

Elise B. Weber ELISE B. WEBER

Barnett F. Weber BARNETT F. WEBER

Peter B. Weber PETER B. WEBER

David H. Weber DAVID H. WEBER

Robert W. Weber ROBERT W. WEBER

STATE OF CALIFORNIA)
COUNTY OF San Francisco) ss.
MARIN)

On June 3, 1994 before
me, NAS LOZANI
personally appeared

Barrett H. Weber - Elise B. Weber - Barnett F. Weber.

Peter B. Weber - David H. Weber - Robert W. Weber.

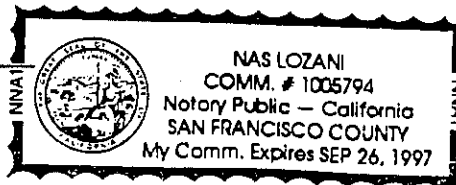
personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature NAS LOZANI

Approved: _____



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 32, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994, certain easements for low-intensity recreational purposes have been offered to the County; and

WHEREAS, Government Code Section 27281 requires that the County indicate its acceptance of said easements prior to their recordation; and

WHEREAS, this Board believes that acceptance of said easements is in the public interest;

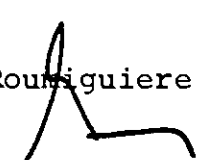
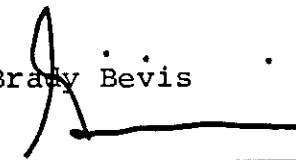
NOW, THEREFORE, BE IT RESOLVED that the Grant of Easement, to which this Resolution is attached, over that certain property described in said Grant and for the purposes set forth therein be and the same is hereby accepted, and the County of Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin held this 13th day of September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rouniguiere, Brady Bevis

 
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
 COUNTY OF MARIN
 REC'D

GRANT OF EASEMENT

The undersigned owner(s) of Lot 33, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

7/22/94

GRANTORS

NANCY J. THOMPSON

BY:

Nancy J. Thompson
NANCY J. THOMPSON
Nancy J. Thompson

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On July 22 1994 before

me, CHERYL L. CARTER NOTARY PUBLIC personally appeared

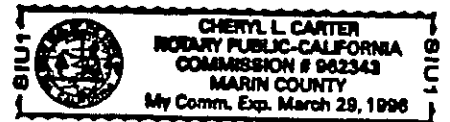
Nancy Jean THOMPSON

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Cheryl L. Carter



862 Sir Francis Drake Blvd. San Anselmo, CA 94960-1914

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rounquiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

THIS STATE CONFIRMS
RECORDING DATA ONLY

94-083514

1995-03-16 10:00

RECORDING REQUESTED BY1

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

195-031-16

GRANT OF EASEMENT

The undersigned owner(s) of Lot 34, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

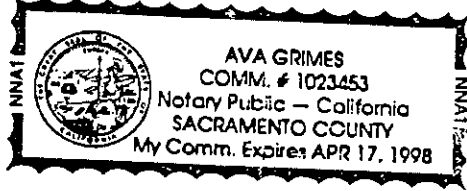
State of California

County of Sacramento

On 4/21/94 before me, Ava Grimes
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Patrick A. Mice
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Ava Grimes
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

INDIVIDUAL
 CORPORATE OFFICER

TITLE(S)

PARTNER(S) LIMITED
 ATTORNEY-IN-FACT GENERAL
 TRUSTEE(S)
 GUARDIAN/CONSERVATOR
 OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

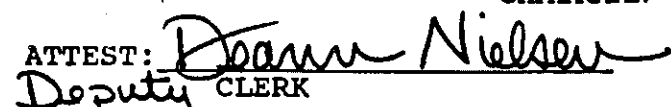
AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
RECORDED
INDEXED

GRANT OF EASEMENT

The undersigned owner(s) of Lot 35, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

June 28, 1994

GRANTORS

MARGARET W. GRAHAM, as Trustee of the Trust Created Under Paragraph SIXTH of The Will of CLARK B. GRAHAM, deceased

BY:

MARGARET W. GRAHAM, Trustee

Margaret W. Graham
Trustee

STATE OF CALIFORNIA)
 Monterey) ss.
COUNTY OF MARIN)

on June 28, 1994 before
me, Susan M. Ainnu,
personally appeared

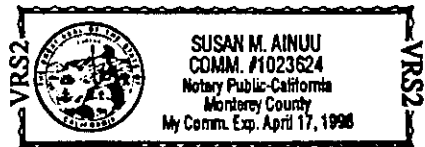
Margaret W. Graham, trustee

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Susan M. Ainnu



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
 COUNTY OF MARIN
 RECORDS & CLERK

GRANT OF EASEMENT

The undersigned owner(s) of Lot 36, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

GRANTORS

7-12-94

PETER T. DUNN and LAURA E. DUNN,
Trustees of the DUNN FAMILY TRUST
AGREEMENT dated October 3, 1986

BY:

Peter T. Dunn, Trustee
PETER T. DUNN, Trustee
Laura E. Dunn, Trustee
LAURA E. DUNN, Trustee

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On JULY 12 1994 before

me, ALBERT K. ENGEL
personally appeared

PETER T. DUNN, TRUSTEE

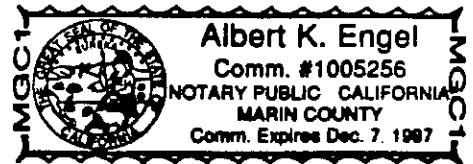
AND LAURA E. DUNN, TRUSTEE

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed same in his/her/their authorized capacity(ies), and that by ~~his/her~~/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Albert K. Engel



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:


AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rouniguiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
 COUNTY OF MARIN
 REC'D

GRANT OF EASEMENT

The undersigned owner(s) of Lot 37, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

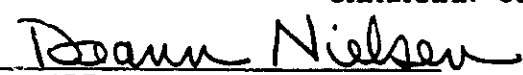
AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rouniguiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deann Nielsen
Deputy CLERK

RECORDING DIVISION
COUNTY OF MARIN

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

RECORDED
INDEXED
1994 SEP 27 11 30 AM '94

1994 SEP 27 11 30 AM '94

RECORDING DIVISION
COUNTY OF MARIN

GRANT OF EASEMENT

The undersigned owner(s) of Lot 39, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.


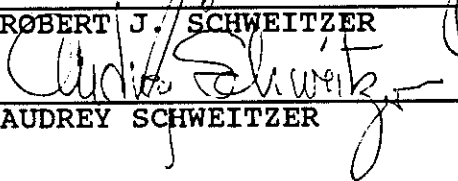
DATED:

7-2-94

GRANTORS

ROBERT J. SCHWEITZER, AUDREY SCHWEITZER

BY:


ROBERT J. SCHWEITZER

AUDREY SCHWEITZER

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On JULY 2 1994 before
me, ALBERT K. ENGEL,
personally appeared

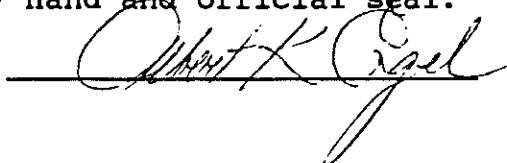
ROBERT J SCHWEITZER AND
AUDREY SCHWEITZER

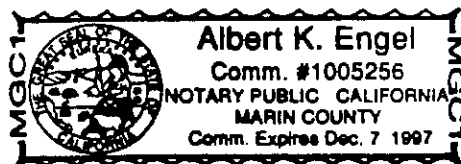
personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature





RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rounquiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
 COUNTY OF MARIN
 RECORDS & CLERK

RECORDED
 INDEXED

GRANT OF EASEMENT

The undersigned owner(s) of Lot 41, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

6/23/94

GRANTORS

CECILIA H. HERBERT and
JAMES H. HERBERT, II

BY:

Cecilia Herbert
CECILIA H. HERBERT
J. H. Herbert, II
JAMES H. HERBERT, II

STATE OF CALIFORNIA)

COUNTY OF ~~MARIN~~ San Francisco) ss.

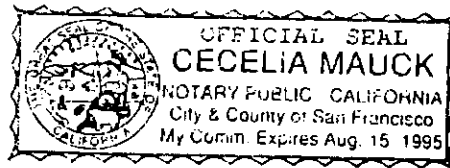
On June 23, 1994 before

me, Cecilia Mauck,
personally appeared

Cecilia H. Herbert and

James H. Herbert, II

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Cecilia Mauck

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:


AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis.



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

1994 SEP 27 AM 9:40

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

RECEIVED
 COUNTY OF CALIFORNIA
 JAMES A. BULLOCK

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 42, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

6/28/94

GRANTORS

MILLARD S. DREXLER and PEGGY F. DREXLER

BY:

Millard S. Drexler
MILLARD S. DREXLER

Peggy F. Drexler
PEGGY F. DREXLER

STATE OF CALIFORNIA)

) ss.

COUNTY OF MARIN)

On June 28, 1994, before
me, Kristine D. Rose,
personally appeared

Millard S. Drexler

Peggy F. Drexler

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature [Signature]

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994, certain easements for low-intensity recreational purposes have been offered to the County; and

WHEREAS, Government Code Section 27281 requires that the County indicate its acceptance of said easements prior to their recordation; and

WHEREAS, this Board believes that acceptance of said easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of Easement, to which this Resolution is attached, over that certain property described in said Grant and for the purposes set forth therein be and the same is hereby accepted, and the County of Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin held this 13th day of September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiquiere, Brady Bevis


CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

1994 SEP 27 AM 9:40

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

RECORDED AT REQUEST OF
 CALIFORNIA
 COUNTY OF MARIN

GRANT OF EASEMENT

The undersigned owner(s) of Lot 43, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

State of CALIFORNIA }

County of SAN MATEO }

On August 19, 1994 before me, Louisa T. Tuilagi, Notary Public
(DATE) (NAME, TITLE OF OFFICER - I.E., 'JANE DOE, NOTARY PUBLIC')

personally appeared Akihiro Yoshikawa and Nancy Dawn
(NAME(S) OF SIGNER(S))
Knappenberger

personally known to me - OR -

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



(SEAL)

(SIGNATURE OF NOTARY)

RIGHT THUMBPRINT (OPTIONAL)

TOP OF THUMB HERE

CAPACITY CLAIMED BY SIGNER(S)

- INDIVIDUAL(S)
- CORPORATE

OFFICER(S) _____ (TITLE(S))

- PARTNER(S)
- ATTORNEY IN FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:
(NAME OF PERSON(S) OR ENTITY(IES))

Yoshikawa 1992

Living Trust

ATTENTION NOTARY: The information requested below is OPTIONAL. It could, however, prevent fraudulent attachment of this certificate to any unauthorized document.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document GRANT OF EASEMENT
Number of Pages 2 Date of Document 8.19.94
Signer(s) Other Than Named Above _____

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

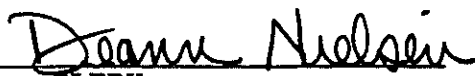
AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rounquiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

94-069861

RECORDED AT REQUEST OF [unclear]
RECORDED DATE ONLY

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

1994 SEP 27 AM 9:40

NOTARIAL PUBLIC
CALIFORNIA
JAMES H. O'NEILL

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 44, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

(Single Form)
Effective 1/1/91

STATE OF CALIFORNIA

COUNTY OF Alameda } SS.

On 6-16-1994 before me, the undersigned, a Notary Public in and for said State,
personally appeared Anna C. Sutton and Mary Pokus

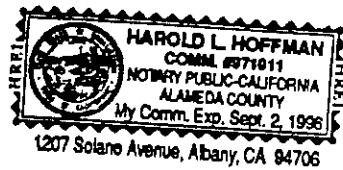
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/
her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Harold L. Hoffman

Name HAROLD L. HOFFMAN

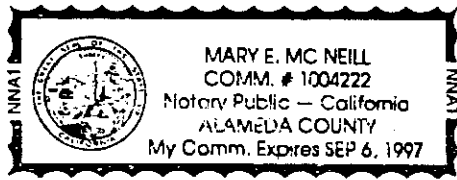
(typed or printed)



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
 County of Alameda
 On 3 Oct 1994 before me, Mary E. McNeill
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
 personally appeared Kunee C. Sutton
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.
Mary E. McNeill
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)
TITLE(S) _____
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)
Self

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT Grant of Easement
 NUMBER OF PAGES 2 Pages DATE OF DOCUMENT 14 June 94
 SIGNER(S) OTHER THAN NAMED ABOVE 6

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

6/14/94

GRANTORS

CHARLES ZOOK F. SUTTON; ANNA C. ^ESUTTON; GARRETT ZOOK SUTTON; AMY PUCCINELLI; JOHN DAVIES SUTTON; MARY PINKUS *(a.e.s.)*

BY: Charles Zook F. Sutton
Charles Zook F. Sutton

Anna C. Sutton
Anna C. Sutton *(a.e.s.) Aug 30, 1994*

Garrett Zook Sutton
Garrett Zook Sutton

Amy Puccinelli
Amy Puccinelli

John Davies Sutton
John Davies Sutton

Mary Pinkus
Mary Pinkus

STATE OF CALIFORNIA)
COUNTY OF ~~MARIN~~ Alameda) ss.

On 6. 14. before
me, Harold L. Hoffman,
personally appeared

Charles Zook F. Sutton; Garrett Zook Sutton;
Amy Puccinelli; John Davies Sutton; and

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Harold L. Hoffman



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:


AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rountzguiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

1994 SEP 27 AM 9:40

RECORDED AT REQUEST OF
 JAMES A. HILLION

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 45, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
 County of San Francisco }
 On 6-28-94 before me, Dennis Beers, Notary
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"
 personally appeared William H. Orrick
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Dennis Beers
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)
TITLE(S) _____
- PARTNER(S) LIMITED GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT Grant of Easement
 NUMBER OF PAGES 2 DATE OF DOCUMENT 6-28-94
 SIGNER(S) OTHER THAN NAMED ABOVE _____

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

GRANTORS

June 28, 1994

WILLIAM H. ORRICK, JR. , Trustee
u/t/a dated September 26, 1989

BY:

William H. Orrick, Jr., Trustee
WILLIAM H. ORRICK, JR. , Trustee

STATE OF CALIFORNIA)
)ss.
COUNTY OF MARIN)

On _____ before
me, _____,
personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature _____

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiquiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

1994 SEP 27 AM 9:40

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 46, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

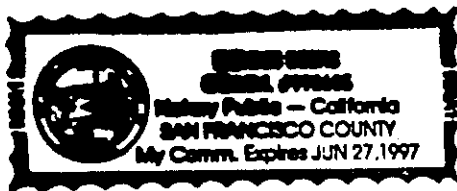
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Francisco

On 6-28-94 before me, Dennis Beers: Notary
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared William H. Orrick
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Dennis Beers
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)
- TITLE(S) _____
- PARTNER(S) LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

TITLE OR TYPE OF DOCUMENT Grant of Easement

NUMBER OF PAGES 2 DATE OF DOCUMENT 6-28-94

SIGNER(S) OTHER THAN NAMED ABOVE _____

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

GRANTORS

June 28, 1994

WILLIAM H. ORRICK, JR. , Trustee
u/t/a dated September 26, 1989

BY:

William H. Orrick, Jr. Trustee
WILLIAM H. ORRICK, JR. , Trustee

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On _____ before
me, _____,
personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature _____

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:


AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiquiere, Brady Bévis'



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

94-069864

RECORDED AND REQUEST CHARGE

RECORDING REQUESTED BY

1994 SEP 27 AM 9:40

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

CLERK OF SUPERIOR COURT
COUNTY OF CALIFORNIA
JUDICIAL CENTER

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 47, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rounquiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

94-069865

RECORDING REQUESTED BY
1994 SEP 27 AM 9:40
JAMES J. O'CONNOR

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 48, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

June 28, 1994

GRANTORS

THOMAS S. ADAMS and SALLY C. ADAMS, as Trustees of the THOMAS S. AND SALLY C. ADAMS REVOCABLE TRUST dated January 5, 1990

BY:

Thomas Adams Trustee
THOMAS S. ADAMS, Trustee

Sally C. Adams Trustee
SALLY C. ADAMS, Trustee

STATE OF Nevada)
~~CALIFORNIA~~)
COUNTY OF Douglas) ss.
~~MARIN~~)

On June 28, 1994 before
me, JANE B. WILSON,
personally appeared

THOMAS A. ADAMS, Trustee

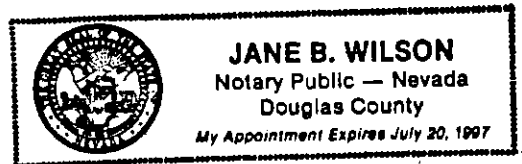
SALLY C. ADAMS, TRUSTEE

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Jane B. Wilson



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

1994 SEP 27 AM 9:40

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 49, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

7-15-94

GRANTORS

JAMES M. BARRINGTON, Trustee of the 1987 BARRINGTON FAMILY TRUST under the provisions of a Trust Agreement dated June 15, 1987

BY:

JMB Trustee
JAMES M. BARRINGTON, Trustee

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On July 15, 1994 before
me, ALBERT K. ENGEL,
personally appeared

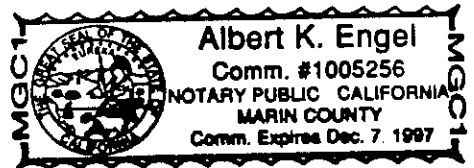
JAMES M. BARRINGTON, TRUSTEE.

personally known to me or proved to me on the basis of satisfactory evidence to be the person(✓) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed same in his/~~her/their~~ authorized capacity(✓), and that by his/~~her/their~~ signature(✓) on the instrument the person(✓), or the entity upon behalf of which the person(✓) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Albert K Engel



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rouniguiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

94-069867

RECORDING REQUEST OF
RECORDED

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

1994 SEP 27 AM 9:40

RECORDED
JANET S. LITTON

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 50, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

5/28/94

GRANTORS

JOSEPH A. MOORE and GLADYS GILLIG MOORE, as Trustees under that certain Trust Agreement dated December 14, 1993

BY:

Joseph A. Moore, Trustee
Joseph A. Moore, Trustee
Gladys Gillig Moore, Trustee
Gladys Gillig Moore, Trustee

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On MAY 28, 1994 before

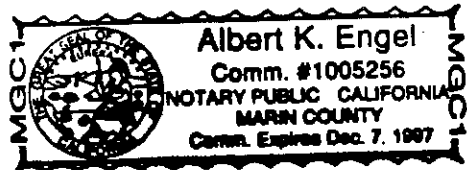
me, ALBERT K. ENGEL, personally appeared

JOSEPH A. MOORE TRUSTEE

AND GLADYS GILLIG MOORE, TRUSTEE.

personally known to me ~~or proved to me on the basis of satisfactory evidence~~ to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he, she~~/they executed same in ~~his, her~~/their authorized capacity(ies), and that by ~~his, her~~/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)



WITNESS my hand and official seal.

Signature *Albert K. Engel*

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rouniguiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Doann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

1994 SEP 27 AM 9:40

CLERK OF SUPERIOR COURT
 COUNTY OF CALIFORNIA
 JAMES J. D. FOW

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 51, as shown on that certain map entitled "Map of Seadrift subdivision No. One, Marin County, California," filed November 10, 1949, in Map Book 6, Page 92, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

July 1, 1994

GRANTORS

PETER R. ARRIGONI and PATRICIA A. ARRIGONI

BY:

Peter R. Arrigoni
PETER R. ARRIGONI

Patricia A. Arrigoni
PATRICIA A. ARRIGONI

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.
)

On _____ before
me, _____,
personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

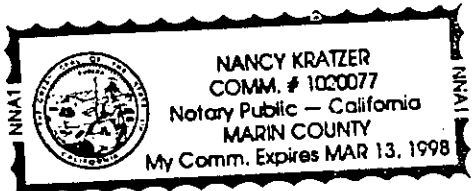
State of CALIFORNIA

County of MARIN

On 7/1/94 before me, NANCY KRATZER NOTARY
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Peter R. Arrigoni AND Patricia J. Arrigoni
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.
Nancy Kratzer
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

- INDIVIDUAL
 - CORPORATE OFFICER
- _____ TITLE(S)
- PARTNER(S) LIMITED
 - GENERAL
 - ATTORNEY-IN-FACT
 - TRUSTEE(S)
 - GUARDIAN/CONSERVATOR
 - OTHER: _____

_____ TITLE OR TYPE OF DOCUMENT

_____ NUMBER OF PAGES

_____ DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

_____ SIGNER(S) OTHER THAN NAMED ABOVE

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

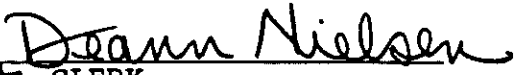
AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rouniquiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

1994 SEP 27 AM 9:40

 California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

 THE
 OFFICE OF THE
 REGISTRAR OF DEEDS
 COUNTY OF MARIN, CALIFORNIA
 JAMES L. HANCOCK

AND WHEN RECORDED MAIL TO

Name	California Coastal Commission Attention Legal Dept.
Street	45 Fremont Street, Suite 2000
City & State	San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 52, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

JUNE 28, 1994

GRANTORS

GEORGE W. PASHA, III and JANET M. PASHA, Trustees of the GEORGE W. PASHA III and JANET M. PASHA 1980 LIVING TRUST DATED OCTOBER 31, 1980 AND AMENDED AND RESTATED IN ITS ENTIRETY ON OCTOBER 16, 1987

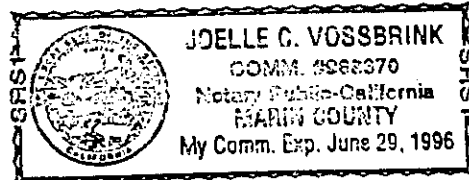
[Signature]
GEORGE W. PASHA, III, Trustee
[Signature]
JANET M. PASHA, Trustee

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On JUNE 28, 1994 before
me, JOELLE C. VOSSBRINK,
personally appeared

GEORGE W. PASHA, III
JANET M. PASHA

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature [Signature]

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September _____, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rouniguiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

481630

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

1994 OCT -3 PM 1:30

94-070896

THIS STAMP CONFIRMS
RECORDING DATA ONLY

GRANT OF EASEMENT

The undersigned owner(s) of Lot 53, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED: 7-25-94

GRANTORS
JAMES C. ALLEN and NANCY P. ALLEN

James C. Allen
JAMES C. ALLEN

Nancy P. Allen
NANCY P. ALLEN

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On 7/25/94 before
me, Ann Spelling,
personally appeared

JAMES C. Allen &
Nancy P. Allen

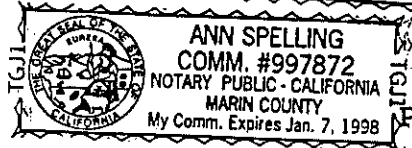
personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/they executed same in ~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)



WITNESS my hand and official seal.

Signature *Ann Spelling*



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rouniguiere, Brad Bevis


CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Joann Nielsen
Deputy CLERK

4816..J

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

1994 OCT -3 PM 1:30

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

94-070897
THIS STAMP CONFIRMS
RECORDING DATA ONLY

GRANT OF EASEMENT

The undersigned owner(s) of Lot 53, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED: 9/26/94

GRANTORS
TOM L. COOK and PATRICIA M. COOK

[Handwritten Signature: Tom L. Cook]
TOM L. COOK
[Handwritten Signature: Patricia M. Cook]
PATRICIA M. COOK

STATE OF CALIFORNIA)
)ss.
COUNTY OF MARIN)

On September 26, 1994 before
me, GAIL ANNE GEARY,
personally appeared

Tom L. COOK
PATRICIA M. COOK.

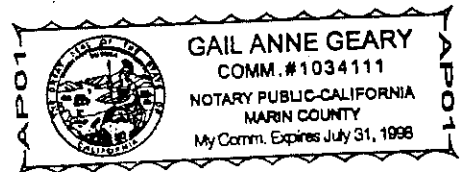
personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal

Signature

[Handwritten Signature: Gail Anne Geary]



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rounquiere, Brady Bevis


CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deanna Nielsen
Deputy CLERK

94-069870

RECORDING DIVISION
RECORDS DATA UNIT

RECORDING REQUESTED BY

1994 SEP 27 AM 9:40

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

RECEIVED
JAN 15 1995

AND WHEN RECORDED MAIL TO

Name	California Coastal Commission Attention Legal Dept.
Street	45 Fremont Street, Suite 2000
City & State	San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 55, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

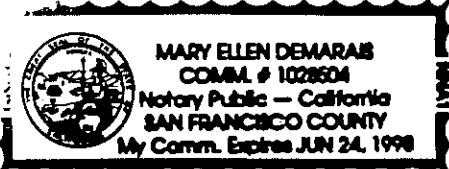
State of California

County of San Francisco

On August 4, 1994 before me, Mary Ellen Demarais Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared David E. Lombardi, Jr
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Mary Ellen Demarais
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER
- _____ TITLE(S)
- PARTNER(S) LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

DESCRIPTION OF ATTACHED DOCUMENT

Grant of Easement
TITLE OR TYPE OF DOCUMENT

two (2)
NUMBER OF PAGES

August 4, 1994
DATE OF DOCUMENT

none
SIGNER(S) OTHER THAN NAMED ABOVE

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Routhiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Doann Nielsen
Deputy CLERK

94-069871

RECORDING REQUESTED BY
RECORDED BY

RECORDING REQUESTED BY

1994 SEP 27 AM 9:40

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

RECORDED BY
JULIA A. POY

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 56, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

11 July, 1994

GRANTORS

CHRISTINE RANDEL, AGNES SHAPIRO

Christine Randel

CHRISTINE RANDEL

Agnes Shapiro
AGNES SHAPIRO

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On 11 July, 1994 before
me, Daniel F. Campbell,
personally appeared

CHRISTINE RANDEL

AGNES SHAPIRO

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Daniel F. Campbell

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.


PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiquiere, Brady Bevis


CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

THE STATE OF CALIFORNIA
COUNTY OF MARIN
RECORDS DEPARTMENT

RECORDING REQUESTED BY

1994 SEP 27 AM 9:40

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

33
CALIFORNIA
JAN 1 1991

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 58, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

July 3, 1994

GRANTORS

EUGENE MIRONOFF
VERONICA C. MIRONOFF

Eugene Mironoff
EUGENE MIRONOFF
Veronica C. Mironoff
VERONICA C. MIRONOFF

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On July 3, 1994 before
me, ALBERT K. ENGEL
personally appeared

EUGENE MIRONOFF AND
VERONICA C. MIRONOFF

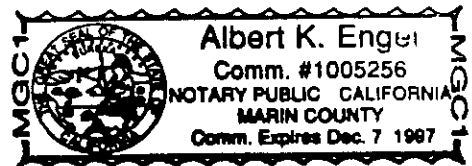
personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/they executed same in ~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature

Albert K. Engel



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rounquiere, Brady Bevis




CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielson
Deputy CLERK

94-069873

RECORDING REQUEST OFFICE

RECORDING REQUESTED BY

1994 SEP 27 AM 9:40

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

2006
CALIFORNIA
JAMES H. ...

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 59, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

7/30/94

GRANTORS

MARTIN TERPLAN and ELIZABETH S. TERPLAN, Trustees of the TERPLAN 1992 FAMILY TRUST, established by Declaration of Trust dated June 8, 1992

Martin Terplan, Trustee
MARTIN TERPLAN, Trustee

E. S. Terplan, Trustee
ELIZABETH S. TERPLAN, Trustee

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On July 30, 1994 before
me, ALBERT K. ENGEL,
personally appeared

MARTIN TERPLAN, TRUSTEE

AND ELIZABETH S. TERPLAN, TRUSTEE

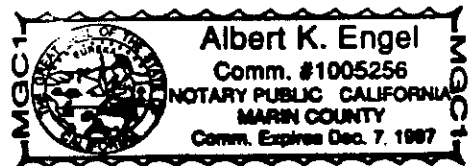
personally known to me or proved to me ~~on the basis of satisfactory evidence~~ to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature

Albert K. Engel



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

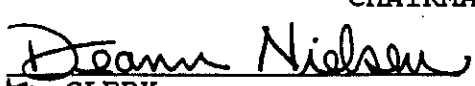
AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiquiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

1994 SEP 27 AM 9:40

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 60, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

June 24, 1994

GRANTORS

The HERBERT T. NADAI REVOCABLE TRUST, HERBERT T. NADAI, Trustee dated April 29, 1993

H. Nadai, Trustee
HERBERT T. NADAI, Trustee

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On JUNE 24, 1994 before
me, ALBERT K. ENGEL,
personally appeared

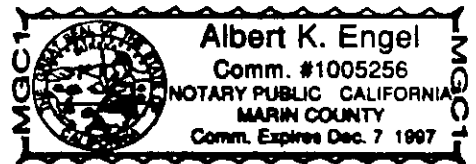
HERBERT T. NADAI, TRUSTEE

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature *Albert K. Engel*



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rounquiere, Grady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

94-069875

RECORDING REQUESTED BY

RECORDED AT REQUEST OF
1994 SEP 27 AM 9:40

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

OFFICE OF THE CLERK
COUNTY OF CALIFORNIA
RECORDS DIVISION

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 61, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:


AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

SEP 19 9 00
THIS STATE CONFIRMS
RECORDING DATA ONLY

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

195-331-11

GRANT OF EASEMENT

The undersigned owner(s) of Lot 62, as shown on that certain map entitled "Map of Seadrift subdivision No. Two, Marin County, California," filed November 5, 1956, in Map Book 9, Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

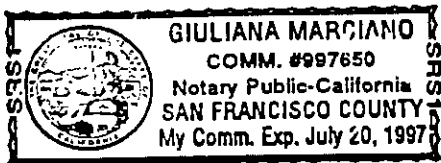
State of California

County of SAN FRANCISCO

On 10-31-94 before me, Giuliana Marciano
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared JAN COUITS MACCOLL
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Giuliana Marciano
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER

TITLE(S)

- PARTNER(S) LIMITED
- GENERAL

- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Grant Easement
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

10-31-94
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994, certain easements for low-intensity recreational purposes have been offered to the County; and

WHEREAS, Government Code Section 27281 requires that the County indicate its acceptance of said easements prior to their recordation; and

WHEREAS, this Board believes that acceptance of said easements is in the public interest;


NOW, THEREFORE, BE IT RESOLVED that the Grant of Easement, to which this Resolution is attached, over that certain property described in said Grant and for the purposes set forth therein be and the same is hereby accepted, and the County of Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin held this 13th day of September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguie, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

94-069876

ORIGINAL

RECORDING REQUESTED BY

1954 SEP 27 AM 8:40

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 63, as shown on that certain map entitled "Map of Seadrift subdivision No. Two, Marin County, California," filed November 5, 1956, in Map Book 9, Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

Approved:

[Handwritten signature] 935

ORIGINAL

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

5-13-94

GRANTORS

CLARENCE J. WOODARD

Clarence J. Woodard

STATE OF CALIFORNIA)
Contra Costa) ss.
COUNTY OF ~~MARIN~~)

On May 13, 1994 before
me, Karen Pengelly,
personally appeared

CLARENCE J. WOODARD

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)



WITNESS my hand and official seal.

Signature Karen Pengelly

Approved:
KJP EB

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: Supervisors Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: Supervisors Bob Roumguiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

1994 SEP 27 AM 9:40

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 64, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED: 7-14-94

GRANTORS

DONALD F. WILCOX and SHARON K. WILCOX, as Trustees of the DONALD and SHARON WILCOX TRUST dated August 20, 1987

Donald F. Wilcox
 DONALD F. WILCOX, Trustee
Sharon K. Wilcox
 SHARON K. WILCOX, Trustee

STATE OF CALIFORNIA)
) ss.
 COUNTY OF MARIN)

On July 14 before
 me, Susan M. Williamsen,
 personally appeared

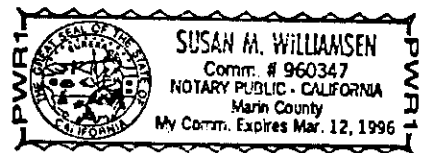
Donald F. Wilcox
Sharon K. Wilcox

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Susan M. Williamsen



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

THIS SEASIDE TRAIL REQUEST OF

94-069878

RECORDING REQUESTED BY

1994 SEP 27 AM 9:40

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

RECORDED
INDEXED

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 65, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED: 8/4/94

GRANTORS

RICHARD B. MADDEN and JOAN F. MADDEN, Trustees of the RICHARD MADDEN 1992 LAND TRUST and RICHARD B. MADDEN and JOAN F. MADDEN, Trustees of the JOAN MADDEN 1992 LAND TRUST

Richard B. Madden, Trustee
RICHARD B. MADDEN, Trustee

Joan F. Madden, Trustee
JOAN F. MADDEN, Trustee

Richard B. Madden, Trustee
RICHARD B. MADDEN, Trustee

Joan F. Madden, Trustee
JOAN F. MADDEN, Trustee

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.
On AUGUST 4, 1994 before
me, LARA VASQUEZ,
personally appeared

RICHARD B. MADDEN
JOAN F. MADDEN

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Lara Vasquez

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

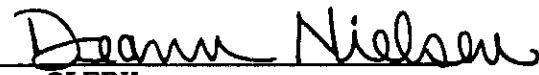
AYES: Supervisors Annette Rose, Harold Brown, Gary Giacomin:

NOES: none

ABSENT: Supervisors Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

 1994 SEP 27 AM 9:40
 RECORDING
 1994

 1994 SEP 27 AM 9:40
 RECORDING
 1994

GRANT OF EASEMENT

The undersigned owner(s) of Lot 66, as shown on that certain map entitled "Map of Seadrift subdivision No. Two, Marin County, California," filed November 5, 1956, in Map Book 9, Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Revis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deanna Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
 RECEIVED
 COUNTY OF MARIN
 CLERK OF SUPERIOR COURT

GRANT OF EASEMENT

The undersigned owner(s) of Lot 67, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

GRANTORS

Aug 5, 1994
the

LEONARD M. SPERRY, JR. and RITA L. SPERRY, Trustees of the SPERRY FAMILY TRUST UNDER AGREEMENT dated August 5, 1992

Leonard M. Sperry, Jr. Trustee
LEONARD M. SPERRY, JR., Trustee
Rita L. Sperry, Trustee
RITA L. SPERRY, Trustee

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On August 5, 1994 before
me, Kyoko M. Wills,
personally appeared

Leonard M. Sperry, Jr.
and Rita L. Sperry

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Kyoko M. Wills



(This area for official notarial seal.)



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rouniguiere, Brady Bevis.



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Doann Nielsen
Deputy CLERK

94-069881

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

1500 SEP 27 AM 9:40
VINCENT
STATE

GRANT OF EASEMENT

The undersigned owner(s) of Lot 68, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rountguiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Doann Nielsen
Deputy CLERK

94-069882

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name	California Coastal Commission Attention Legal Dept.
Street	45 Fremont Street, Suite 2000
City & State	San Francisco, CA 94105-2219

1994 SEP 27 11 09 40
 COUNTY OF MARIN
 CLERK OF SUPERIOR COURT

GRANT OF EASEMENT

The undersigned owner(s) of Lot 69, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

June 30, 1994

GRANTORS

THOMAS E. MORTON and ANNE L. MORTON, WILLIAM M. WARA and DIANE W. WARA

Thomas E. Morton

THOMAS E. MORTON

Anne L. Morton

ANNE L. MORTON

William M. Wara

WILLIAM M. WARA

Diane W. Wara

DIANE W. WARA

STATE OF CALIFORNIA)
COUNTY OF ~~MARIN~~ San Francisco) ss.

On June 30, 1994 before
me, KATHLEEN A. CHRISTENSEN
personally appeared

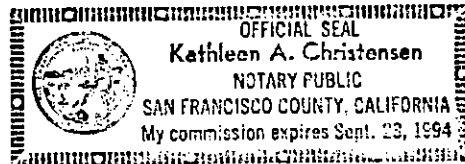
Thomas E. Morton and

Anne L. Morton

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Kathleen A. Christensen



(This area for official notarial seal.)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

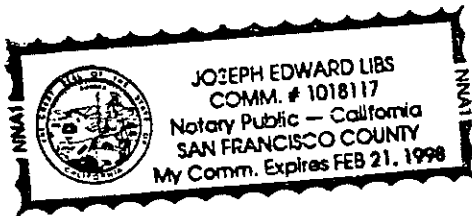
State of CALIFORNIA

County of SAN FRANCISCO

On 7-5-94 before me, Joseph E. Libs
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared William M Wera, Diane W. Wera
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Joseph E Libs
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER

- PARTNER(S) LIMITED
- GENERAL

- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)
selfes

DESCRIPTION OF ATTACHED DOCUMENT

beachfront settlement agreement
TITLE OR TYPE OF DOCUMENT

five
NUMBER OF PAGES

6-3-94
DATE OF DOCUMENT

Thomas E Morton, Anne L. Morton
SIGNER(S) OTHER THAN NAMED ABOVE

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

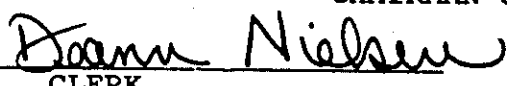
AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rouniquiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING DIVISION
COUNTY OF MARIN

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
RECORDED
INDEXED
MARIN COUNTY

RECORDING DIVISION

GRANT OF EASEMENT

The undersigned owner(s) of Lot 70, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

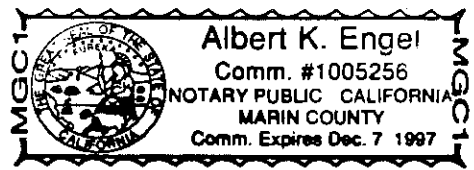
No. 5907

State of CALIFORNIA
County of MARIN

On JULY 2, 1994 before me, ALBERT K. ENGEL NOTARY PUBLIC
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared EDWARD L. CAHILL
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal,
Albert K. Engel
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER
- _____ TITLE(S)
- PARTNER(S) LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

GRANT OF EASEMENT
TITLE OR TYPE OF DOCUMENT
2
NUMBER OF PAGES
6-30-94
DATE OF DOCUMENT
GERALD K. CAHILL AND JOHN E. CAHILL, JR.
SIGNER(S) OTHER THAN NAMED ABOVE

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rounquiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

481630

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

1001-001-01 01 11:30

94-070898
CALIFORNIA
SALVAGE

THIS STAMP CONFIRMS
RECORDING DATA ONLY

GRANT OF EASEMENT

The undersigned owner(s) of Lot 71, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

July 6, 1994

GRANTORS

MYRA MAY STAPLER and DANIEL O. ABBOT, Trustees of the MYRA MAY STAPLER TRUST dated February 22, 1991

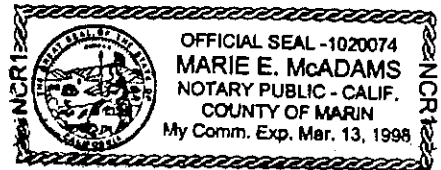
Myra May Stapler - Trustee
MYRA MAY STAPLER, Trustee
Daniel O. Abbot
DANIEL O. ABBOT, Trustee

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On July 6th 1994 before me, Marie E. McAdams, personally appeared

Myra May Stapler - Trustee

~~personally known to me~~ or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Marie E. McAdams

STATE OF CALIFORNIA

County of San Bernardino

Title or type of Document Grant of Easement
Number of Pages 2 Date of Document 7/6/94
Signer(s) Other than named below Myra May Stapler

On July 8, 1994 before me Patricia Ann Moedl personally appeared
DANIEL O. ABBOT

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by this/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Patricia Ann Moedl*
Notary Public in and for said County and State

(Seal)



UD01 (Rev. 4/94)

STATE OF CALIFORNIA

County of _____

Title or type of Document _____
Number of Pages _____ Date of Document _____
Signer(s) Other than named below _____

On _____ before me _____ personally appeared

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by this/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____
Notary Public in and for said County and State

(Seal)

UD01 (Rev. 4/94)

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis


CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Joann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

1991 SEP 27 AM 9:40
RECORDING DIVISION
COUNTY OF MARIN

GRANT OF EASEMENT

The undersigned owner(s) of Lot 72, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

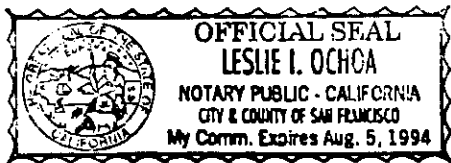
2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

STATE OF CALIFORNIA)
) ss.
COUNTY OF SAN FRANCISCO)



(SEAL)

On July 14, 1994, before me, Leslie I. Ochoa, Notary Public, personally appeared

Marvin D. Morgenstein,
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Leslie I. Ochoa
Notary's Signature

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED: July 14, 1994

GRANTORS
MARVIN MORGENSTEIN


MARVIN MORGENSTEIN

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On _____ before
me, _____,
personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature _____

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994, certain easements for low-intensity recreational purposes have been offered to the County; and

WHEREAS, Government Code Section 27281 requires that the County indicate its acceptance of said easements prior to their recordation; and

WHEREAS, this Board believes that acceptance of said easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of Easement, to which this Resolution is attached, over that certain property described in said Grant and for the purposes set forth therein be and the same is hereby accepted, and the County of Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin held this 13th day of September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rounquiere, Brady Bevis .



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
 COUNTY OF MARIN
 CLERK OF SUPERIOR COURT

GRANT OF EASEMENT

The undersigned owner(s) of Lot 73, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

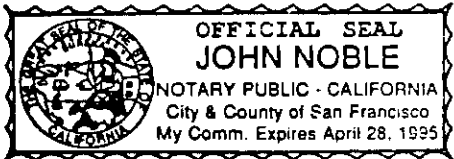
No. 515

State of California
County of San Francisco

On 7/15/94 before me, John Noble
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Steven D. Morgan
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
SIGNATURE OF NOTARY

OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- INDIVIDUAL
- CORPORATE OFFICER(S)

- TITLE(S)
- PARTNER(S) LIMITED
 - GENERAL

- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

OPTIONAL SECTION

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

TITLE OR TYPE OF DOCUMENT Easement
NUMBER OF PAGES _____ DATE OF DOCUMENT _____
SIGNER(S) OTHER THAN NAMED ABOVE _____

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

July 6, 1994

GRANTORS

MARION L. MORGAN and STEVEN D. MORGAN, Trustees of the Marion L. Morgan Trust One

Marion L. Morgan, Trustee
MARION L. MORGAN, Trustee

Steven D. Morgan, Trustee
STEVEN D. MORGAN, Trustee

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On July 6, 1994 before me, ALBERT K. ENGEL personally appeared

MARION L. MORGAN, TRUSTEE

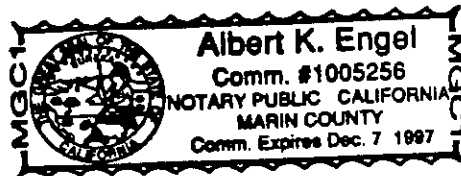
personally known to me or proved to me on the basis of satisfactory evidence to be the person() whose name() is/ ~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed same in ~~his~~/her/~~their~~ authorized capacity(ies), and that by ~~his~~/her/~~their~~ signature() on the instrument the person(), or the entity upon behalf of which the person() acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature

Albert K. Engel



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rounquiere, Brady Bevis




CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40

GRANT OF EASEMENT

The undersigned owner(s) of Lot 74, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

June 27 1994

GRANTORS

STEVEN W. WISENBAKER, Trustee
WISENBAKER 1992 TRUST

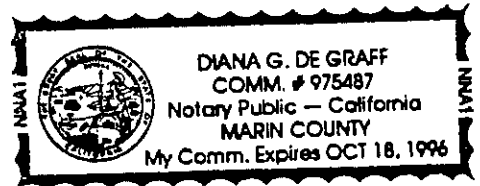
Steven W. Wisenbaker
STEVEN W. WISENBAKER, Trustee
Trustee

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On: June 27, 1994 before
me, Diana S. DeGraff,
personally appeared

Steven W. Wisenbaker

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Diana S. DeGraff

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

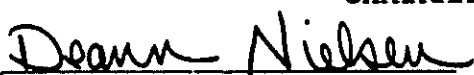
AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rouniguiere, Brady Bèvis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name	California Coastal Commission Attention Legal Dept.
Street	45 Fremont Street, Suite 2000
City & State	San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
 COUNTY OF MARIN
 RECORDS & CLERK'S OFFICE

GRANT OF EASEMENT

The undersigned owner(s) of Lot 75, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

July 2, 1994
the

GRANTORS

JOSEPH H. FLAHAVER, MARY J. FLAHAVER

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

Joseph H. Flahaven
JOSEPH H. FLAHAVER
Mary J. Flahaven
MARY J. FLAHAVER

On July 2, 1994 before
me, ALBERT K. ENGEL
personally appeared

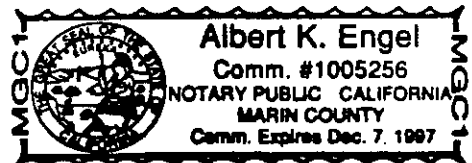
JOSEPH H. FLAHAVER AND
MARY J. FLAHAVER

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/they executed same in ~~his~~/their authorized capacity(ies), and that by ~~his~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Albert K. Engel



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis.



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40

GRANT OF EASEMENT

The undersigned owner(s) of Lot 76, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rouniguiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Doann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

REC'D SEP 27 AM 9 40
COUNTY OF MARIN
RECORDING DIVISION

GRANT OF EASEMENT

The undersigned owner(s) of Lot 78, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

7.18.94

GRANTORS

JEAN H. BRIGGS, Trustee of the BRIGGS RESIDENCE TRUST U/A/D July 29, 1993, and Successor Trustees thereunder

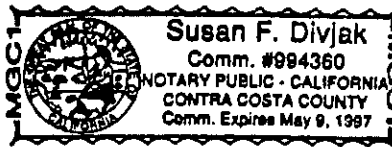
Jean H. Briggs Trustee
JEAN H. BRIGGS, Trustee

STATE OF CALIFORNIA)
COUNTY OF MARIN Contra Costa) ss.

On July 18, 1994 before
me, Susan P. Divjak,
personally appeared

Jean H. Briggs

~~personally known to me~~ or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is are subscribed to the within instrument and acknowledged to me that he (she) they executed same in his (her) their authorized capacity(ies), and that by his (her) their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature

Susan P. Divjak

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:


AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

RECORDED
SEP 27 AM 9:40
CALIFORNIA
NOTARY PUBLIC

GRANT OF EASEMENT

The undersigned owner(s) of Lot 80, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

Approved:

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

GRANTORS

2 June 94

Susan Bently
Susan Bently

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On JUNE 2, 1994 before
me, ALBERT K. ENGEL,
personally appeared

SUSAN BENTLY

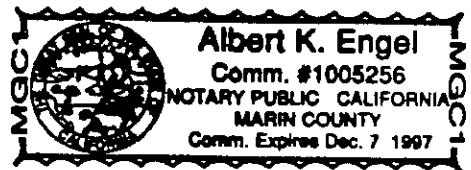
personally known to me ~~or proved to~~
~~me on the basis of satisfactory evi-~~
dence to be the person(s) whose
name(s) is/~~are~~ subscribed to the
within instrument and acknowledged to
me that ~~he~~/she/~~they~~ executed same in
~~his~~/her/~~their~~ authorized capacity(~~ies~~),
and that by ~~his~~/her/~~their~~ signa-
ture(s) on the instrument the person(s),
or the entity upon behalf of which the
person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Albert K. Engel

Approved:



RESOLUTION NO. _____

94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994, certain easements for low-intensity recreational purposes have been offered to the County; and

WHEREAS, Government Code Section 27281 requires that the County indicate its acceptance of said easements prior to their recordation; and

WHEREAS, this Board believes that acceptance of said easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of Easement, to which this Resolution is attached, over that certain property described in said Grant and for the purposes set forth therein be and the same is hereby accepted, and the County of Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin held this _____ day of _____, 1994, by the following vote: 13th

AYES: September

NOES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

ABSENT: None

SUPERVISORS Bob Roumiguere, Brady Bevis
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

RECORDED
INDEXED
SEP 27 11 09 40
COUNTY OF MARIN

GRANT OF EASEMENT

The undersigned owner(s) of Lot 81, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

July 19, 1994

GRANTORS

BROOKS WALKER, JR. and JOHN CLINTON WALKER as Trustees Under That Certain Agreement dated December 21, 1989

Brooks Walker, Jr. Trustee
BROOKS WALKER, JR., Trustee
John Clinton Walker Trustee
JOHN CLINTON WALKER, Trustee

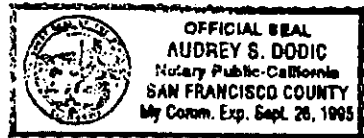
STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On July 19, 1994 before
me, Audrey S. Dodic,
personally appeared

Brooks Walker, Jr.
John Clinton Walker

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/they executed same in ~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)



WITNESS my hand and official seal.

Signature Audrey S. Dodic

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDED

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
COUNTY OF MARIN
RECORDS & CLERK

GRANT OF EASEMENT

The undersigned owner(s) of Lot 82, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

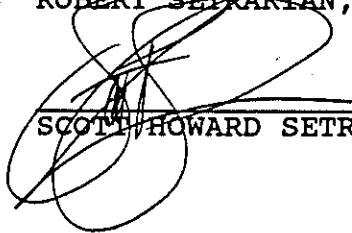
DATED:

July 11, 1994

GRANTORS

ROBERT SETRAKIAN and SCOTT HOWARD SETRAKIAN, Trustees of the ROBERT SETRAKIAN 1987 TRUST dated November 30, 1987


ROBERT SETRAKIAN, Trustee


SCOTT HOWARD SETRAKIAN, Trustee

STATE OF CALIFORNIA)
) SS.
) SAN FRANCISCO)
COUNTY OF ~~MARIN~~)

On 11 July 1994 before

me, James D. Phillips,
personally appeared

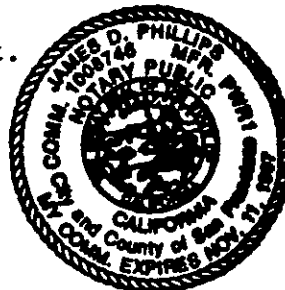
Scott Howard Setrakian

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature James D. Phillips



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

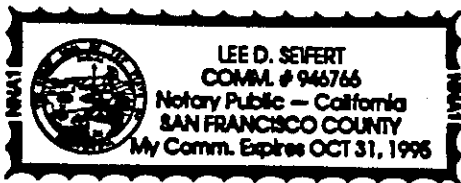
State of CALIFORNIA

County of SAN FRANCISCO

On August 04, 1994 before me, Lee D. Seifert
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Robert Setrakian
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Lee D. Seifert
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER

TITLE(S)

- PARTNER(S) LIMITED
- ATTORNEY-IN-FACT GENERAL
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Arnette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguiera, Brady Bevis


CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Joann Nielson
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name	California Coastal Commission Attention Legal Dept.
Street	45 Fremont Street, Suite 2000
City & State	San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
 COUNTY OF MARIN
 RECORDS & CLERK
 1000 CALIFORNIA STREET
 SAN FRANCISCO, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 83, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

GRANTORS

Aug. 28, 1994

JOHN C. MCGUIRE and ELINOR S. MCGUIRE, Co-Trustees of the MCGUIRE LIVING TRUST U/A dated February 10, 1986

John C. McGuire Trustee
JOHN C. MCGUIRE, Trustee

Elinor S. McGuire Trustee
ELINOR S. MCGUIRE, Trustee

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On AUGUST 28, 1994 before me, ALBERT K. ENGEL, personally appeared

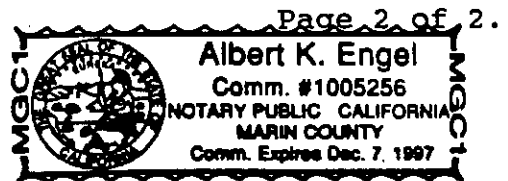
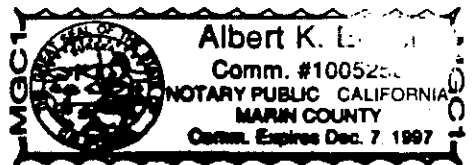
JOHN C. MCGUIRE, TRUSTEE
AND ELINOR S. MCGUIRE, TRUSTEE

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Albert K. Engel



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:


AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis .



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
 COUNTY OF MARIN
 CLERK OF SUPERIOR COURT

GRANT OF EASEMENT

The undersigned owner(s) of Lot 86, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED: August 5, 1994

GRANTORS
WENDY W. KISTLER and CHARLES G. STEPHENSON, as Trustees of the WEAVER FAMILY TRUST dated November 16, 1989

Wendy W. Kistler Trustee
WENDY W. KISTLER, Trustee

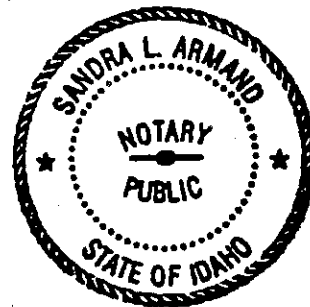
Charles G. Stephenson, Trustee
CHARLES G. STEPHENSON, Trustee

IDAHO
STATE OF CALIFORNIA)
COUNTY OF Kootenai) ss.
~~MARIN~~)

on August 5, 1994 before
me, Sandra L. Armand,
personally appeared

Wendy W. Kistler, Trustee

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Sandra L. Armand

ALL-PURPOSE ACKNOWLEDGMENT

NO 209

State of CALIFORNIA
County of SAN FRANCISCO }

On August 8, 1994 before me, Alverine Marsh, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared CHARLES G. STEPHENSON
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



Alverine Marsh
SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL(S)
- CORPORATE OFFICER(S) _____ TITLE(S) _____
- PARTNER(S)
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- SUBSCRIBING WITNESS
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:

NAME OF PERSON(S) OR ENTITY(IES)
Weaver Family Trust

ATTENTION NOTARY: Although the information requested below is **OPTIONAL**, it could prevent fraudulent attachment of this certificate to unauthorized document.

**THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:**

Title or Type of Document Grant of Easement
Number of Pages 5 plus this one Date of Document August 5, 1994
Signer(s) Other Than Named Above Wendy W. Kistler

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini


NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:
Deputy



CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

RECORDED
INDEXED
SEP 27 11 09 40
COURT CLERK'S OFFICE
SAN FRANCISCO, CALIF.

GRANT OF EASEMENT

The undersigned owner(s) of Lot 87, as shown on that certain map entitled "Map of Seadrift subdivision No. Two, Marin County, California," filed November 5, 1956, in Map Book 9, Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED: 8/30/44

GRANTORS

CHARLES R. WEAVER and DONNA L. WEAVER, Husband and Wife as their community property

Charles R. Weaver
CHARLES R. WEAVER

Donna L. Weaver
DONNA L. WEAVER

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On _____ before
me, _____,
personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to

me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature _____

IMPORTANT NOTE: Effective January 1, 1993, use of the all-purpose certificate becomes mandatory for all acknowledgments, regardless of the signer's capacity. (On page 9 of this chapter, see the NNA's widely used version of the all-purpose form, which allows the signer's capacity to be noted on a special addendum to the form.) The certificates below, prescribed in CCC 1189 through 1192 are outlawed, effective January 1, 1993.

1992

2

'ALL-PURPOSE' ACKNOWLEDGMENT (N.N.A. ADAPTATION)

The "all-purpose" acknowledgment certificate prescribed by California Civil Code Section 1189 (a), which becomes the mandatory certificate form for all acknowledgments starting January 1, 1993, does not specify the acknowledging signer's exact capacity (i.e., individual, partner, attorney-in-fact, etc.).

Because it is often vital that the signer's exact capacity be expressly stated, the National Notary

Association has designed an all-purpose form with an addendum allowing the "Capacity Claimed By Signer" to be noted on the form. Like all NNA notarial certificates, this form also allows insertion of data at the bottom to deter the certificate's fraudulent attachment to an unintended document. The all-purpose form should not be used for subscribing witnesses and will not be accepted by California recorders for that purpose.

ALL-PURPOSE ACKNOWLEDGMENT

No. 5175

State of Idaho
 County of Kootenai
 On Aug 30, 1994 before me, Sandra L. Armand
DATE NAME/TITLE OF OFFICER - E.G. JANE DOE, NOTARY PUBLIC
 personally appeared Charles R. & Donna L. Wearer
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Sandra L. Armand
SIGNATURE OF NOTARY

CAPACITY CLAIMED BY SIGNER

INDIVIDUAL _____
 CORPORATE OFFICER(S) _____
 PARTNER(S) LIMITED GENERAL
 ATTORNEY-IN-FACT _____
 TRUSTEE(S) _____
 GUARDIAN/CONSERVATOR _____
 OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to an unauthorized document.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Title or Type of Document _____
 Number of Pages _____ Date of Document _____
 Signer(s) Other than Named Above _____

1991 NATIONAL NOTARY ASSOCIATION • 8236 Hammett Ave. P.O. Box 7182 • Carlsbad, CA 92004-7182

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rounaguiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

481630

94-073026

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 88, as shown on that certain map entitled "Map of Seadrift subdivision No. Two, Marin County, California," filed November 5, 1956, in Map Book 9, Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED: September 23, 1994

GRANTORS

W. Douglas Smith and Sandra S. Mosbacher, husband and wife as Community Property

W. Douglas Smith

Sandra S. Mosbacher
Sandra S. Mosbacher

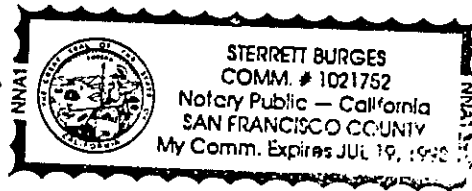
STATE OF CALIFORNIA)
 San Francisco) ss.
COUNTY OF ~~MARIN~~)

On September 23, 1994 before
me, Sterrett Burges,
personally appeared
W. Douglas Smith and
Sandra S Mosbacher

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to

me that ~~he/she~~/they executed same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)



WITNESS my hand and official seal.

Signature Sterrett Burges

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;


NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

REC'D
 COUNTY CLERK
 MARIN COUNTY
 SEP 27 AM 9:40

GRANT OF EASEMENT

The undersigned owner(s) of Lot 89, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED: Aug 10, 1998

GRANTORS

SANDRA S. MOSBACHER, Successor
Trustee of the Wildcat Trust

S.

STATE OF CALIFORNIA)
COUNTY OF San Francisco) ss.

Sandra S. Mosbacher,
SANDRA S. MOSBACHER, Trustee
Trustee

On Aug 10, 1998 before
me, Sterrett Burges
personally appeared

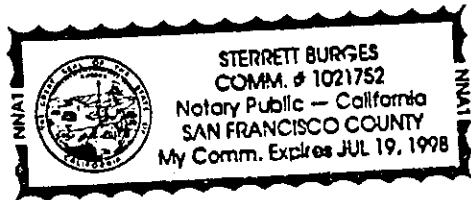
Sandra S Mosbacher,
Trustee

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Grant of Easement and acknowledged to me that ~~he/she/they~~ executed same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/ their~~ signature(s) on said instrument the person(s), or the entity upon behalf of which the person(s) acted, executed said instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Sterrett Burges



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994, certain easements for low-intensity recreational purposes have been offered to the County; and

WHEREAS, Government Code Section 27281 requires that the County indicate its acceptance of said easements prior to their recordation; and

WHEREAS, this Board believes that acceptance of said easements is in the public interest;

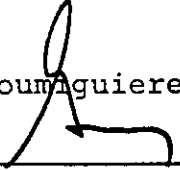
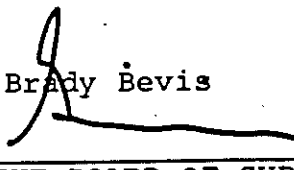
NOW, THEREFORE, BE IT RESOLVED that the Grant of Easement, to which this Resolution is attached, over that certain property described in said Grant and for the purposes set forth therein be and the same is hereby accepted, and the County of Marin consents to the recordation of said Grant of Easement.

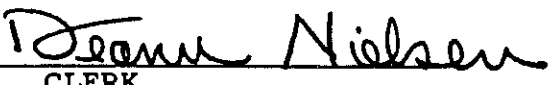
PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin held this 13th day of September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rounquiere, Brady Bevis

 
CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
RECORDED
INDEXED

GRANT OF EASEMENT

The undersigned owner(s) of Lot 90, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

GRANTORS

June 24, 1994

MARY R. LOWREY or Her
Successor(s), Trustee(s) Under
Revocable Trust Agreement dated
March 13, 1985 as amended

Mary R. Lowrey, Trustee
MARY R. LOWREY, Trustee

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On JUNE 24, 1994 before
me, ALBERT K. ENGEL,
personally appeared

MARY R. LOWREY, TRUSTEE

personally known to me or proved to me on the basis of satisfactory evidence to be the person(§) whose name(§) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed same in ~~his~~/her/~~their~~ authorized capacity(§s), and that by ~~his~~/her/ ~~their~~ signature(§) on the instrument the person(§), or the entity upon behalf of which the person(§) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Albert K. Engel



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rouniguiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

RECORDED
INDEXED
1994 SEP 27 AM 9:40

GRANT OF EASEMENT

The undersigned owner(s) of Lot 91, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nelson
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name	California Coastal Commission Attention Legal Dept.
Street	45 Fremont Street, Suite 2000
City & State	San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
 COUNTY OF MARIN
 CLERK OF SUPERIOR COURT

GRANT OF EASEMENT

The undersigned owner(s) of Lot 92, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.


PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rouniguiere, Brady Bevis .


CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40

GRANT OF EASEMENT

The undersigned owner(s) of Lot 93, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994, certain easements for low-intensity recreational purposes have been offered to the County; and

WHEREAS, Government Code Section 27281 requires that the County indicate its acceptance of said easements prior to their recordation; and

WHEREAS, this Board believes that acceptance of said easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of Easement, to which this Resolution is attached, over that certain property described in said Grant and for the purposes set forth therein be and the same is hereby accepted, and the County of Marin consents to the recordation of said Grant of Easement.

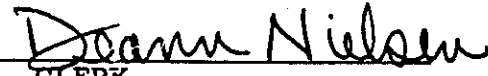
PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin held this 13th day of September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis


CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

94-069901

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
RECORDED
INDEXED
COMMERCIAL

GRANT OF EASEMENT

The undersigned owner(s) of Lot 94, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

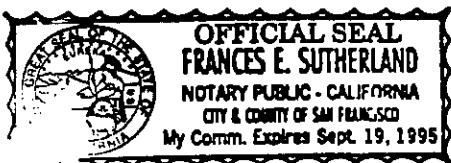
3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

On August 1, 1994 before me, FRANCES E. SUTHERLAND
personally appeared EDMOND P. KEEGAN, personally
known to me (or proved on the basis of satisfactory evidence) to be the per-
son(s) whose name(s) is/are subscribed in the within instrument and
acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.



WITNESS my hand and official seal.

Frances E. Sutherland
Notary public in and for said State.

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

7.27.94

GRANTORS

EAMONN P. KEEGAN and DOROTHY L. KEEGAN, Co-Trustees or Successor Trustee of the KEEGAN FAMILY 1992 REVOCABLE TRUST dated 6/15/92

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

Eamonn P. Keegan, Trustee
EAMONN P. KEEGAN, Trustee

On JULY 29 1994 before
me, ALBERT K. ENGEL,
personally appeared

Dorothy L. Keegan, Trustee
DOROTHY L. KEEGAN, Trustee

DOROTHY L. KEEGAN, TRUSTEE

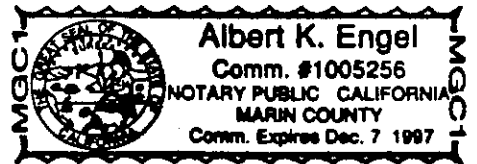
personally known to me or ~~proved to me on the basis of satisfactory evidence~~ to be the person(s) whose name(s) is/~~are~~ subscribed to the within Grant of Easement and acknowledged to me that ~~he~~/she/~~they~~ executed same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(s) on said instrument the person(s), or the entity upon behalf of which the person(s) acted, executed said instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature

Albert K. Engel



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

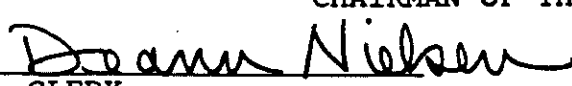
AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rounquiére, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

RECORDED
SEP 27 AM 9:40
1994

GRANT OF EASEMENT

The undersigned owner(s) of Lot 95, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

June 28, 1994

GRANTORS

WILLIAM K. BOWES, JR., UTE C. BOWES

William K. Bowes, Jr.
WILLIAM K. BOWES, JR.
Ute C. Bowes
UTE C. BOWES

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On June 28, 1994 before

me, Susan M. Banke, Notary Public personally appeared

William K. Bowes, Jr.
Ute C. Bowes

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she/they executed same in his/~~her~~ their authorized capacity(ies), and that by ~~his~~ her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Susan M. Banke

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

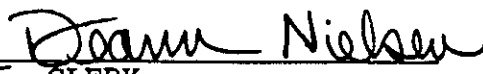
PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Arnette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguiera, Brady Bevis


CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40

GRANT OF EASEMENT

The undersigned owner(s) of Lot 96, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

GRANTORS

July 5, 1994

RICHARD ANTHONY POWELL and
KATHLEEN SULLIVAN POWELL, Co-
Trustees or Successor Trustee of
the POWELL FAMILY 1992 REVOCABLE
TRUST dated August 21, 1992

Richard Anthony Powell, Trustee
RICHARD ANTHONY POWELL, Trustee
Kathleen Sullivan Powell, Trustee
KATHLEEN SULLIVAN POWELL, Trustee

STATE OF CALIFORNIA Ill.)
COUNTY OF MARIN Cook) ss.
On 5th of July ¹⁹⁹⁴ before
me; RICHARD ANTHONY POWELL
personally appeared

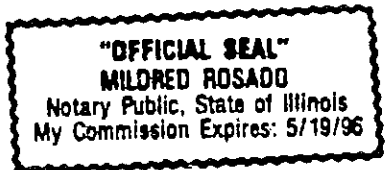
AND KATHLEEN SULLIVAN POWELL.

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Mildred Rosado



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40

GRANT OF EASEMENT

The undersigned owner(s) of Lot 118, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

July 11, 1994

GRANTORS

ROBERT M. COLE and VIRGINIA L. COLE, Trustees under Agreement dated December 30, 1988

Robert M. Cole, Trustee
ROBERT M. COLE, Trustee
Virginia L. Cole, Trustee
VIRGINIA L. COLE, Trustee

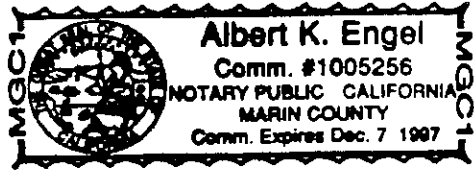
STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On July 11, 1994 before
me, ALBERT K. ENGEL
personally appeared

ROBERT M. COLE, TRUSTEE
AND VIRGINIA L. COLE, TRUSTEE

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed same in ~~his~~/her/their authorized capacity(ies), and that by ~~his~~/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)



WITNESS my hand and official seal.

Signature Albert K. Engel

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Arnette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguiera, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deanna Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40

GRANT OF EASEMENT

The undersigned owner(s) of Lot 119, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

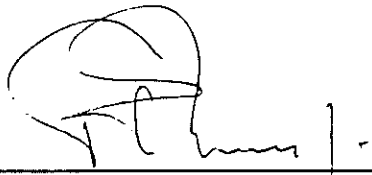
The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED: 8-5-94

GRANTORS
PORTER SESNON, JR.

S.



PORTER SESNON, JR.

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

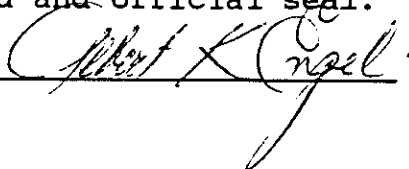
On AUGUST 5, 1994 before
me, ALBERT K. ENGEL,
personally appeared

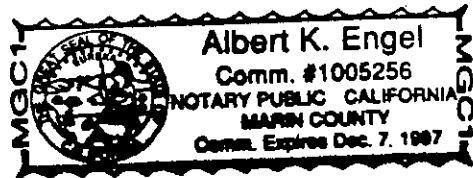
PORTER SESNON JR

personally known to me or ~~proved to me~~ on the basis of satisfactory evidence to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within Grant of Easement and acknowledged to me that he/~~she~~/~~they~~ executed same in his/~~her~~/~~their~~ authorized capacity(~~ies~~), and that by his/~~her~~/~~their~~ signature(~~s~~) on said instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed said instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature 



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1994 SEP 27 11 09 AM '94

GRANT OF EASEMENT

The undersigned owner(s) of Lot 120, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

August 6, 1994

GRANTORS

EDWARD L. RATHBUN and LAURIE C. RATHBUN, husband and wife

Edward L. Rathbun
EDWARD L. RATHBUN
Laurie C. Rathbun
LAURIE C. RATHBUN

STATE OF CALIFORNIA)
COUNTY OF San Mateo) ss.
~~MARIN~~)

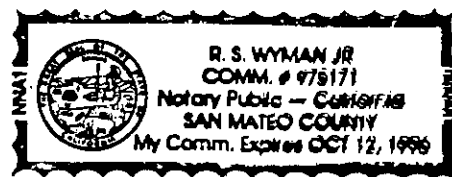
On August 6, 1994 before
me, R.S. Wyman, Jr. - Notary Public
personally appeared

Edward L. Rathbun

Laurie C. Rathbun

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ she ~~they~~ executed same in ~~his~~ her ~~their~~ authorized capacity(ies), and that by ~~his~~ her ~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)



WITNESS my hand and official seal.

Signature R.S. Wyman Jr.

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Arnette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguiera, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Doann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1994 SEP 27 11 59 AM

GRANT OF EASEMENT

The undersigned owner(s) of Lot 122, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September _____, 1994, by the following vote:


AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rouniquiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deann Nielsen
Deputy CLERK

481630

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

1994 OCT -9 PM 4:30

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

94-070900

THIS STAMP CONFIRMS
RECORDING DATA ONLY

GRANT OF EASEMENT

The undersigned owner(s) of Lot 123, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED: Sept. 24, 1994

GRANTORS
ROGER E. SKJEI, ANN W. SKJEI

Roger E. Skjei
ROGER E. SKJEI

Ann W. Skjei
ANN W. SKJEI

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On SEPTEMBER 24, 1994 before
me, ALBERT K. ENGEL,
personally appeared

ROGER E. SKJEI AND
ANN W. SKJEI

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)



WITNESS my hand and official seal.

Signature Albert K. Engel

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguiera, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielson
Deputy CLERK

481630

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

RECORDED - 6 11 80

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

94-070901

THIS STAMP CONFIRMS
RECORDING DATA ONLY

GRANT OF EASEMENT

The undersigned owner(s) of Lot 124, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Arnette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1994 SEP 27 11 39 AM '94
 COUNTY OF MARIN

GRANT OF EASEMENT

The undersigned owner(s) of PARCEL ONE, as shown upon that certain parcel map entitled, "Parcel Map Lands of Sidney J. Hendrick, a Division of Parcel 1, as shown on 2 P.M. 62, Seadrift, Stinson Beach, Marin County, California", filed for record October 10, 1985 in Volume 22 of Parcel Maps at Page 91, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot

Approved:

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Arnette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguiera, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of PARCEL TWO, as shown upon that certain parcel map entitled, "Parcel Map Lands of Sidney J. Hendrick, a Division of Parcel 1, as shown on 2 P.M. 62, Seadrift, Stinson Beach, Marin County, California", filed for record October 10, 1985 in Volume 22 of Parcel Maps at Page 91, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot

Approved:

which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

x May 18, 1994

GRANTORS

Linda Gallanter
Linda Gallanter
Sanford Gallanter
Sanford Gallanter

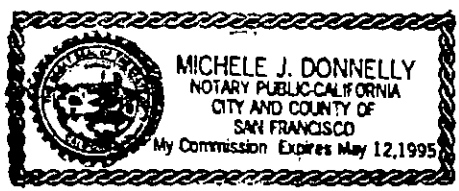
STATE OF CALIFORNIA)
 San Francisco) ss.
COUNTY OF ~~MARIN~~)

On May 19, 1994 before
me, Michele J. Donnelly,
personally appeared

Linda Gallanter

Sanford Gallanter

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/they executed same in ~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Michele J. Donnelly

Approved:

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Arnette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguierre, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

OCT 10 1997 10 04 AM

GRANT OF EASEMENT

The undersigned, Seadrift Association, a California non-profit corporation, owner of Parcel 2 and a portion of Parcel 3, Parcel Map, Lands of William Kent Estate Co., filed March 11, 1968 in Book 2 of Parcel Maps at Page 62, Marin County Records, hereby grants to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Parcels for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the owner.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over the seaward or westerly portion of said Parcels 2 and 3 and is bounded on the west or seaward side by the mean high tide line and on the landward side by a line extending along the length of the seaward or westerly portion of said Parcels 2

481630

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

1994 OCT -3 PM 1:30

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

94-070899

THIS STAMP CONFIRMS
RECORDING DATA ONLY

GRANT OF EASEMENT

The undersigned owner(s) of Lot 97, as shown on that certain map entitled "Map of Seadrift subdivision No. Two, Marin County, California," filed November 5, 1956, in Map Book 9, Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpen-

dicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED: 9-27-1994

GRANTORS

CLAIRE B. CLARK AS TRUSTEE OF THE
CLAIRE B. CLARK REVOCABLE TRUST
DATED 5/22/92

Claire B. Clark, Trustee
CLAIRE B. CLARK, TRUSTEE

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.
)

On SEPT 27, 1994 before
me, ALBERT K. ENGEL,
personally appeared
CLAIRE B. CLARK.

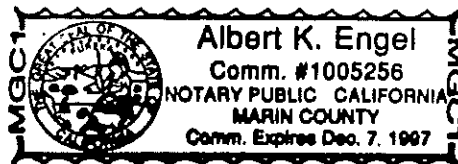
personally known to me or ~~proved to~~
~~me on the basis of satisfactory evi-~~
~~dence to be the person~~ whose
name(s) is/~~are~~ subscribed to the
within instrument and acknowledged to

me that ~~he/she/they~~ executed same in
~~his/her/their~~ authorized capacity(~~ies~~),
and that by ~~his/her/ their~~ signa-
ture(s) on the instrument the person(s),
or the entity upon behalf of which the
person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Albert K. Engel



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994, certain easements for low-intensity recreational purposes have been offered to the County; and

WHEREAS, Government Code Section 27281 requires that the County indicate its acceptance of said easements prior to their recordation; and

WHEREAS, this Board believes that acceptance of said easements is in the public interest;


NOW, THEREFORE, BE IT RESOLVED that the Grant of Easement, to which this Resolution is attached, over that certain property described in said Grant and for the purposes set forth therein be and the same is hereby accepted, and the County of Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin held this 13th day of September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
 COUNTY OF MARIN
 RECORDS

GRANT OF EASEMENT

The undersigned owner(s) of Lot 98, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

July 3rd 1994

GRANTORS

EDWARD M. WALSH, GUNILD E. WALSH

Edward M. Walsh

EDWARD M. WALSH

Gunild E. Walsh

GUNILD E. WALSH

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On July 3, 1994 before
me, ALBERT K. ENGEL
personally appeared

EDWARD M WALSH AND
GUNILD E WALSH

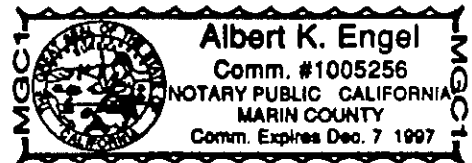
personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature

Albert K. Engel



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994, certain easements for low-intensity recreational purposes have been offered to the County; and

WHEREAS, Government Code Section 27281 requires that the County indicate its acceptance of said easements prior to their recordation; and

WHEREAS, this Board believes that acceptance of said easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of Easement, to which this Resolution is attached, over that certain property described in said Grant and for the purposes set forth therein be and the same is hereby accepted, and the County of Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin held this 13th day of September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
RECORDED
MARIN COUNTY

GRANT OF EASEMENT

The undersigned owner(s) of Lot 99, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

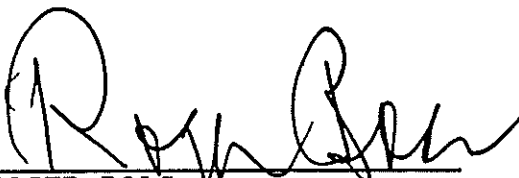
the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

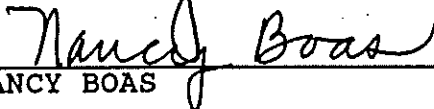
DATED:

7/11/94

GRANTORS

ROGER BOAS, NANCY BOAS



ROGER BOAS


NANCY BOAS

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On 7/11/94 before

me, June M. Naganuma,
personally appeared

Roger Boas

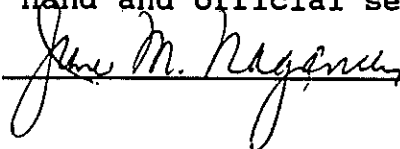
Nancy Boas

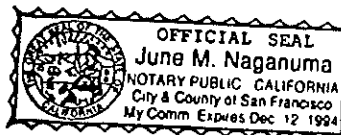
personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature





RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

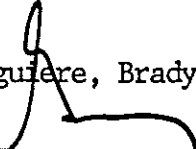

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis . . .

CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Doann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
MAY 1994

GRANT OF EASEMENT

The undersigned owner(s) of Lot 100, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said

Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED: 5/21/94

GRANTORS

RICHARD B. HAM and LOUISE B. HAM
as Trustee of the 1994 HAM FAMILY TRUST

BY: Richard B Ham, Trustee
Richard B. Ham, Trustee)
Louise B Ham, Trustee
Louise B. Ham, Trustee)

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On MAY 21, 1994 before
me, ALBERT K. ENGEL,
personally appeared

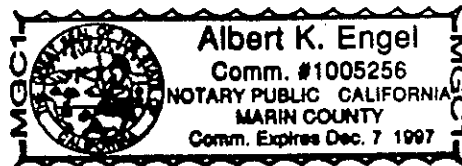
RICHARD B. HAM, TRUSTEE AND
LOUISE B. HAM, TRUSTEE

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Albert K Engel



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994, certain easements for low-intensity recreational purposes have been offered to the County; and

WHEREAS, Government Code Section 27281 requires that the County indicate its acceptance of said easements prior to their recordation; and

WHEREAS, this Board believes that acceptance of said easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of Easement, to which this Resolution is attached, over that certain property described in said Grant and for the purposes set forth therein be and the same is hereby accepted, and the County of Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin held this 13th day of September, 1994, by the following vote:

AYES: SUPERVISORS Arnette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
 COUNTY OF MARIN
 CLERK OF SUPERIOR COURT
 (Seal)

GRANT OF EASEMENT

The undersigned owner(s) of Lot 101, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

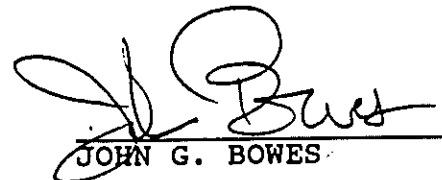
the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.


DATED:

GRANTORS

July 5, 1994

JOHN G. BOWES, FRANCES F. BOWES



JOHN G. BOWES


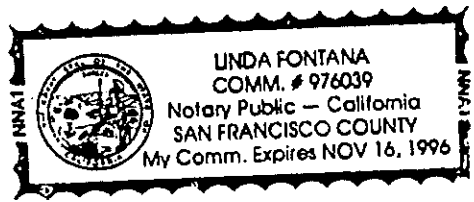
FRANCES F. BOWES

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On July 5, 1994 before
me, Linda Fontana,
personally appeared

John G. Bowes
Frances F. Bowes

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/they executed same in ~~his~~/~~her~~/their authorized capacity(ies), and that by ~~his~~/~~her~~/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Linda Fontana

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis


CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
 COUNTY OF MARIN
 CLERK OF SUPERIOR COURT
 (1)

RECORDED
 1994 SEP 27 AM 9:40

GRANT OF EASEMENT

The undersigned owner(s) of Lot 102, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said

Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED: May 20, 1994

GRANTORS

PHILIP A. CRANE, JR. and ROSEMARY PRATT CRANE, Trustees (and any Successor Trustee) of the "PHILIP A. CRANE, JR. and ROSEMARY PRATT CRANE DECLARATION OF TRUST", dated January 3, 1992

BY: Philip A. Crane, Jr. Trustee
Rosemary Pratt Crane, Trustee

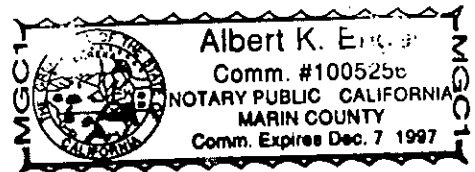
STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On May 20, 1994 before me, ALBERT K. ENGEL, personally appeared

PHILIP A. CRANE JR, TRUSTEE AND
ROSEMARY PRATT CRANE, TRUSTEE

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)



WITNESS my hand and official seal.

Signature Albert K. Engel

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Arnette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis


CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Joann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40

RECORDING DIVISION

GRANT OF EASEMENT

The undersigned owner(s) of Lot 103, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

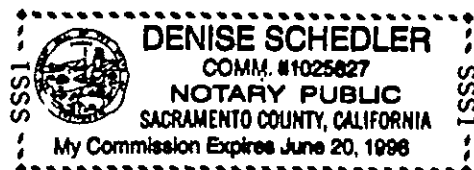
STATE OF CALIFORNIA

COUNTY OF Sacramento

On this 1st day of July in the year of 1994, before me, the undersigned, a Notary Public in and for said State, personally appeared Frederick E. Anderson, Jr. and Patricia D. Anderson personally known to me (or proved on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Denise Schedler
Notary Public in and for said State.





the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

May 1, 1994

GRANTORS

FREDERICK E. ANDERSON, JR. and
PATRICIA D. ANDERSON


FREDERICK E. ANDERSON, JR.

PATRICIA D. ANDERSON

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On _____ before
me, _____,
personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature _____

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40

RECORDING REQUESTED BY

GRANT OF EASEMENT

The undersigned owner(s) of Lot 104, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said

Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED: 5/28/94

GRANTORS

CHARLES W. SNOOK and BARBARA R. SNOOK

BY: Charles W. Snook
Charles W. Snook
Barbara R. Snook
Barbara R. Snook

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On MAY 28, 1994 before
me, ALBERT K. ENGEL,
personally appeared

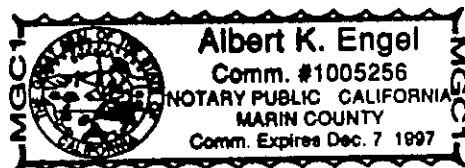
CHARLES W. SNOOK AND
BARBARA R. SNOOK

personally known to me ~~or proved to me on the basis of satisfactory evidence~~ to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed same in ~~his/her~~ their authorized capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Albert K. Engel



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994, certain easements for low-intensity recreational purposes have been offered to the County; and

WHEREAS, Government Code Section 27281 requires that the County indicate its acceptance of said easements prior to their recordation; and

WHEREAS, this Board believes that acceptance of said easements is in the public interest;

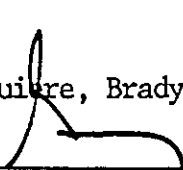
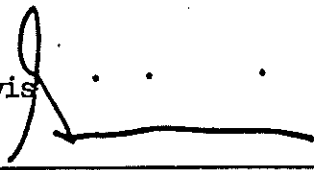
NOW, THEREFORE, BE IT RESOLVED that the Grant of Easement, to which this Resolution is attached, over that certain property described in said Grant and for the purposes set forth therein be and the same is hereby accepted, and the County of Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin held this 13th day of September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguire, Brady Bevis

CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name	California Coastal Commission Attention Legal Dept.
Street	45 Fremont Street, Suite 2000
City & State	San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40
 COUNTY OF MARIN
 CLERK OF SUPERIOR COURT

GRANT OF EASEMENT

The undersigned owner(s) of Lot 105, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

July 1 1994

GRANTORS

WILLIAM A. STIMSON, Trustee and Successor Trustee of the WILLIAM A. STIMSON TRUST dated November 7, 1972

William A. Stimson, Trustee
WILLIAM A. STIMSON, Trustee
of the William A. Stimson Trust
dated November 7, 1972

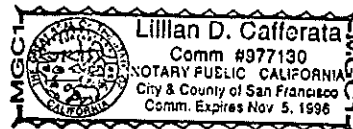
STATE OF CALIFORNIA)
SAN FRANCISCO) ss.
COUNTY OF ~~MARIN~~)

On July 1, 1994 before

me, Lillian D. Cafferata,
personally appeared

William A. Stimson, Trustee

personally known to me ~~or proved to~~
~~me~~ on the basis of satisfactory evi-
-dence to be the person(s) whose
name(s) (is) are subscribed to the
within instrument and acknowledged to
me that (he)/~~she/they~~ executed same in
(his)/~~her/their~~ authorized capacity~~(ies)~~,
and that by (his)/~~her/their~~ signa-
-ture(s) on the instrument the person(s),
or the entity upon behalf of which the
person(s) acted, executed the instrument.



(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature *Lillian D. Cafferata*

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

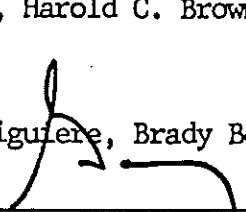
NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

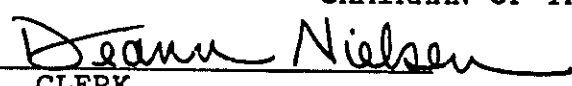
AYES: SUPERVISORS Arnette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1991 SEP 27 11 39 40

GRANT OF EASEMENT

The undersigned owner(s) of Lot 106, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

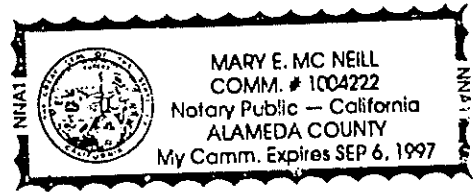
State of California

County of Alameda

On August 3, 1994 before me, Mary E. McNeill
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Thomas K. Witter
NAME(S) OF SIGNER(S)

personally known to me - **OR** - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.
Mary E. McNeill
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER
- _____ TITLE(S)
- PARTNER(S) LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____
- _____
- _____

DESCRIPTION OF ATTACHED DOCUMENT

Grant of Easement
TITLE OR TYPE OF DOCUMENT

4 Pgs
NUMBER OF PAGES

June 1, 1994
DATE OF DOCUMENT

(2)
SIGNER(S) OTHER THAN NAMED ABOVE

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)
[Signature]

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:
July 16, 1994

GRANTORS
BARBARA R. WITTER and THOMAS K. WITTER, Trustees of the BARBARA R. WITTER Trust under an agreement dated June 9, 1992

Barbara R. Witter (Trustee)
BARBARA R. WITTER, Trustee

Thomas K. Witter (Trustee)
THOMAS K. WITTER, Trustee

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On July 16, 1994 before
me, ALBERT K. ENGEL,
personally appeared

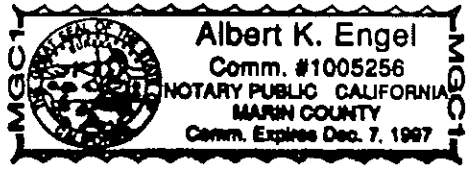
BARBARA R. WITTER, TRUSTEE

personally known to me or proved to me on the basis of satisfactory evidence to be the person ^(s) whose name ^(s) is ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed same in ~~his~~/her/~~their~~ authorized capacity ^(s), and that by ~~his~~/her/~~their~~ signature ^(s) on the instrument the person ^(s), or the entity upon behalf of which the person ^(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Albert K. Engel



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

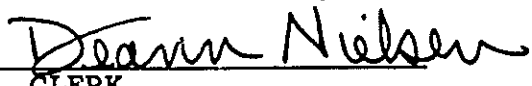
AYES: SUPERVISORS Arnette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40

GRANT OF EASEMENT

The undersigned owner(s) of Lot 107, as shown on that certain map entitled "Map of Seadrift subdivision No. Two, Marin County, California," filed November 5, 1956, in Map Book 9, Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said

Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

August 19, 1994

GRANTORS

LILLIAN M. CECIL, Trustee of the
LILLIAN CECIL TRUST

Lillian M Cecil, Trustee
LILLIAN M. CECIL, Trustee

STATE OF ^{Washington} CALIFORNIA)
 ^{King}) ss.
COUNTY OF ~~MARIN~~)

On August 19, 1994 before

me, Angela Vogt,
personally appeared
Lillian M Cecil

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to

me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Angela Vogt

ANGELA VOGT
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 9-7-97

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:


AYES: SUPERVISORS Arnette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

OCT 17 1994

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]
 Escrow #481630
 AND WHEN RECORDED MAIL TO

THIS STAMP IS FOR
 RECORDING DATA ONLY

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 108, as shown on that certain map entitled "Map of Seadrift subdivision No. Two, Marin County, California," filed November 5, 1956, in Map Book 9, Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said

Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

GRANTORS

Oct. 4, 1994

ROSE E. ELLIOTT, AS TRUSTEE OF THE FAMILY TRUST CREATED UNDER THE WILL OF WILLIAM G. ELLIOTT, JR., DECEASED, PROBATE CASE NUMBER P33447 SUPERIOR COURT OF CALIFORNIA, COUNTY OF SOLANO AND ROSE E. ELLIOTT, WILLIAM G. ELLIOTT, III, STEPHEN R. ELLIOTT, MICHELE T. (ELLIOTT) PEDERSEN

Rose E. Elliott - Trustee

ROSE E. ELLIOTT, TRUSTEE

STATE OF CALIFORNIA)

COUNTY OF ~~MARIN~~ SOLANO)

) ss.

Rose E. Elliott

ROSE E. ELLIOTT

On Oct. 4, 1994

before

William G. Elliott

WILLIAM G. ELLIOTT, FII

me, the undersigned personally appeared

Rose E. Elliott,
William G. Elliott, III
Michelle T. (Elliott) Pedersen

Stephen R. Elliott

STEPHEN R. ELLIOTT

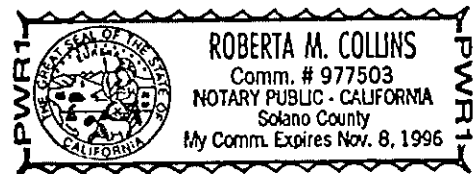
Michelle T. Elliott Pedersen

MICHELLE T. (ELLIOTT) PEDERSEN

Stephen R. Elliott

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to

me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



(This area for official notarial seal.)

My Commission Expires 11-8-96

WITNESS my hand and official seal.

Signature Roberta M. Collins

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis


CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1994 SEP 27 11 09 10

GRANT OF EASEMENT

The undersigned owner(s) of Lot 109, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rouniguiere, Brady Bevis




CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1994 SEP 27 11 09 AM '94

GRANT OF EASEMENT

The undersigned owner(s) of Lot 110, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED: 6/24/94

GRANTORS

JOHN LOWELL JONES and CHARLOTTE J. JONES, as Trustees of Trust Under Agreement dated July 26, 1986

[Handwritten signatures of John Lowell Jones and Charlotte J. Jones]
JOHN LOWELL JONES, Trustee
CHARLOTTE J. JONES, Trustee

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On JUNE 24, 1994 before me, ALBERT K. ENGEL, personally appeared

JOHN LOWELL JONES, TRUSTEE

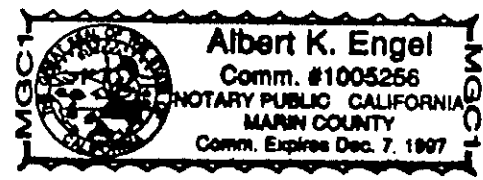
AND CHARLOTTE J. JONES, TRUSTEE

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/they executed same in ~~his~~/their authorized capacity(ies), and that by ~~his~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal

Signature *[Handwritten signature of Albert K. Engel]*



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1571 SEP 27 11 04 40

GRANT OF EASEMENT

The undersigned owner(s) of Lot 111, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

July 1, 1994

GRANTORS

RICHARD B. MADIGAN, JEAN R. MADIGAN

Richard B Madigan
RICHARD B. MADIGAN

Jean R. Madigan
JEAN R. MADIGAN

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On July 1, 1994 before
me, ALBERT K. ENGEL,
personally appeared

RICHARD B. MADIGAN

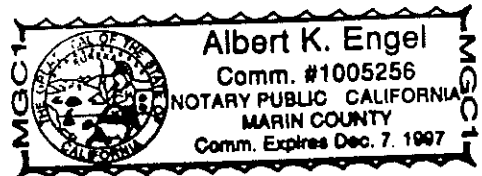
AND JEAN R. MADIGAN

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Albert K. Engel



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Amette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

1994 SEP 27 11 01 AM

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of Lot 113, as shown on that certain map entitled "Map of Seadrift subdivision No. Two, Marin County, California," filed November 5, 1956, in Map Book 9, Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said

Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED: 8/19/94

GRANTORS

Sherwood B. Stockwell and Mary C. Stockwell, Trustees of the Sherwood B. Stockwell and Mary C. Stockwell Living Trust Agreement dated March 6, 1992

Sherwood B. Stockwell, TRUSTEE
Sherwood B. Stockwell, Trustee

STATE OF CALIFORNIA)
San Francisco) ss.
COUNTY OF MARIN)

Mary C. Stockwell Trustee
Mary C. Stockwell, Trustee

On August 19, 1994 before
me, Gerda Levy (Notary Public)
personally appeared
Sherwood B. Stockwell & O
Mary C. Stockwell

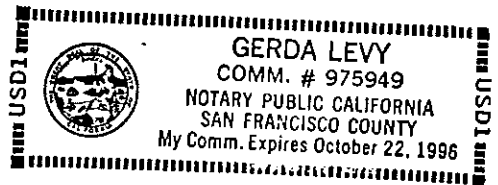
~~personally known to me~~ or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to

me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Gerda Levy



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:


AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguiera, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1994 SEP 27 11 04 00

GRANT OF EASEMENT

The undersigned owner(s) of Lot 114, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

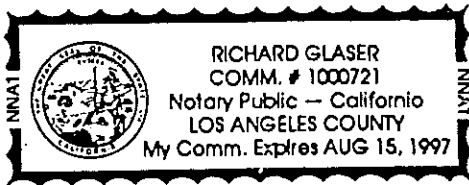
The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

Acknowledgement

State of CALIFORNIA
County of Los Angeles

} SS.

On July 6, 1994 before me, Richard Glaser
Notary Public
personally appeared John Beverly Jones, II



(This area for official seal)

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature _____

ATTENTION NOTARY: Although the information requested below is **OPTIONAL**, it could prevent fraudulent attachment of this certificate to another document

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Title or Type of Document Grant of Retention
Number of Pages 2 Date of Document NY
Signer(s) Other Than Named Above Theodore A. Gelfinger Jr. Trustee and Michael S. Monicetta, Trustee

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

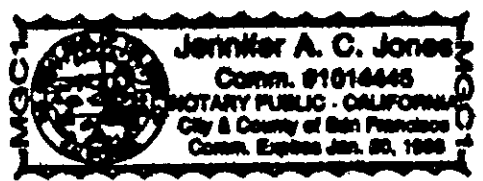
STATE OF CALIFORNIA

COUNTY OF San Francisco

On 6-30-94 before me, Jennifer A. C. Jones (Notary Public)
DATE NAME, TITLE OF OFFICER, E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, Michael S. Monteith, Trustee
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Jennifer Jones (SEAL)
NOTARY PUBLIC SIGNATURE

OPTIONAL INFORMATION

TITLE OR TYPE OF DOCUMENT Grant of Easement
DATE OF DOCUMENT 6-30-94 NUMBER OF PAGES (2) TWO
SIGNER(S) OTHER THAN NAMED ABOVE John Beverly Jones II (Trustee) Thendrea A Griffin

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

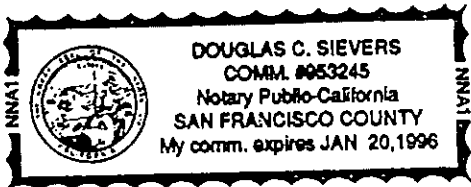
State of California

County of San Francisco

On June 30, 1994, before me, Douglas L. Sievers
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Theodore A. Griffinger, Jr.
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER

TITLE(S)

- PARTNER(S) LIMITED
- GENERAL

- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis


CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1994 SEP 27 11 19 AM '94

(b)

GRANT OF EASEMENT

The undersigned owner(s) of Lot 115, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

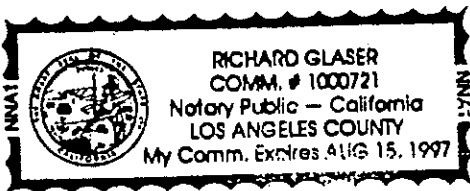
3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

Acknowledgement

State of CALIFORNIA
County of Los Angeles } SS.

On 8-22-94 before me, RICHARD GLASER,
NOTARY PUBLIC
personally appeared JOHN BEVERLY JONES, II.



(This area for official seal)

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature _____

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:

Title or Type of Document GRANT OF TRACHEANT
Number of Pages 2 Date of Document NI
Signer(s) Other Than Named Above THEODORE A. GRIFINGER, JR. AND MICHAEL S. MONTETH

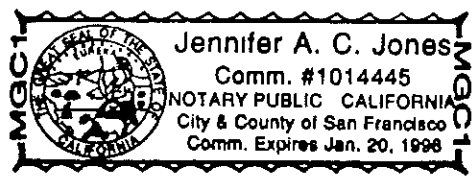
CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA)
COUNTY OF San Francisco)

On 9-8-94 before me, Jennifer Jones, Notary Public
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared, Michael S. Monteith, Trustee
personally known to me (or ~~proved to me on the basis of satisfactory evidence~~) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Jennifer A. C. Jones (SEAL)
NOTARY PUBLIC SIGNATURE



OPTIONAL INFORMATION

TITLE OR TYPE OF DOCUMENT Grant of Easement
DATE OF DOCUMENT 8-22-1994 NUMBER OF PAGES two (2)
SIGNER(S) OTHER THAN NAMED ABOVE John Beverly Jones II and Theodore A Griffinger

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No. 5907

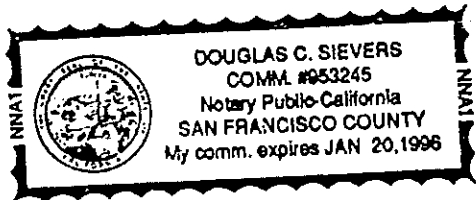
State of California

County of San Francisco

On 8-17-94 before me, Douglas C. Sievers
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared Theodore A. Griffinger, Jr.
NAME(S) OF SIGNER(S)

personally known to me - OR - proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- INDIVIDUAL
- CORPORATE OFFICER
- _____ TITLE(S)
- PARTNER(S) LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Grant of Easement
TITLE OR TYPE OF DOCUMENT

2
NUMBER OF PAGES

DATE OF DOCUMENT
John Beverly Jones II and
Michael S. Monteith
SIGNER(S) OTHER THAN NAMED ABOVE

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

AUGUST 22, 1994

GRANTORS

JOHN BEVERLY JONES, II, THEODORE A. GRIFFINGER, JR. and MICHAEL S. MONTEITH, as Trustees of JONES DIPSEA TRUST dated December 25, 1976

STATE OF CALIFORNIA)

COUNTY OF MARIN)

) ss.)

John Beverly Jones, II Trustee
JOHN BEVERLY JONES, II, Trustee

On _____ before

me, _____, personally appeared

T.A. Griffinger, Jr. Trustee
THEODORE A. GRIFFINGER, JR., Trustee

Michael S. Monteith Trustee
MICHAEL S. MONTEITH, Trustee

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Grant of Easement and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on said instrument the person(s), or the entity upon behalf of which the person(s) acted, executed said instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature _____

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

1994 SEP 27 AM 9:40

GRANT OF EASEMENT

The undersigned owner(s) of Lot 116, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

7-26-94

GRANTORS

Gilbert C. Powers, Trustee of the Testamentary Trust under the terms of the Will of Charles R. Bowman, aka, Chuck Bowman, Deceased, as established by Decree of Distribution filed November 1, 1993 in Case Number 36886 Probate, Superior Court of California, County of Marin.

Washington
STATE OF CALIFORNIA)
COUNTY OF MARIN King) ss.

On July 26, 1994 before

me, ~~Gilbert Powers, sq~~
Sheryl Gifford Arthur
personally appeared

Gilbert C. Powers, Trustee
Gilbert C. Powers, Trustee

Gilbert Powers

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within Grant of Easement and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on said instrument the person(s), or the entity upon behalf of which the person(s) acted, executed said instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Sheryl Gifford Arthur
Expires 8-19-96

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Doann Nielsen
CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1994 SEP 27 11 59 AM '94

GRANT OF EASEMENT

The undersigned owner(s) of Lot 117, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said

Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

GRANTORS

July 5, 1994

RICHARD ANTHONY POWELL and
KATHLEEN SULLIVAN POWELL, Co-
Trustees or Successor Trustee of
the POWELL FAMILY 1992 REVOCABLE
TRUST dated August 21, 1992

Richard Anthony Powell, Trustee
RICHARD ANTHONY POWELL, Trustee

Kathleen Sullivan Powell, Trustee
KATHLEEN SULLIVAN POWELL, Trustee

STATE OF CALIFORNIA (All))
COUNTY OF MARIN Cook) ss.

On 5th of July ¹⁹⁹⁴ before

me; RICHARD ANTHONY POWELL
personally appeared

AND KATHLEEN SULLIVAN POWELL.

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Mildred Rosado



RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994, certain easements for low-intensity recreational purposes have been offered to the County; and

WHEREAS, Government Code Section 27281 requires that the County indicate its acceptance of said easements prior to their recordation; and

WHEREAS, this Board believes that acceptance of said easements is in the public interest;

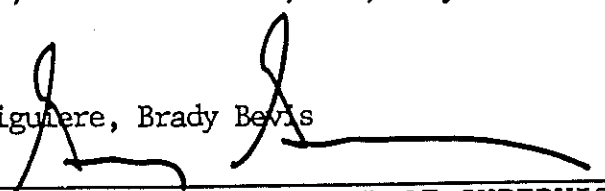
NOW, THEREFORE, BE IT RESOLVED that the Grant of Easement, to which this Resolution is attached, over that certain property described in said Grant and for the purposes set forth therein be and the same is hereby accepted, and the County of Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin held this 13th day of September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rouniguiere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name	California Coastal Commission Attention Legal Dept.
Street	45 Fremont Street, Suite 2000
City & State	San Francisco, CA 94105-2219

1531 SEP 27 11 59 AM '94



GRANT OF EASEMENT

The undersigned owner(s) of Lot 118, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED: July 11, 1994

GRANTORS
ROBERT M. COLE and VIRGINIA L. COLE, Trustees under Agreement dated December 30, 1988

Robert M. Cole, Trustee
ROBERT M. COLE, Trustee
Virginia L. Cole, Trustee
VIRGINIA L. COLE, Trustee

STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

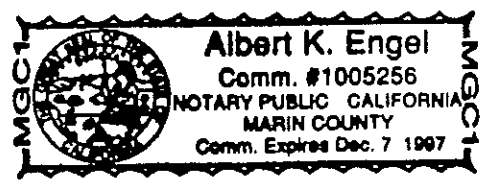
On July 11, 1994 before me, ALBERT K. ENGEL, personally appeared

ROBERT M. COLE, TRUSTEE
AND VIRGINIA L. COLE, TRUSTEE

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he/she~~ they executed same in ~~his/her~~ their authorized capacity(ies), and that by ~~his/her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.
Signature Albert K. Engel



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguiera, Brady Bevis


CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1978 SEP 27 11 30 AM '78

GRANT OF EASEMENT

The undersigned owner(s) of Lot 119, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED: 8-5-94

GRANTORS

PORTER SESNON, JR.

S.



PORTER SESNON, JR.

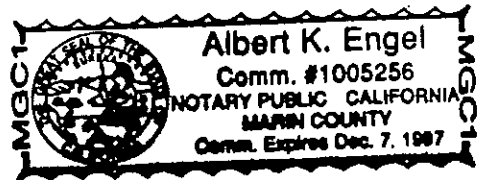
STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On AUGUST 5, 1994 before
me, ALBERT K. ENGEL,
personally appeared

PORTER SESNON JR

personally known to me or ~~proved to me on the basis of satisfactory evidence~~ to be the person(~~s~~) whose name(~~s~~) is/~~are~~ subscribed to the within Grant of Easement and acknowledged to me that he/~~she/they~~ executed same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/ their~~ signature(~~s~~) on said instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed said instrument.

(This area for official notarial seal.)



WITNESS my hand and official seal.

Signature Albert K. Engel

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Arnette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1528 SEP 27 11 09 AM '94

GRANT OF EASEMENT

The undersigned owner(s) of Lot 120, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED: August 6, 1994

GRANTORS
EDWARD L. RATHBUN and LAURIE C. RATHBUN, husband and wife

Edward L. Rathbun
EDWARD L. RATHBUN
Laurie C. Rathbun
LAURIE C. RATHBUN

STATE OF CALIFORNIA)
COUNTY OF San Mateo) ss.
~~MARIN~~)

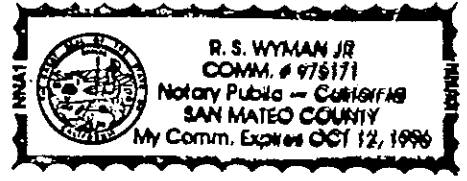
On August 6, 1994 before
me, R.S. Wyman, Jr. - Notary Public,
personally appeared

Edward L. Rathbun

Laurie C. Rathbun

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed same in ~~his~~/~~her~~/~~their~~ authorized capacity(ies), and that by ~~his~~/~~her~~/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)



WITNESS my hand and official seal.

Signature R.S. Wyman, Jr.

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Amette Rose, Harold C. Brown, Jr., Gary Giacomini

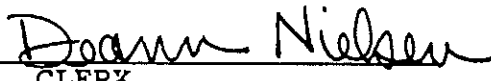
NOES: None

ABSENT: SUPERVISORS Bob Roumiguiera, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST:


Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1994 SEP 27 11 09 AM

GRANT OF EASEMENT

The undersigned owner(s) of Lot 122, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

July 19, 1994

GRANTORS

BROOKS WALKER, JR. and JOHN CLINTON WALKER as Trustees Under That Certain Agreement dated December 21, 1989

Brooks Walker Jr
BROOKS WALKER, JR., Trustee
John Clinton Walker
TRUSTEE
JOHN CLINTON WALKER, Trustee

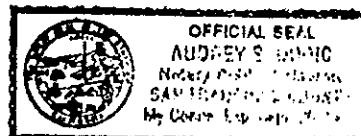
STATE OF CALIFORNIA)
COUNTY OF MARIN) ss.

On July 19, 1994 before me, Audrey S. Dodic, personally appeared

Brooks Walker Jr
John Clinton Walker

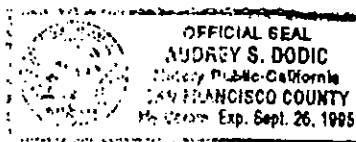
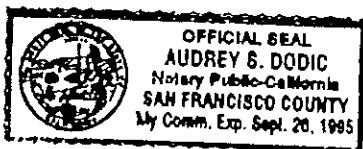
personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/she/they executed same in his/~~her~~/their authorized capacity(ies), and that by his/~~her~~/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)



WITNESS my hand and official seal.

Signature Audrey S. Dodic



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.


PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Rouniquiere, Brady Bevis


CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: 
Deputy CLERK

481630

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

1994 OCT -6 PM 4:30

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

94-070900

THIS STAMP CONFIRMS
RECORDING DATA ONLY

GRANT OF EASEMENT

The undersigned owner(s) of Lot 123, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

Sept. 24, 1994

GRANTORS

ROGER E. SKJEI, ANN W. SKJEI

Roger E. Skjei
ROGER E. SKJEI

Ann W. Skjei
ANN W. SKJEI

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On SEPTEMBER 24, 1994 before
me, ALBERT K. ENGEL,
personally appeared

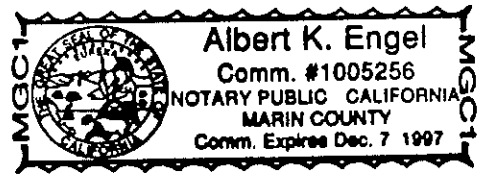
ROGER E. SKJEI AND
ANN W. SKJEI

personally known to me or proved to
me on the basis of satisfactory evi-
dence to be the person(s) whose
name(s) ~~is~~/are subscribed to the
within instrument and acknowledged to
me that ~~he/she~~/they executed same in
~~his/her~~/their authorized capacity(ies),
and that by ~~his/her~~/ their signa-
ture(s) on the instrument the person(s),
or the entity upon behalf of which the
person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Albert K. Engel



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Arnette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguiera, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielson
Deputy CLERK

481630

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

1997 OCT -6 PM 4:30

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

94-070901

THIS STAMP CONFIRMS
RECORDING DATA ONLY

GRANT OF EASEMENT

The undersigned owner(s) of Lot 124, as shown on that certain map entitled "Map of Seadrift, Sub. No. Two, in the County of Marin, California," filed November 5, 1956, in Map Book 9 at Page 62, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot which is bounded on the ocean side by the mean high tide line and on

the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED: Sept. 24, 1994

GRANTORS
ROGER E. SKJEI, ANN W. SKJEI

[Signature]
ROGER E. SKJEI
[Signature]
ANN W. SKJEI

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On SEPTEMBER 24, 1994 before
me, ALBERT K. ENGEL,
personally appeared

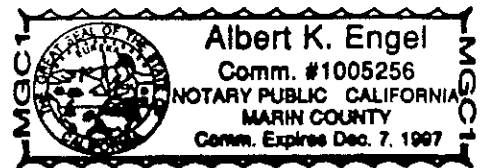
ROGER E. SKJEI AND
ANN W. SKJEI

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/they executed same in ~~his~~/their authorized capacity(ies), and that by ~~his~~/their/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature [Signature]



RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994, certain easements for low-intensity recreational purposes have been offered to the County; and

WHEREAS, Government Code Section 27281 requires that the County indicate its acceptance of said easements prior to their recordation; and

WHEREAS, this Board believes that acceptance of said easements is in the public interest;


NOW, THEREFORE, BE IT RESOLVED that the Grant of Easement, to which this Resolution is attached, over that certain property described in said Grant and for the purposes set forth therein be and the same is hereby accepted, and the County of Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of Supervisors of the County of Marin held this 13th day of September, 1994, by the following vote:

AYES: SUPERVISORS Arnette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

1994 SEP 27 11 10 40

GRANT OF EASEMENT

The undersigned owner(s) of PARCEL ONE, as shown upon that certain parcel map entitled, "Parcel Map Lands of Sidney J. Hendrick, a Division of Parcel 1, as shown on 2 P.M. 62, Seadrift, Stinson Beach, Marin County, California", filed for record October 10, 1985 in Volume 22 of Parcel Maps at Page 91, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot

Approved: _____

which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

8/16/94

GRANTORS

Inice J. Beverly
Inice J. Beverly

Keith J. Beverly
Keith J. Beverly

STATE OF CALIFORNIA)
) ss.
COUNTY OF MARIN)

On AUGUST 16, 1994 before
me, ALBERT K. ENGEL,
personally appeared

INICE J. BEVERLY AND

KEITH J. BEVERLY

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature

Albert K. Engel

Approved:



RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguierre, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
 [No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
 Attention Legal Dept.
 Street 45 Fremont Street, Suite 2000
 City & State San Francisco, CA 94105-2219

GRANT OF EASEMENT

The undersigned owner(s) of PARCEL TWO, as shown upon that certain parcel map entitled, "Parcel Map Lands of Sidney J. Hendrick, a Division of Parcel 1, as shown on 2 P.M. 62, Seadrift, Stinson Beach, Marin County, California", filed for record October 10, 1985 in Volume 22 of Parcel Maps at Page 91, Marin County Records, hereby grant(s) to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Lot for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the Seadrift Association and the record fee-title owners of the easement area on which such improvements or equipment may be placed.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over that seaward portion of said Lot

Approved:

which is bounded on the ocean side by the mean high tide line and on the landward side as follows: by a line running the width of said Lot and located the further seaward of (a) 60 feet measured perpendicularly from the present location of the top vertical centerline of the seawall which runs the length of the developed and developable area on the Seadrift Sandspit Beach and ends with the start of the headlands, or (b) 25 feet measured perpendicularly from the toe of the sand dunes in locations where sand dunes become established by natural processes on the beach seaward of the seawall.

DATED:

x May 18, 1994

GRANTORS

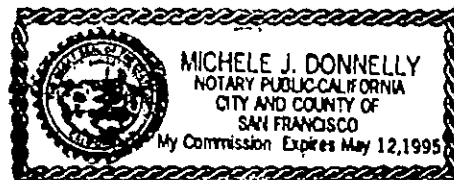
Linda Gallanter
Linda Gallanter
Sanford Gallanter
Sanford Gallanter

STATE OF CALIFORNIA)
 San Francisco) ss.
COUNTY OF ~~MARIN~~)

On May 19, 1994 before
me, Michele J. Donnelly,
personally appeared

Linda Gallanter

Sanford Gallanter
personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



(This area for official notarial seal.)

WITNESS my hand and official seal.

Signature Michele J. Donnelly

Approved:

— —

RESOLUTION NO. 94-198

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY
OF MARIN ACCEPTING GRANT OF EASEMENT OVER REAL PROPERTY

THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN DOES
HEREBY RESOLVE AS FOLLOWS:

WHEREAS, pursuant to an agreement dated March 16, 1994,
certain easements for low-intensity recreational purposes have
been offered to the County; and

WHEREAS, Government Code Section 27281 requires that
the County indicate its acceptance of said easements prior to
their recordation; and

WHEREAS, this Board believes that acceptance of said
easements is in the public interest;

NOW, THEREFORE, BE IT RESOLVED that the Grant of
Easement, to which this Resolution is attached, over that certain
property described in said Grant and for the purposes set forth
therein be and the same is hereby accepted, and the County of
Marin consents to the recordation of said Grant of Easement.

PASSED AND ADOPTED at a regular meeting of the Board of
Supervisors of the County of Marin held this 13th day of
September, 1994, by the following vote:

AYES: SUPERVISORS Annette Rose, Harold C. Brown, Jr., Gary Giacomini

NOES: None

ABSENT: SUPERVISORS Bob Roumiguere, Brady Bevis



CHAIRMAN OF THE BOARD OF SUPERVISORS

ATTEST: Deann Nielsen
Deputy CLERK

RECORDING REQUESTED BY

California Coastal Commission
[No fees required pursuant to Government Code § 6103]

AND WHEN RECORDED MAIL TO

Name California Coastal Commission
Attention Legal Dept.
Street 45 Fremont Street, Suite 2000
City & State San Francisco, CA 94105-2219

RECORDED
INDEXED

GRANT OF EASEMENT

The undersigned, Seadrift Association, a California non-profit corporation, owner of Parcel 2 and a portion of Parcel 3, Parcel Map, Lands of William Kent Estate Co., filed March 11, 1968 in Book 2 of Parcel Maps at Page 62, Marin County Records, hereby grants to the County of Marin a non-exclusive public easement in perpetuity across a portion of said Parcels for low intensity recreational uses more particularly described as follows:

1. Permitted Uses

A non-exclusive public easement for low intensity, passive recreational uses such as strolling, jogging, bird watching, fishing and general viewing. Activities and uses which are specifically prohibited from the easement area include: camping, picnicking, alcoholic beverages, littering, excessive noise, fires, vehicles, recreational equipment (other than fishing gear, surfboards, kayaks and other non-motorized water-oriented equipment), audio equipment, animals (other than dogs under the control of their owners), and group sports. No improvements or equipment, including but not limited to toilets and trash receptacles shall be placed in the easement area without the express written consent of the owner.

2. Time of Use

The easement will not be available for public use from 10:00 p.m. at night until one hour before sunrise, during times when the sea and wave conditions prevent people from walking safely within the easement area, nor during other times of declared hazardous conditions.

3. Easement Area

The easement extends over the seaward or westerly portion of said Parcels 2 and 3 and is bounded on the west or seaward side by the mean high tide line and on the landward side by a line extending along the length of the seaward or westerly portion of said Parcels 2

and 3 which line is located 60 feet from and parallel with the seaward or westerly edge of the presently existing vegetation area of said Parcels 2 and 3.

The easement extends from the easterly boundary line of said Parcel 2 to an East-West line passing through STA. 1 shown as on the Mean Low Water Line on that "Survey of the Ordinary High Water Mark and portion of Mean Low Water Line Bolinas Lagoon Sandspit" recorded August 1, 1949 in Book 2 Records of Surveys at page 144 in the office of the County Recorder of Marin County.

DATED:

July 27, 1994

GRANTOR

SEADRIFT ASSOCIATION, A
California non-profit
Corporation

By: *Alan C. Johnston*

Its: *President*

STATE OF CALIFORNIA)
COUNTY OF MARIN ^{Santa Clara}) ss.

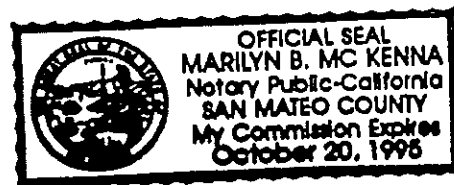
On July 27, 1994 before
me, *Marilyn B. McKenna*,
personally appeared

Alan C. Johnston

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed same in his/her/their authorized capacity(ies), and that by his/her/ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

(This area for official notarial seal.)

Signature *Marilyn B. McKenna*



ORIGINAL

EXHIBIT "I"

Ms 985

ORIGINAL

Signs:

[TO BE PLACED ON WALLA VISTA AT ENTRANCE TO SEADRIFT BEACH
(WHERE PRESENT SIGN IS LOCATED):]

← PUBLIC BEACH

Picnicking permitted.

SEADRIFT BEACH →

Public use of dry beach area
not closer than 60 feet from top of seawall
is permitted for uses such as strolling, jogging
bird watching, fishing and general viewing.

County of Marin

[TO BE PLACED ON THE BEACH, WHERE SEADRIFT BEACH BEGINS, AT BASE
OF AND ALSO 75' FROM TOP OF ROCK SEAWALL:]

SEADRIFT BEACH

(beyond this point)

Public use of dry beach area
not closer than 60 feet from top of seawall
is permitted for uses such as strolling, jogging
bird watching, fishing and general viewing.

PUBLIC BEACH

(up to this point)
Picnicking permitted.

County of Marin

TO BE PLACED AT END OF BEACH, WHERE EASEMENT ENDS:]

SEADRIFT BEACH

Public easement ends -- no public use
above mean high tide line beyond this point.

County of Marin

Approved:

ALL PBS

ORIGINAL

EXHIBIT "J"

ES PPS

CALIFORNIA COASTAL COMMISSION
NORTH COAST AREA
15 FREMONT, SUITE 2000
SAN FRANCISCO, CA 94105-2219
(415) 904-5260



Page 1 of 4
Date: August 31, 1994
Permit No. A-1-MAR-87-235-A

AMENDED COASTAL DEVELOPMENT PERMIT

On March 16, 1994, the California Coastal Commission granted to

SEADRIFT ASSOCIATION

this permit subject to the Standard and Special conditions (Special Condition #1 later amended on July 13, 1994), for development consisting of

construction of a 7,400-foot long rip-rap revetment,
more specifically described in the application file in the Commission offices.

The development is within the coastal zone in Marin County
at Seadrift Subdivision, Stinson Beach.

Issued on behalf of the California Coastal Commission by

PETER DOUGLAS
Executive Director

By: STEVEN F. SCHOLL

Title: Assistant District Director

ACKNOWLEDGMENT:

The undersigned permittee acknowledges receipt of this permit and agrees to abide by all terms and conditions thereof.

The undersigned permittee acknowledges that Government Code Section 818.4 which states in pertinent part, that: "A public entity is not liable for injury caused by the issuance. . . of any permit. . ." applies to the issuance of this permit.

IMPORTANT: THIS PERMIT IS NOT VALID UNLESS AND UNTIL A COPY OF THE PERMIT WITH THE SIGNED ACKNOWLEDGEMENT HAS BEEN RETURNED TO THE COMMISSION OFFICE. 14 Cal. Admin. Code Section 13158(a).

September 29, 1994
Date

Signature of Permittee
President, Seadrift Association

AMENDED COASTAL DEVELOPMENT PERMIT

Page 2 of 4
Permit No. A-1-MAR-87-235-A

STANDARD CONDITIONS:

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the project during its development, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

SPECIAL CONDITIONS:

1. The provisions of the Settlement Agreement dated February 8, 1994, as revised, relating to the public use of a portion of the sandy beach area seaward of the rock revetment that is the subject of this permit shall constitute the public access conditions of this permit and shall be incorporated by reference into this permit. This permit shall not be issued unless and until (1) judgment has been entered as called for in the Settlement Agreement in both the state action, Kelly, et al. v. California Coastal Commission, et al., Marin County Superior Court No. 152988, and the federal action, California Coastal Commission, State Lands Commission v. United States Department of the Interior, et al., U.S. District Court No. CIV-S-92-0702 GEB GGH (Eastern District of California), which actions involve public and private rights and interests to the Bolinas Sandspit, and (2) the 60-day statute of

AMENDED COASTAL DEVELOPMENT PERMIT

Page 3 of 4
Permit No. A-1-MAR-87-235-A

limitations relative to the filing of any litigation challenging the approval of this permit has expired or alternatively until any such litigation has been resolved in favor of the parties to the Settlement Agreement such that the permit is allowed to issue substantially in the form herein. However, this requirement (2) above shall not apply with respect to the case of Citizens for Open Access to Sand and Tide, et al. v. California Coastal Commission, Marin County Superior Court No. 160383, so that notwithstanding the pendency of that case, the permit may be issued upon mutual agreement of the applicant and the Executive Director. Any future request to amend this permit shall be accompanied by evidence that the request is consistent with the Settlement Agreement as it relates to public use of the Seadrift Sandspit Beach. This permit shall not be valid as to or inure to the benefit of any Seadrift Sandspit Beach Lot Owner who has not granted the easement provided for in the Settlement Agreement.

2. By signing this permit, the applicants agree to be responsible for future maintenance of the rock revetment which is the subject of this permit. Such future maintenance shall include both "ordinary maintenance" for which no coastal development permit shall be required and "extraordinary maintenance" for which a coastal development permit may be required, pursuant to the provisions of the certified Marin County Local Coastal Program.

"Ordinary maintenance" shall be defined to include the following activities: removal from the beach of any rocks or other material which become dislodged from the revetment or moved seaward from the identified footprint, replacement of such materials on the revetment, minor placement of sand over the revetment from a source other than the Bolinas Sandspit Beach, planting of dune grass on the revetment, and similar activities.

"Extraordinary maintenance" shall be defined to include placement of any material on or adjacent to the seaward face of the revetment (other than replacement of dislodged material as described above) and/or which expands the height or length of the revetment.

In the event any rock is dislodged from the revetment, it shall be replaced on the revetment within two months after the event which caused it to become dislodged.

3. Prior to issuance of the coastal development permit, the applicant shall submit plans of the rock revetment prepared by a registered professional engineer for the review and approval of the Executive Director. Such plans shall indicate the dimensions of the revetment and its footprint in relation to at least two monuments, one to be placed near each end of the rock revetment, for future maintenance and monitoring, as well as in relation to the applicants' property boundaries adjacent to Seadrift Road. The relationship of the monuments to the standard of MSL (Mean Sea Level) or NGVD (National Geodetic Vertical Datum) shall be indicated on the plans. Within three months following issuance of the coastal development permit, the applicants shall establish the monuments as indicated on the plans.

AMENDED COASTAL DEVELOPMENT PERMIT

Page 4 of 4
Permit No. **A-1-MAR-87-235-A**

4. The applicants shall be responsible for providing to the Executive Director on a regular basis (at least every other year) for the life of the project a monitoring report prepared by a registered professional engineer following the winter storm season which will evaluate the effectiveness of the revetment and the impacts of the revetment on the adjacent beach, including the beach profile. This monitoring report shall also include recommendations for and a schedule for future routine and extraordinary maintenance as well as an assessment of the effectiveness of previous maintenance activities. If storms of magnitude similar to or greater than the 1982/83 storms occur, monitoring and inspection by an engineer as described above shall take place as soon as safely possible following the storm event.

SFS/ltc
6668p

CALIFORNIA COASTAL COMMISSION

NORTH COAST AREA

45 FREMONT, SUITE 2000

SAN FRANCISCO, CA 94105-2219

(415) 904-5260

NOTICE OF COMMENCEMENT OF CONSTRUCTION

I/We hereby notify the CALIFORNIA COASTAL COMMISSION that
I/We began the development authorized by Permit Number
A-1-MAR-87-235-A on early 1983 and that
Date Construction Began
the development will be completed in accordance with any
conditions imposed in the permit.

David Johnson
Signature of Applicant or
Representative

September 29, 1994
Date

Draft Coastal Development Permit Conditions for Seadrift Seawall

[The following draft conditions are provided pursuant to paragraph 8 of the Settlement Agreement and should not be construed as waiving the Coastal Commission's authority to exercise its discretion after public hearing. In addition, details of the conditions set forth below may be further developed and/or modified, and additional conditions may be added depending on the results of a more detailed review of the subject files and after public hearing.]

STANDARD CONDITIONS

1. Notice of Receipt and Acknowledgment. The permit is not valid and development shall not commence until a copy of the permit, signed by the permittee or authorized agent, acknowledging receipt of the permit and acceptance of the terms and conditions, is returned to the Commission office.
2. Expiration. If development has not commenced, the permit will expire two years from the date on which the Commission voted on the application. Development shall be pursued in a diligent manner and completed in a reasonable period of time. Application for extension of the permit must be made prior to the expiration date.
3. Compliance. All development must occur in strict compliance with the proposal as set forth in the application for permit, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Commission approval.
4. Interpretation. Any questions of intent or interpretation of any condition will be resolved by the Executive Director or the Commission.
5. Inspections. The Commission staff shall be allowed to inspect the site and the development during construction, subject to 24-hour advance notice.
6. Assignment. The permit may be assigned to any qualified person, provided assignee files with the Commission an affidavit accepting all terms and conditions of the permit.
7. Terms and Conditions Run with the Land. These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

11/3/93

KES PDS

Draft Coastal Development Permit Conditions for Seadrift Seawall
(modified paragraph 1)
Page 2

SPECIAL CONDITIONS

1. The provisions of the Settlement Agreement dated February 8, 1994, as revised, relating to the public use of a portion of the sandy beach area seaward of the rock revetment that is the subject of this permit shall constitute the public access conditions of this permit and shall be incorporated by reference into this permit. This permit shall not be issued unless and until (1) judgment has been entered as called for in the Settlement Agreement in both the state action, Kelly, et al. v. California Coastal Commission, et al., Marin County Superior Court No. 152998, and the federal action, California Coastal Commission, State Lands Commission v. United States Department of the Interior, et al., U.S. District Court No. CIV-S-92-0702 GEB GGH (Eastern District of California), which actions involve public and private rights and interests to the Bolinas Sandspit, and (2) the 60-day statute of limitations relative to the filing of any litigation challenging the approval of this permit has expired or alternatively until any such litigation has been resolved in favor of the parties to the Settlement Agreement such that the permit is allowed to issue substantially in the form herein. Any future request to amend this permit shall be accompanied by evidence that the request is consistent with the Settlement Agreement as it relates to public use of the Seadrift Sandspit Beach. This permit shall not be valid as to or inure to the benefit of any Seadrift Sandspit Beach Lot Owner who has not granted the easement provided for in the Settlement Agreement.

2. By signing this permit, the applicants agree to be responsible for future maintenance of the rock revetment which is the subject of this permit. Such future maintenance shall include both "ordinary maintenance" for which no coastal development permit shall be required and "extraordinary maintenance" for which a coastal development permit may be required, pursuant to the provisions of the certified Marin County Local Coastal Program.

"Ordinary maintenance" shall be defined to include the following activities: removal from the beach of any rocks or other material which become dislodged from the revetment or moved seaward from the identified footprint, replacement of such materials on the revetment, minor placement of sand over the revetment from a source other than the Bolinas Sandspit Beach, planting of dune grass on the revetment, and similar activities.

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In the event any rock is dislodged from the revetment, it shall be replaced on the revetment within two months after the event which caused it to become dislodged.

YKS RBS

3. Prior to issuance of the coastal development permit and in any event within three months of Commission approval of this permit, the applicants shall take the following steps: (1) establish at least two permanent monuments, one near each end of the rock revetment, for future maintenance and monitoring; and (2) submit plans of the rock revetment prepared by a registered professional engineer for the review and approval of the Executive Director. Such plans shall indicate the dimensions of the revetment and its footprint in relation to the monuments as well as to the applicants' property boundaries adjacent to Seadrift Road. The relationship of the monuments to the standard of MSL (Mean Sea Level) or NGVD (National Geodetic Vertical Datum) shall be indicated on the plans.

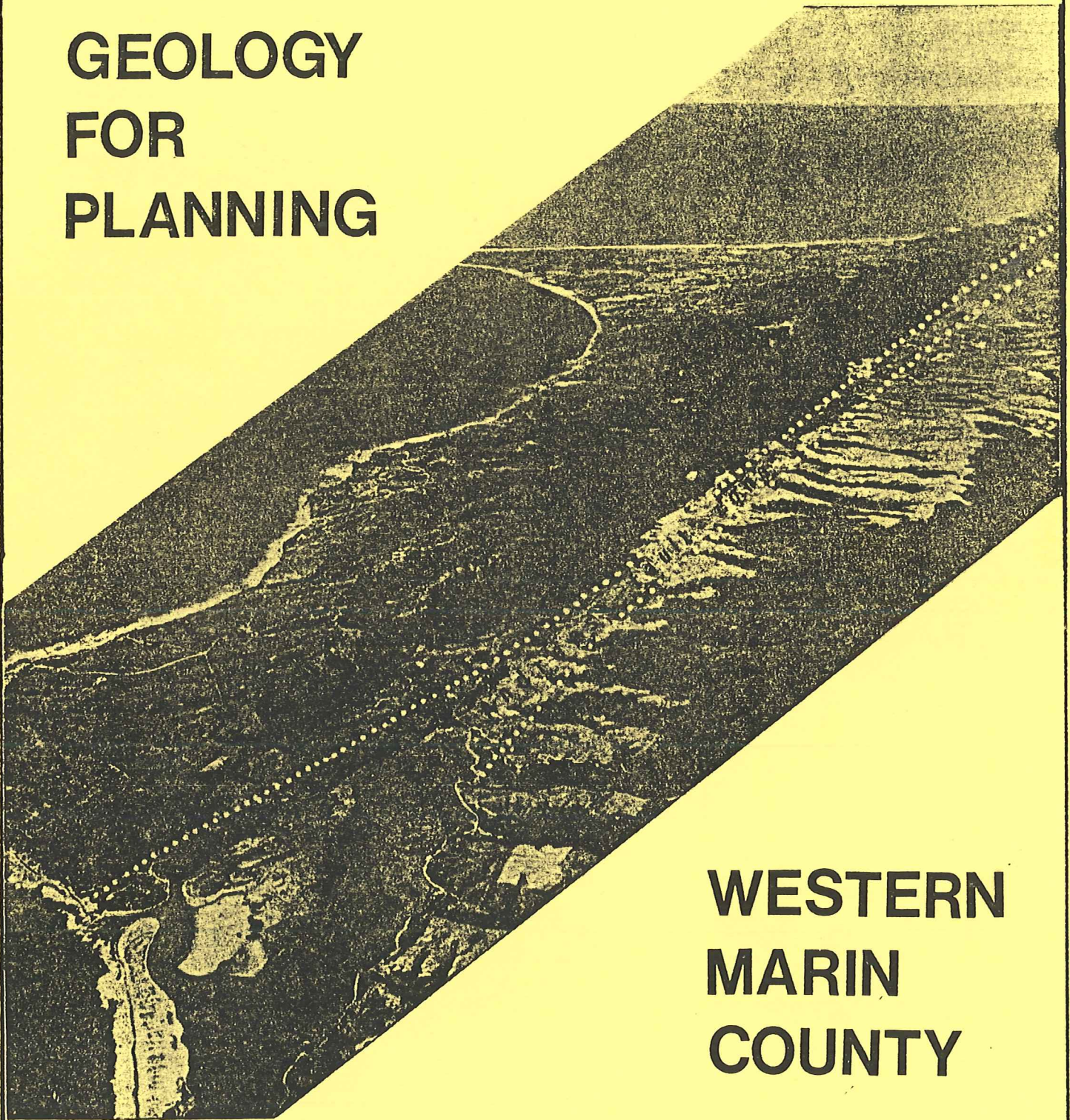
4. The applicants shall be responsible for providing to the Executive Director on a regular basis (at least every other year) for the life of the project a monitoring report prepared by a registered professional engineer following the winter storm season which will evaluate the effectiveness of the revetment and the impacts of the revetment on the adjacent beach, including the beach profile. This monitoring report shall also include recommendations for and a schedule for future routine and extraordinary maintenance as well as an assessment of the effectiveness of previous maintenance activities. If storms of magnitude similar to or greater than the 1982/83 storms occur, monitoring and inspection by an engineer as described above shall take place as soon as safely possible following the storm event.

11/3/93

6132p

JES PBS

**GEOLOGY
FOR
PLANNING**



**WESTERN
MARIN
COUNTY**

GEOLOGY FOR PLANNING IN
WESTERN MARIN COUNTY, CALIFORNIA

by

David L. Wagner

1977

California Division of Mines and Geology
Resources Building, Room 1341
1416 Ninth Street, Sacramento 95814

State of California
EDMUND G. BROWN JR., Governor

Department of Conservation
PRISCILLA C. GREW, Director

The Resources Agency
HUEY D. JOHNSON, Secretary

Division of Mines and Geology
THOMAS E. GAY JR., State Geologist

TABLE OF CONTENTS

	Page
SUMMARY OF FINDINGS	1
Geologic setting of Western Marin County	1
Slope stability in Western Marin County	1
Seismic activity in Western Marin County	1
Hazards related to earthquakes	2
Surface fault rupture	2
Ground shaking	2
Liquefaction	2
Tsunami	2
RECOMMENDATIONS	2
Uses and limitations of this report	3
INTRODUCTION	4
General discussion	4
Methods	4
Acknowledgements	4
Previous geologic studies in Western Marin County	7
GEOLOGY OF THE STUDY AREAS	7
Geology of the Bolinas Peninsula	7
Geology of the Tomales Bay Study area	11
Rock units east of San Andreas fault	11
Rock units west of San Andreas fault	14
Rock units common to the entire Tomales Bay study area ...	15
The San Andreas fault zone - fault activity	16
Nature and extent of the fault zone in Marin County ..	16
Fault activity	17
EVALUATION OF SLOPE STABILITY	22
General discussion of slope stability	22
Results of slope stability evaluation	24
Slope stability around Tomales Bay	24
Slope stability east of the San Andreas fault	24
Slope stability west of the San Andreas fault	25
Slope stability of the Bolinas Peninsula	25
EVALUATION OF HAZARDS RELATED TO EARTHQUAKES	30
General discussion	30
Surface fault rupture	30
Ground shaking	30
Liquefaction	31
Landslides	34
Tsunami	34
REFERENCES CITED	37

ILLUSTRATIONS

Figure 1.	Index map showing sources of mapping used to compile the geologic maps accompanying this and previous Marin County reports	5
Figure 2.	Geologic time scale	8
Figure 3.	Photographs of Duxbury Reef	10
Figure 4.	Photographs of Franciscan melange landscape	13
Figure 5.	Block diagram showing features found along recently active strike-slip faults	18
Figure 6.	Photograph taken by G.K. Gilbert of the 1906 fault break	20
Figure 7.	A photograph of the 1906 break as it looks today ..	21
Figure 8.	Photograph of failure of bank above Park Service road to Limontour	26
Figure 9.	Photograph of slide at Bolinas	27
Figure 10.	Photograph of house threatened by landslide	28
Figure 11.	Photograph by G.K. Gilbert after the 1906 earthquake	33
Figure 12.	Map showing areas in Western Marin County which could be inundated by tsunami of 3 meters at the Golden Gate	35

List of Tables

Table 1.	Displacements during the 1906 earthquake	19
Table 2.	Geologic units in Western Marin County grouped in three categories according to shaking characteristics	32

List of Plates

Plate 1.	Geology of the Bolinas Peninsula
Plate 2.	Geology of the Tomales Bay study area
Plate 3.	Slope stability of the Bolinas area
Plate 4.	Slope stability of the Tomales Bay study area

SUMMARY OF FINDINGS

Geologic setting of western Marin County

The salient geologic feature of western Marin is the San Andreas fault zone, a fracture zone along which great segments of the earth's crust (the Pacific plate on the west and the North American plate on the east) are moving past one another. This plate movement has continued for millions of years at an average rate of about 2 cm per year. West of the fault Late Cenozoic (see geologic time scale, figure 2) marine and continental rocks rest upon Cretaceous granitic basement rock. East of the fault is a melange (Hsu, 1968) unit of the Franciscan Complex; this chaotic unit has undergone intense deformation for tens of millions of years. This unit is overlain in places by the Pleistocene Millerton Formation and other Quaternary deposits, such as terrace gravel, alluvium, and bay mud (see plates 1 and 2).

Slope stability in western Marin County

The western part of Marin County presents a wide range of slope stability problems (see plates 3 and 4), some of which are of particular concern:

- (1) the rapidly retreating sea cliffs at Bolinas,
- (2) moderate to steep slopes underlain by Merced Formation (Bolinas),
- (3) areas underlain by melange matrix of the Franciscan Complex, and
- (4) areas in Inverness where thick vegetation masks or anchors unstable, steep slopes.

Seismic activity in western Marin County

The San Andreas fault zone traverses western Marin County from Bolinas Lagoon to Tomales Bay. Numerous fault-produced features, as well as the documented fault displacement during the 1906 earthquake, show that the zone is active and capable of producing devastating earthquakes. All of the active faults observed during this investigation are within the Alquist-Priolo Special Studies Zones (see plates 1 and 2).

Hazards related to earthquakes

Surface fault rupture - Ground rupture with displacements ranging from 3.4 to 6.1 meters occurred along the 1906 fault trace. Historically, strike-slip faults, such as the San Andreas, tend to break along lines of previous rupture. Therefore, when another major earthquake occurs along this segment of the fault, surface fault rupture will most likely occur on or near the trace of the 1906 break (see plates 1 and 2).

Ground shaking - Severe ground shaking, the most widespread, destructive aspect of earthquakes, is a function of the magnitude of the earthquake, distance from the fault, and the nature of the underlying earth materials. The earth materials of the study areas are placed in one of three categories. These categories, in order of expected increasing shaking severity, are bedrock, alluvium, and bay mud. Areas expected to experience particularly severe shaking are areas around Tomales Bay and Bolinas Lagoon that are underlain by bay mud, the delta of Pine Gulch Creek, and the alluviated valley bottoms (see table 2, p. 32).

Liquefaction - Seismic shaking can induce liquefaction, a transformation of a granular material to a liquified state. Liquefaction can cause ground failures such as flow landslides, lateral spreading, and loss of foundation strength. Flow landslides can be expected in areas underlain by the Merced Formation (Bolinas Peninsula). Lateral spreading was not reported during the 1906 earthquake but may be expected where liquefiable material occurs near a free face. Loss of foundation strength was not reported during 1906 but can occur in any water-saturated, liquefiable material.

Tsunami - Low-lying areas around Tomales Bay and Bolinas Lagoon could experience inundation by a tsunami (a seismic sea wave). Areas likely to be affected by a tsunami with a 6 m (~ 20 feet) runup are shown on figure 12.

RECOMMENDATIONS

All of the areas investigated during this project are within, or immediately adjacent to, the San Andreas fault zone. Any decisions regarding land-use in these areas should be made with full cognizance of this fact. Specific recommendations are as follows:

- (1) The County should consider not permitting the siting of critical structures, especially those for involuntary occupancy (e.g. schools, hospitals), within the San Andreas fault zone. The State Mining and Geology Board has recommended more restrictive criteria for critical structures than for other structures in Alquist-Priolo Special Studies Zones. For practical purposes, within the study area, the San Andreas fault zone and the Special Studies Zones can be considered to be coincident.

- (2) Complete geotechnical investigations should be required prior to tentative tract approval in areas designated 4, 3, and selected parts of those areas designated 2 on the slope stability maps accompanying this report. Parts of stability zone 2 should be evaluated where there is a reasonable likelihood that the site may be undermined by failure on an adjacent slope.
- (3) Setbacks along the seacliffs of the Bolinas peninsula should be based on a site-specific determination of cliff retreat rate as a part of the geotechnical investigation recommended for sites in stability zones 3 or 2. Then the minimum setback distance can be determined by multiplying the expected life of the structure by the average rate of cliff retreat:

$$\text{setback (meters)} = \text{structure life (yrs.)} \times \text{retreat rate (meters/yr.)}$$

The geotechnical report may recommend an additional setback distance where landsliding is vigorous.

- (4) Sites on or adjacent to steep slopes (greater than 27°) underlain by Merced Formation (Bolinas) will likely experience slope failure and should be evaluated accordingly.
- (5) Strict grading regulations should be enacted to minimize the impact of development on the steep, wooded slopes of Inverness.
- (6) Structures should not be permitted on marshland or in areas underlain by bay mud unless the site is properly engineered for the specific stability problems these deposits present.
- (7) Sites on the Pine Gulch delta should be evaluated with respect to surface fault rupture (already covered by the Alquist-Priolo Special Studies Zones Act), shaking, liquefaction and tsunami. Single family, wood frame dwellings may be exempted from this requirement.

Uses and limitations of this report

It is the purpose of this report to present information about the geologic factors affecting development to those charged with the responsibility of making land-use decisions in western Marin County, as well as to those who are interested in such decisions. This report and the accompanying maps should be used to determine what stability or seismic problems might affect the site and, therefore, should be investigated prior to development. This report should not be used in place of evaluation of specific sites.

INTRODUCTION

General discussion

The geologic environment of Marin County is complex and diverse. It is an area of intense tectonic activity because of its location along the active margin of the North American continent. Such margins are among the most geologically active areas to be found anywhere on the earth. Though most geologic processes occur too slowly for us to perceive, some of them are quite rapid, causing damage and loss of life. Obviously, it is beneficial for society to know where geologic processes are occurring, or are likely to occur that pose a hazard to human endeavor.

Marin County, recognizing the need for detailed information about geologic factors which can affect engineering development and land-use planning, entered into an agreement with the California Division of Mines and Geology to conduct an investigation of the geology in various parts of the County. This report presents the results of such an investigation of the Bolinas Peninsula and selected areas around Tomales Bay. This and previous reports prepared for the County by the Division are indexed on figure 1.

Most of the data generated by this investigation are depicted graphically on maps showing the basic geology (plates 1 and 2) and relative slope stability (plates 3 and 4) at a scale of 1:12,000. Other aspects of the areas affecting land-use planning are elaborated upon in this text.

Methods

Geologic field mapping, at a scale of 1:12,000, was the primary investigative technique used in this project. The Point Reyes Station area was mapped by Theodore C. Smith in 1976 as part of an earlier cooperative agreement. David L. Wagner mapped the other study areas in western Marin County during the fall and winter of 1976-77. Extensive aerial photo interpretation was used to augment the field mapping.

Acknowledgements

I would like to extend gratitude to Theodore C. Smith for his careful mapping of the Point Reyes Station area; N. Timothy Hall of Foothill College, who supplied photographs and geologic mapping data; and to Joel Berquist of the U.S. Geological Survey for data on the location of the 1906 fault trace in Bolinas Lagoon. Richard R. Moar and Donald R. Anderson provided drafting support; Josephine M. Territo, Marianne K. Roja and Delores Fuller provided clerical support. Many

FIGURE 1. INDEX MAP SHOWING SOURCES OF MAPPING USED TO COMPILE THE GEOLOGIC MAPS ACCOMPANYING THIS AND PREVIOUS MARIN COUNTY REPORTS.

CDMG-MARIN COUNTY CO-OP PROJECTS

PERSON ASSIGNED & YEAR

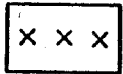
PERSON ASSIGNED & YEAR



RICE, 1971



SMITH, 1973-74



STRAND, 1971



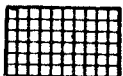
RICE, 1975



RICE, 1972-73



SMITH, 1975



RICE, 1973-74

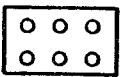


WAGNER, 1976 - THIS REPORT

OTHER SOURCES



BANGERT, J.C., UNPUBLISHED THESIS (ON FILE WITH CITY OF LARKSPUR).



BEDROSSIAN, T.L., APRIL 1974, GEOLOGY OF THE MARIN HEADLANDS AREA IN CALIFORNIA GEOLOGY, P. 75-86.



RICE, S.J., UNPUBLISHED MAPPING.



SCHLOCKER, J., BONILLA, M.G., RADBRUCH, D.H., KAYE, C.A., AND KONKOFF, W.I., GEOLOGIC MAP OF THE SAN FRANCISCO NORTH QUADRANGLE, IN SCHLOCKER, 1974 (WITH MINOR CHANGES).

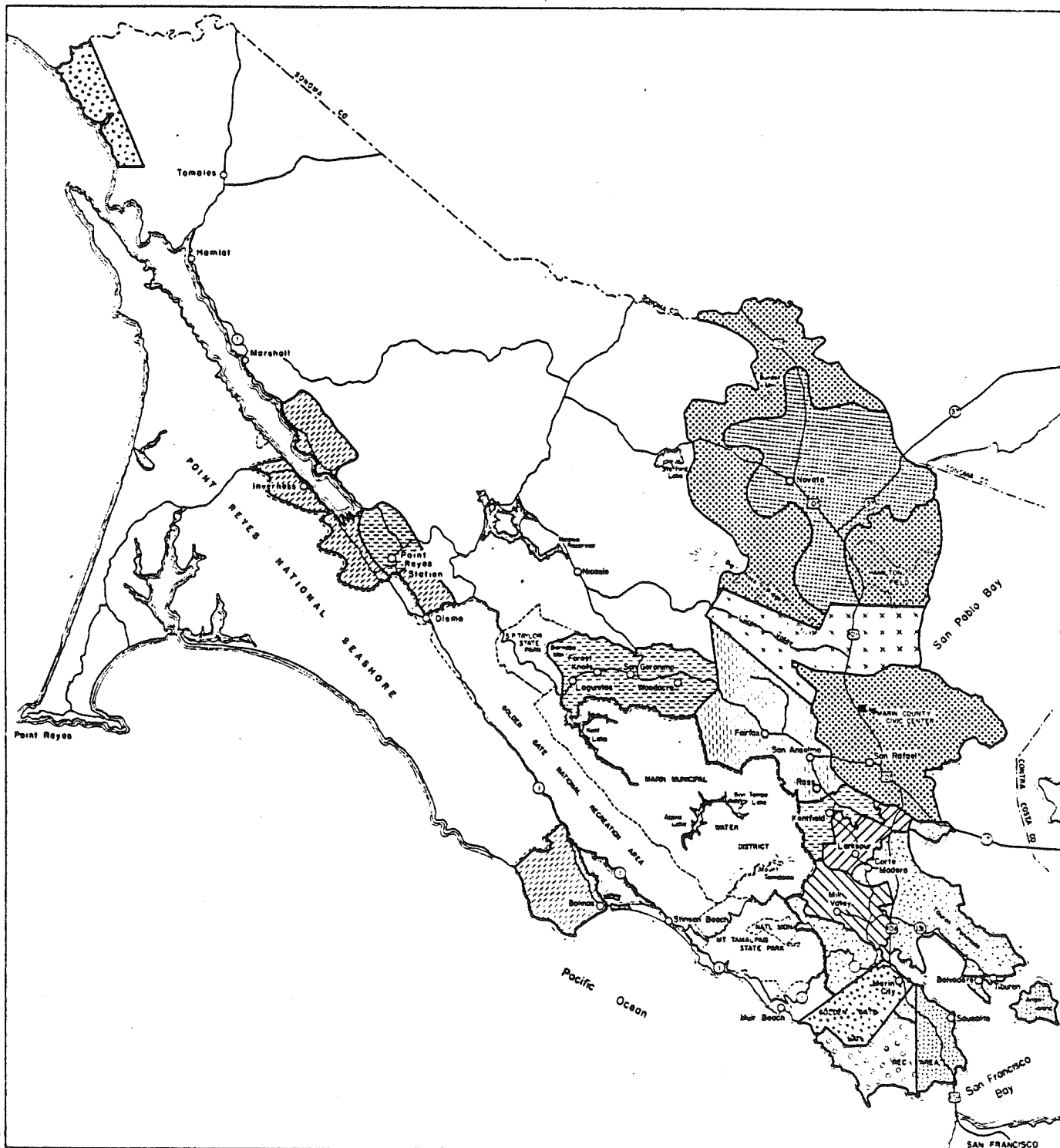


Figure 1. Index map.

helpful suggestions were offered by Salem J. Rice, Charles C. Bishop, Richard M. Stewart, and Theodore C. Smith.

Previous geologic studies in western Marin County

The geology of western Marin was first described by F.M. Anderson (1899). The basic framework established by Anderson is still used today. G.K. Gilbert compiled a remarkable account of the effects of the earthquake of April 18, 1906, which was included in the now classic report of the State Earthquake Investigation Commission (Lawson, 1908). The earlier geologic mapping was revised by Weaver (1944). Because their fragile nature, Bolinas Lagoon and Tomales Bay have been the subject of many technical studies some of which are referenced in the bibliography of this report. Perhaps the most comprehensive report on the geology west of the San Andreas fault is the work of Alan Galloway (in press). His map has recently been released but the text is still in press.

GEOLOGY OF THE STUDY AREAS

Geology of the Bolinas Peninsula

The picturesque Bolinas Peninsula is the southernmost extension of the Point Reyes Peninsula. It is unique in that it is a pocket of privately owned land bounded by water on three sides and on the north by lands of the Point Reyes National Seashore. Consequently, the pressure for development is intense, and issues related to land-use are volatile subjects. The geology of the peninsula has been, and will continue to be, an important consideration in land-use planning.

Most of the peninsula is a broad, relatively flat, gently sloping terrace, ranging in elevation from 48 to 67 meters. This terrace, known as the Mesa, was cut by wave action tens of thousands of years ago and has subsequently been uplifted. Duxbury Reef is forming now as a wave-cut platform. Two flat-topped hills east of the Mesa, one called the Little Mesa and the other unnamed, are wave cut platforms; that is, they are not capped by terrace deposits of sand and gravel as is found on much of the Mesa. The town of Bolinas is nestled in a narrow, alluviated valley between the Mesa and the two platforms. Occupying the center of the peninsula is the uninhabited uplands called Stewarts Point. The alluviated Paradise Valley lies east of the uplands, and farther to the east is a hilly area known as Horseshoe Hill. Pine Gulch Creek flows through Paradise Valley and forms a delta, a flat, alluviated area which fronts much of Bolinas Lagoon.

GEOLOGIC TIME SCALE

RELATIVE GEOLOGIC TIME			TIME millions of years before present	TIME OF APPEARANCE OF DIFFERENT FORMS OF LIFE	
Era	Period	Epoch			
Age of Mammals Cenozoic	Quaternary	Holocene	0.011*	Historic record in California, 200 years Post-glacial period	
		Pleistocene		Ice age.	
	Tertiary	Pliocene	2-3	Age of mammoths.	
		Miocene	5-7**	Spread of anthropoid apes.	
		Oligocene	23-26**	Origin of more modern families of mammals, grazing animals.	
		Eocene	37-38	Origin of many modern families of mammals, giant mammals.	
		Paleocene	53-54	Origin of most orders of mammals, early horses.	
				65	
Age of Reptiles Mesozoic	Cretaceous	Late Early	136	Appearance of flowering plants; extinction of dinosaurs at end; appearance of a few modern orders and families of mammals.	
	Jurassic	Late Middle Early	190-195	Appearance of some modern genera of conifers; origin of mammals and birds; height of dinosaur evolution.	
	Triassic	Late Middle Early	225	Dominance of mammal-like reptiles.	
Paleozoic	Permian	Late Early	280	Appearance of modern insect orders.	
	Carboniferous Systems	Pennsylvanian	Late Middle Early	345	Dominance of amphibians and of primitive tropical forests which formed coal; earliest reptiles.
		Mississippian	Late Early		Earliest amphibians.
	Devonian	Late Middle Early	395	Earliest seed plants; rise of bony fishes.	
	Silurian	Late Middle Early	430-440	Earliest land plants.	
	Ordovician	Late Middle Early	500	Earliest known vertebrates.	
	Cambrian	Late Middle Early		Appearance of most phyla of invertebrates.	
Precambrian				Origin of life; algae, worm burrows.	

Modified from G. Ledyard Stebbins, *Processes of organic evolution*, 1966. Prentice-Hall, Inc., Englewood Cliffs, New Jersey.

*11,000 years. Zisny *et al.* (1973)

**Geological Society of London (1964). Berggren (1972).

Figure 2.

Monterey Formation - The Mesa and the Stewarts Point area is underlain by strata of the Monterey Formation of Miocene age. Here, the Monterey Formation is composed of brown to gray siltstone and light-colored siliceous shale. Bedding strikes about N 40° W and usually dips 40° to 60° to the west. This bedding orientation exerts a strong influence on the stability of the unit and will be discussed later (see figure 3). In addition, the Monterey Formation is pervasively fractured and crumbles readily when exposed on slopes. In some areas, the Monterey seems stable while in other areas, many slides are evident.

Merced Formation - Massive blue siltstone; blue clay; loosely consolidated, buff-colored sandstone; and gravel of the Plio-Pleistocene Merced Formation occur in a linear belt underlying the eastern part of the Bolinas Peninsula. A section of this formation is exposed in the sea cliffs along the channel entrance to Bolinas Lagoon. This section, about 70 meters thick, is composed of sandstone, gravel, blue siltstone, and blue clay (Galloway, in press). In the Horseshoe Hill area, water wells have penetrated 85 to 91 meters of Merced without reaching its base. Bedding planes in the Merced strike slightly to the northeast and dip gently to moderately (5° to 35°) to the east. The poorly consolidated sediments of the Merced are easily eroded and are very susceptible to debris-flow landslides.

Terrace deposits - Discontinuous deposits of unconsolidated sand, silt, and gravel occur on the uplifted terrace levels that were cut into the Monterey Formation during Late Pleistocene time. For the most part, these terrace deposits consist almost entirely of detritus from the underlying Monterey Formation. However, some boulders, more than a meter across, are derived from the Franciscan rocks to the east of the San Andreas fault. The terrace deposits are essentially flat-lying, range in thickness from less than a meter to more than 15 meters, but are usually three to six meters thick. Terrace deposits are weak and easily erodible, so small slumps and gullies commonly occur in such material. However, most terrace deposits occur in areas of low relief not conducive to large landslides.

Older alluvium - Older alluvium, of Late Pleistocene age, is composed of pebbles, cobbles, and boulders with varying amounts of sand matrix. Most of the older alluvium occurs within the San Andreas fault zone and overlying the Merced Formation in the eastern part of the study area. Gluskoter (1969) examined this material and concluded it was an uplifted, dissected fluvial deposit derived from rocks on both sides of the San Andreas fault. The alluvium is composed primarily of gravel derived from the Franciscan terrane to the east, but material derived from the Merced and Monterey Formations is very abundant in the western part of the deposit. Slumps in the older alluvium are common along the steep sides of deeply incised streams.

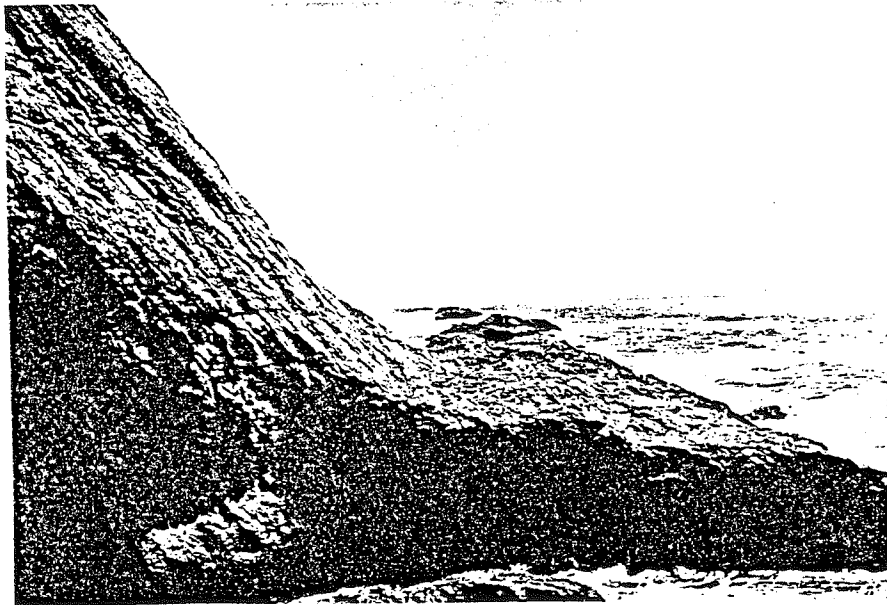


Figure 3. Photograph of Duxbury Reef. The surf is cutting a wave-cut platform in rocks of the Monterey Formation. The planar structure evident in the rock is bedding which dips seaward. As the waves remove support at the base of the cliff, the rocks fail along these planar features causing rock falls.

Landslide deposits - Landslide deposits are masses of earth materials which have become detached from the substrate and have moved downslope. More recent landslides can be recognized by jumbled, irregular topography characterized by closed depressions, ridges, scarps, poorly drained areas, disturbed trees, and disrupted drainage. Some older slides which have been eroded can be recognized by their rubbled, disrupted appearance. The stability aspects of landslides will be covered in detail in the stability section of this report.

Bay mud - Water-saturated bay mud occupies much of Bolinas Lagoon. The mud consists of mixtures of silt, clay, sand, shells, and organic material. Mud has physical properties similar to jelly, so it is subject to subsidence and severe shaking during earthquakes. The town of Bolinas is situated in a narrow valley occupied by mud overlain by a thin veneer of alluvium. This probably accounts for the large amount of damage that occurred in the town during the 1906 earthquake. A thorough treatment of the hazards of bay mud can be found in reports by Rice (1973) and Rice, Smith and Strand (1976).

Alluvium - Alluvial deposits of sand, silt, and gravel occur in significant accumulations along Pine Gulch Creek in the eastern part of the study area. The delta of Pine Gulch Creek is broad, flat area of thick alluvium. Alluvial valley fill extends northwestward from the deltaic area forming the floor of Paradise Valley. Other deposits of alluvium occur in the broad stream courses that dissect the wave-cut terrace of the western part of the peninsula. Alluvium occurs in low-lying areas, so it does not present much of a slope stability problem. However, it is poorly consolidated and may be subject to severe shaking during earthquakes.

Beach sand - Sand, with some pebbles and gravel, occurs in discontinuous patches along the shoreline and near the entrance to Bolinas Lagoon. These beaches are quite mobile; the distribution of sand changes rapidly, sometimes daily, in response to various interacting coastal processes.

Geology of the Tomales Bay study areas

General statement - In the Tomales Bay study areas, two entirely different bedrock terranes are juxtaposed along the San Andreas fault. Only the geologically young, surficial units are common to both sides.

Rock units east of the San Andreas fault

Franciscan Complex - Thoroughly disrupted rocks of the Franciscan Complex known as melange (Hsu, 1968) are the oldest and most abundant rocks east of Tomales Bay. Melange is a chaotic mixture of material characterized by masses of hard rocks embedded in an intensely sheared, clayey matrix. Landscapes underlain by melange often have a distinctive

appearance, with the resistant rock masses jutting out of gently rounded grassy slopes like huge monoliths. These hard masses, often referred to as "knockers", consist of a variety of rocks including sandstone, greenstone, chert, and complex metamorphic rocks. The fact that these rocks have radically different origins, yet occur together embedded in a thoroughly pulverized matrix, indicates that the melange has had a geologically turbulent history.

Underlying the smooth, grassy slopes is the melange matrix in which the knockers are imbedded. This matrix is so weak and erodible that it is not exposed except in areas of intense erosion or in artificial exposures. The melange, with its hard resistant knockers, and weak matrix, erode at different rates, yielding a jumbled topography, esthetically pleasing, but one fraught with stability problems.

No new evidence relating to age of these particular Franciscan rocks emerged from this study, but the Franciscan is known to range from Late Jurassic to Early Tertiary (136 to 50 million years before the present). Most of the Franciscan rocks of this area are probably of Cretaceous age (65-136 million years before the present). The smooth appearance of the Franciscan terrain in this particular area (see figure 4) indicates these rocks have been subject to subaerial erosion for millions of years. In addition, there is subtle geologic evidence of marine erosion, and deposition has taken place in what are now uplands.

Millerton Formation - Fossiliferous clay, silt, sand and gravel, at least 30 meters thick, overlie the Franciscan rocks along the east side of Tomales Bay. The Millerton Formation, best exposed along promontories which extend into Tomales Bay, is restricted to the eastern side of the San Andreas fault zone. Some of the rocks mapped as undifferentiated terrace deposits around Point Reyes Station probably are correlative with the Millerton Formation. Most of the water wells drilled near Point Reyes Station encountered rocks similar to the Millerton Formation after penetrating one to ten meters of terrace gravel. To the south, near Olema, a water well penetrated blue clay typical of the Millerton Formation at a depth of 6 meters. It is possible that the Millerton Formation may continue southward beneath alluvial cover in the Olema Valley to exposures of the Olema Creek Formation, which Galloway (in press) considered to be partly correlative with the Millerton Formation.

The Millerton Formation is Late Pleistocene in age, and was deposited in a bay very similar to Tomales Bay today (Johnson, 1962). Richard and Thurber (1966) obtained carbon-14 dates from the Millerton Formation of around 37,000 years, but they felt the true age is greater than 50,000 years. A sample from the Millerton Formation dated during this study, is older than 40,000 years, which supports this older age. In 1947, students from the College of Marin recovered bones of a Late Pleistocene buffalo, Bison antiquus, from the Millerton Formation at



Figure 4. Typical Franciscan melange landscape east of Tomales Bay. A "knocker" of radiolarian chert crops out prominently, and the smooth area is underlain by erodible matrix.

Millerton Head. Bison antiquus is commonly found in the La Brea pits in Los Angeles. Additional vertebrate fossils from the Millerton include a femur bone from a giant ground sloth and an elephant tooth (Merriam, 1900).

Terrace deposits - Between Olema and Bivalve, loosely consolidated silt, sand and gravel, are deposited on benches cut by wave action or streams. Some of the rocks mapped as terrace deposits in and around Point Reyes Station are estuarine deposits, probably correlative with the Millerton Formation.

Gravels in the terrace deposits are composed of subangular to rounded pebbles and cobbles, primarily derived from the Franciscan terrane on the east, although granitic clasts and shale chips from the Monterey Formation to the west are present also. In some areas, notably in roadcuts near the Pacific Gas and Electric substation at Olema, small pockets of terrace gravels containing nearly 100 percent granitic material are exposed.

The most extensive terrace deposits mapped occur along Lagunitas Creek near Point Reyes Station. The town of Point Reyes Station is situated on a stream-cut terrace which is overlain by a layer of gravel about 6 meters thick. As pointed out by Hall and Hughes (1977), there are at least five terrace levels incised in Bolinas Ridge. Each of the terraces either has a deposit capping it, or a residue of pebbles and sand in the soil showing a deposit once existed.

Rock units west of the San Andreas fault

Metamorphic rocks - Schist, gneiss, quartzite, limestone, and marble occur as discontinuous inclusions in the granitic rock which underlies the Inverness area. These rocks are by far the oldest rocks studied here, possibly Paleozoic age, greater than 200 million years old (Galloway, in press). These ancient rocks were engulfed by molten material which later solidified to form the granitic basement rock of what is now the Point Reyes Peninsula. Only a few scattered exposures of these old metamorphic rocks remain today.

Granitic rocks - Granitic rocks underlie most of the area studied west of the San Andreas fault. Granitic rock is igneous, that is, rock that has crystallized from molten material called magma. This magma intruded pre-existing sedimentary rocks and solidified about 90 million years ago (Curtis and others, 1958). In an area of relatively high rainfall, such as Inverness, granitic rocks decompose readily. Accordingly, in most exposures these rocks are very deeply weathered, and it is difficult to obtain an unaltered specimen. Wells and core holes drilled in the area usually penetrate several tens of feet of decomposed granite before reaching fresh rock.

Laird sandstone - The Laird sandstone (Galloway, in press) which overlies the granitic basement of the peninsula, is exposed along Drake's Summit road. This unit consists of sandstone that is rich in feldspar and biotite and a granitic basal conglomerate, showing that this unit was derived from the underlying granite. Excellent exposures of the basal contact of the Laird sandstone can be observed along the Bear Valley-Limontour road, above Haggerty Gulch. Here the Laird sandstone overlies an old erosion surface of very deeply weathered granitic rock. Large landslides occur along this contact, because weathering has weakened the granitic rock.

Monterey Formation - Siliceous shales of the Monterey Formation overlie the Laird sandstone at the crest of the Drake's Summit Road. This shale outlier is a remnant of beds that were once continuous with the Monterey Formation west of Inverness Ridge.

Rock units common to the entire Tomales Bay study area

Older alluvium - Deposits of older alluvium were mapped on the medial ridge in the San Andreas fault zone and along streams flowing into Tomales Bay from the west. Older alluvium west of the San Andreas fault is composed primarily of subangular chips of shale from the Monterey Formation, granitic and metamorphic rock from the Inverness area, and a small amount of resistant rock such as chert from the Franciscan terrane east of the fault zone. Most of the older alluvium was deposited at a time when the sea level was higher than the present, possibly during an interglacial period. Now, with a lower sea level, the streams have been rejuvenated and have cut through these older alluvial deposits. The older alluvium is relatively stable, except along the medial ridge, where active faults have disrupted the gravel causing landslides.

Colluvium - Colluvium is a mixture of soil and rock debris which accumulates on or at the base of slopes. The soil and weathered rock which make up the colluvium are derived from the underlying bedrock and have not been transported any great distance. Colluvium collects in significant amounts in swales and small drainages; also colluvium usually blankets heavily wooded, north-facing slopes. Colluvial deposits are subject to gullying during vigorous storms and commonly are subject to landsliding. This material is highly dependent upon plant roots to help bind it together, so that clearing of vegetation by grading, fire, or other means, can cause it to become extremely unstable.

Alluvium - Alluvium is poorly consolidated, poorly sorted clay, silt, sand, and gravel which usually fills stream and valley floors. In contrast to colluvium, alluvium has been transported some distance and is mixed with material from other areas. Alluvium can accumulate to considerable depths as evidenced by the "P.M.I." oil well drilled southwest of the intersection of Highway 1 and Lagunitas Creek. This well penetrated 35 meters of alluvium before encountering bay sediments.

Alluvium is a weak material, easily erodible and susceptible to gullying, and may present stability problems during earthquake shaking. It does not create slope stability problems, because it usually is restricted to lowlands.

Bay mud - Bay mud of unknown thickness occupies the southernmost end of Tomales Bay and underlies the marshy area south of Sir Francis Drake Blvd. near its intersection with Bear Valley Road. Its composition is similar to that in the Bolinas area, and it presents the same types of problems, previously described.

Landslide deposits - Landslide deposits are masses of earth materials that have become detached from the substrate and have moved downslope. Their characteristics here are the same as for landslides described in the Bolinas area.

Artificial deposits - Artificial (man-made) deposits include dumps, areas of fill, earth dams, dikes, and in some places, the road-bed of an abandoned railroad. Artificial fills that have not been properly compacted are susceptible to failure during earthquakes.

The San Andreas fault zone - fault activity

The San Andreas fault zone dominates the geology of western Marin County. Consisting of many interconnected faults of varying degrees of recency, the zone occupies the long, straight valley between Inverness Ridge on the west and Bolinas Ridge on the east. As imposing as it is, the fault zone in Marin is but a small segment of a fracture in the earth's crust which extends from Cape Mendocino southward to the Salton Sea (Jennings, 1975). The San Andreas, as we know it today, has been active for 10 to 20 million years with the rocks west of the fault being displaced about 300 km to the northwest toward Alaska (Nilsen, 1977).

Nature and extent of the fault zone in Marin - According to Galloway (in press) the San Andreas zone is about 2100 meters wide along Tomales Bay, narrows to about 450 meters in the rift valley, and widens again to about 2400 meters at Bolinas. The western boundary of the zone is a fault that juxtaposes Monterey shales against various rock units of the fault zone. In the Bolinas area, the western boundary fault (Galloway, in press) juxtaposes the Monterey Formation against the Merced Formation. Thus, all of the Bolinas Peninsula underlain by Merced Formation should be considered to lie within the San Andreas fault zone. In the Tomales area, the remarkably straight western shoreline of Tomales Bay probably is a consequence of the Western Boundary fault. The eastern limit of the zone is less obvious. It more or less coincides with Highway 1 from the Olema Cemetery southward for 8 km (Brown and Wolfe, 1972), where it becomes obscure. A fault mapped by Gluskoter (1969) east of Highway 1 to Bolinas Lagoon seems to be a continuation of that noted by Brown and Wolfe and probably is the eastern boundary of the zone. In this area, this fault juxtaposes the Merced Formation of the fault zone with Franciscan rocks on the east.

The fault probably extends along the eastern edge of Bolinas Lagoon and passes out to sea beneath Seadrift (Galloway, in press; additional work by Berquist, U.S. Geological Survey, personal communication, 1977). In the Tomales Bay-Olema area the eastern extent of the zone is not known. The boundary fault probably is buried immediately west of Olema, extends northward beneath the alluvium of Olema Creek, and possibly connects with the faults that cut the Millerton Formation along the east side of Tomales Bay.

Between the two boundary faults, the zone abounds with features produced by recent fault movements (see figure 5). These features include linear ridges, sag ponds, disrupted drainage, offset fences, and other features indicating recurrent faulting, most likely accompanied by large earthquakes.

Fault activity - Although the San Andreas was recognized as a fault before 1906 (Anderson, 1899), it took the earthquake of that year to demonstrate its activity. This earthquake is believed to have been centered near Olema and had a magnitude of 8.3 on the Richter scale (Richter, 1958). The effects of the event were carefully chronicled by G.K. Gilbert (in Lawson, 1908). Bolinas, Inverness, and Point Reyes Station suffered severe damage, and the ground ruptured nearly continuously from Bolinas Lagoon to Tomales Bay. Much of this ground rupture still can be traced today. Offsets along this rupture ranged between 3.3 and 6.1 meters (see table 1). A row of eucalyptus trees planted along a fence prior to the earthquake was offset 4 meters during the event. This offset can still be seen along the boundary of the National Seashore at Dogtown (Woodville).

Along the 1906 trace, sag ponds, linear ridges, and scarps indicate that displacements have occurred repeatedly in the last 10,000 years or so. An impressive collection of fault-related topographic features can be observed along Highway 1, showing that displacements have occurred along at least part of the eastern boundary fault repeatedly in the last 10,000 years. The western boundary fault does not exhibit such well-defined fault features, but it does cut older alluvium, it has been active in Late Quaternary time. Moreover, the offshore extension of the western boundary fault may connect with the active Seal Cove fault (Cooper, 1973; Jennings, 1975) in San Mateo County. This interpretation suggests then, that the western boundary should be considered active. All of the active faults observed during this study are within the Alquist-Priolo Special Studies Zones.

Sag ponds, linear ridges, and other fault-related topographic features (see figure 6) are formed by displacements of the ground. These geomorphic features are transient aspects of the landscape and would surely be destroyed by erosion if fault displacement were not occurring frequently in geologic time (Herd and Helley, 1977). With this geologic evidence of frequent earthquakes in western Marin, it is very strange that microearthquakes do not now occur along this segment of the fault. To the south, many small earthquakes have occurred along

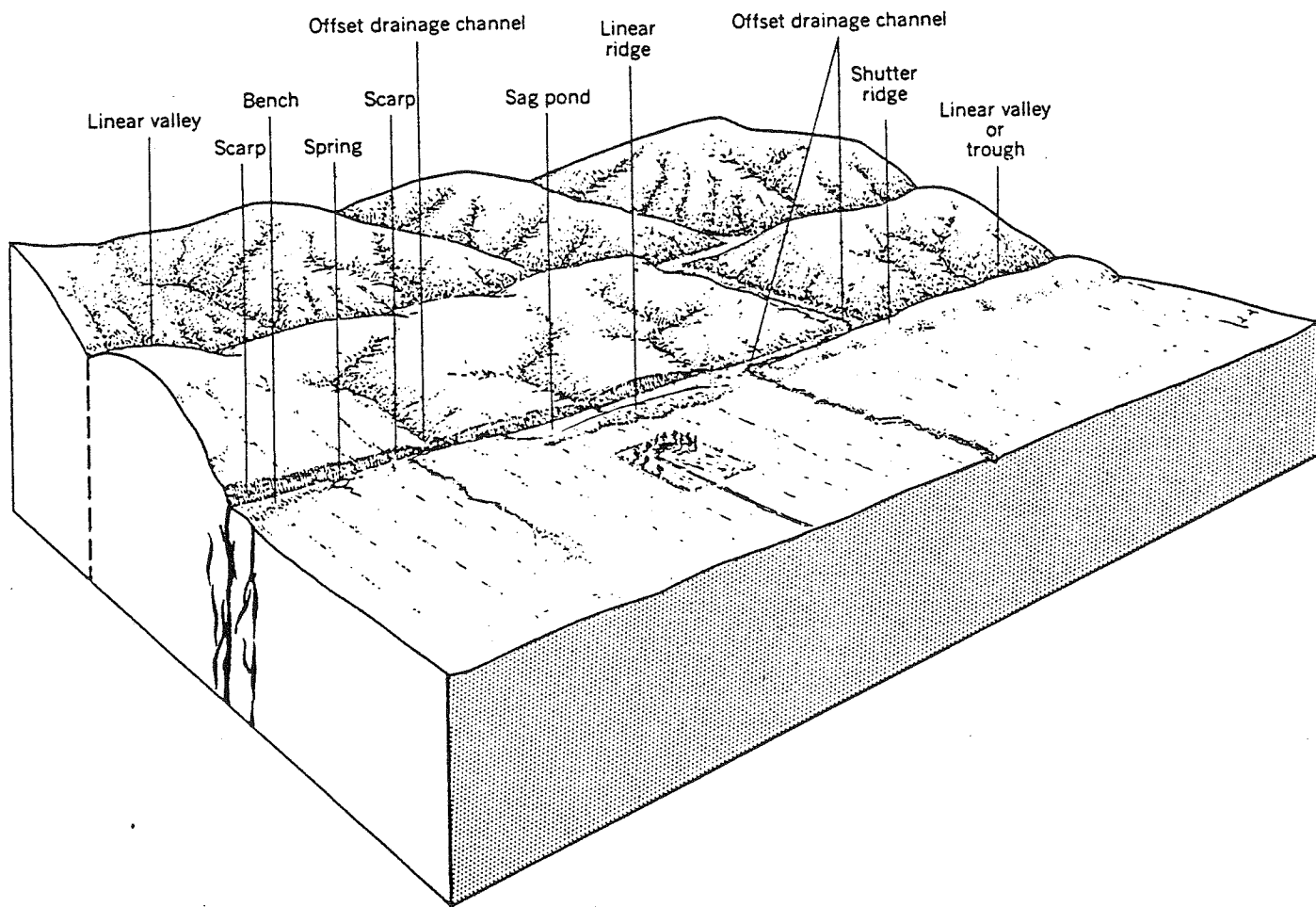


Figure 5. Block diagram showing geomorphic features found along recently active strike-slip faults (modified from Herd and Helley, MF-818, 1977).

Displacements during the 1906 earthquake

<u>Location</u>	<u>Displacement</u>
Eucalyptus trees at Dogtown (Woodville)	4.1 m
Fence near Bolinas Lagoon	3.7 m
"R. Strain's Place" (now Teixeira Ranch) fences	4.6; 3.4 m
"Skinner's place" (National Seashore, H.Q.)	average 4.6 m
Road southwest of Point Reyes Station	6.1 m

Table 1. Displacements which occurred during the 1906 earthquake in Marin County. List of the displacements compiled from Lawson (1908) by Galloway (in press). (Measurements converted to the metric system.)



Figure 6. Photograph taken by G.K. Gilbert of the 1906 fault break. The trace runs through the linear depression, to the right of the gate and into the trees at the lower right. (Photograph courtesy of the U.S. Geological Survey and N.T. Hall.)



Figure 7. A photograph of the 1906 trace as it looks today about 1 km north of Bolinas Lagoon. This is a closer view of the fault photographed by Gilbert in figure 6.

the San Andreas, but north of the Golden Gate, the fault is seismically quiet. Thus, it appears that strain is released along the northern San Andreas fault primarily by large, 1906-type events rather than by many small earthquakes. Just when the next earthquake will occur is unknown, but its coming is inevitable. Effective planning should take into account the inevitability, of an earthquake of about the same magnitude as 1906, with ground rupture occurring within the fault zone probably on or very close to the trace of the 1906 break.

EVALUATION OF SLOPE STABILITY

General discussion of slope stability

Earth materials move down slopes in response to the pull of gravity. The movement can be subtle down-slope creep of surficial soil or the slope itself may fail, in whole or in part, producing a landslide. Slope failure usually is the result of one or more factors. Some of the more important are described briefly below.

1) Association with ancient landslide deposits - In a study of the distribution of landslides in the Bay Area, Nilsen and others (1976) found that of 153 Marin County landslides reported during the winters of 1968-69 and 1972-73, 75 percent were associated with ancient landslide deposits. The same study concluded that more than 60 percent of all slides that damaged structures in the Bay Area during 1968-69 and 1972-73 were associated with ancient landslide deposits. In general, any area underlain by landslide deposits should be considered hazardous, but this does not necessarily preclude development. Many ancient slides may have achieved equilibrium and become quite stable. In any case, careful geologic site studies should be conducted prior to developing any area on or very near ancient landslide deposits.

2) Slope angle - Landslides are natural phenomena by which materials on a slope reach equilibrium by adjusting to a lower, more stable angle. In general, the stability of a slope decreases as the slope angle increases. In the San Francisco Bay area, most landslides occur on slopes greater than 27 degrees; few landslides occur on slopes 9 to 27 degrees; and almost no slides occur on slopes less than 9 degrees (Nilsen and Brabb, 1975). It must be remembered, however, that in some instances, slope angle can be misleading. For example, some slopes are steep because the underlying bedrock is resistant to erosion and landsliding, or a slope angle is low because it is underlain by an active landslide.

3) Bedrock and surficial geology - Some earth materials are more susceptible to slope failure than others. Franciscan melange is composed of blocks imbedded in a sheared matrix. In some of the more sheared parts of the melange, dominated by matrix or weak rock, landslides abound. Some of the blocks are resistant rock which are quite large and, therefore, are very stable. Geologic structures, particularly bedding planes and fractures, exert a profound influence upon the stability of slopes. If such planar features are orientated parallel with a slope, any disturbance at the slope base may trigger a failure along these planes.

The manner in which rocks weather is an important aspect of slope stability. Some rocks, notably greenstone, weather readily, producing thick, clay-rich soils. Many of the clays swell when wet and shrink when dry. When wet, the swelling clays are very susceptible to slope failure.

4) Rainfall - Nilsen and others (1976) showed a definite relationship between rainfall and landsliding in Marin (and the Bay area as a whole). They found the most critical rainfall factors to be (1) duration of the storm, (2) the intensity of the storm, and (3) the accumulation of rainfall for a particular season. Virtually all landsliding takes place during the rainy season. Apparently, landsliding can be expected when about 6 to 8 inches of rain falls continuously on ground saturated by 10 to 15 inches of rainfall accumulated in a single season (Nilsen and others, 1976).

5) Vegetation - Slopes that are heavily forested may be stable at angles from five to ten degrees steeper than a sparsely vegetated hillside (Cleveland, 1971, p. 20). If the forest is removed, the oversteepened, bare slopes will begin to adjust themselves to achieve a lower, more stable, slope angle.

6) Erosion - Vigorous erosion, either by rapidly eroding streams or by pounding surf removed support from the base of the slope and causes slopes to become oversteepened.

7) Human activity - Human endeavors have triggered landslides largely because of disregard of the above factors. For example, improper grading of house pads, cut-and-fill operations, or other such projects may decrease slope stability by loading or oversteepening slopes. The leach field from a septic tank, inadequate storm drainage, or even lawn watering may saturate a slope thus decreasing the stability to a critical point.

8) Seismic activity - In the Bay area, one of the most seismically active areas of the world, seismic events must not be ignored as a landslide triggering mechanism. Slopes will be more susceptible to landslides during an earthquake. Therefore, some slopes with marginal stability can be expected to fail during a major earthquake and the hazard of rock falls may be of particular concern.

Results of slope stability evaluation

The results of the slope stability evaluation are presented graphically on plates 3 and 4 of this report. What follows here is a discussion of the considerations used to prepare the map and the strengths, weaknesses, and limitations of the maps.

Slope stability maps represent the sums of many interpretative judgments made in cognizance of the interrelated factors affecting the stability of slopes. As such, a slope stability map is essentially a generalization which should be considered only a first approximation in determining hazards facing any development. It does not specify any particular problem with an area, but rather it is intended to convey the level of concern that should be exercised in one area relative to another. Because of their generalized character, the maps included in this report should not be considered definitive regarding the development of a particular site.

On the maps, four categories were established to rate the relative stability of each area studied. A fifth category for areas of bay mud was established because bay mud does not occur on slopes, but it is a very unstable material and should be recognized as such. The criteria for the division of land into a particular category is explained on the maps.

Slope stability around Tomales Bay

Slope characteristics contrast dramatically around Tomales Bay because of the different rock types on either side of the San Andreas fault. This being the case, the stability of slopes on each side of the fault will be considered separately.

Slope stability east of the San Andreas fault - Franciscan melange underlies most of the study area east of the San Andreas fault and dominates the stability situation. As discussed by Rice, Smith, and Strand (1976), the melange is erratic in terms of slope stability because of its structural diversity, resulting in uneven distribution of unstable areas. In the northern part of the area, near Marconi Cove for example, there is a large block of extremely hard, resistant, metamorphic rock. The block itself is very stable, but landslides are common on the periphery of the block. Another aspect of stability also is exhibited in the same area, where large, closed depressions appear to be the result of a large block landslide. This feature is interpreted as a slide, that has reached equilibrium and is stable. Slumping of the Millerton Formation commonly occurs on the low cliffs along the shores of Tomales Bay.

Slope stability west of San Andreas fault - Evaluation of the slope stability of the area west of the fault is a difficult task. The rugged terrain and dense vegetation hamper observations both in the field and on aerial photographs. Virtually all of the area is underlain by deeply weathered granitic rock. During weathering, the hard feldspar minerals decompose to soft clay minerals, significantly decreasing the strength of the rock. In view of the steep slopes in the area, landslides should be quite prevalent, but the dense vegetation, composed of large trees and lush undergrowth, has a profound stabilizing effect on the slopes. However, the vegetation also can mask the areas underlain by ancient landslide deposits, thus hampering their recognition. When large cuts are made across these ancient deposits and remove the vegetative anchor, old and new slides may be activated. A good example of this phenomenon can be observed along the Park Service road from Bear Valley to Limontour Beach. Here, large steep cuts have been made in deeply weathered granitic rock. Many of the cuts have failed by slumping (see figure 8), and some old slides have been reactivated.

Slope stability of the Bolinas Peninsula

Virtually every causative factor of landslides can be observed somewhere on the Bolinas Peninsula. Though most of the inhabited parts of the peninsula are flat and relatively stable, some of the most esthetically pleasing lots may be the most hazardous.

About half of the peninsula is a flat terrace surface beveled across relatively stable Monterey Formation. Except for some minor slumping along streams, this area is very stable. The uplands of Stewarts Point also are underlain by Monterey Formation, but they are not as stable as the Mesa because of steep slopes. Although some large slides were observed in the uplands, the area as a whole is considered moderately stable.

By far the most pressing stability problem at Bolinas is the coastal sliding, which is nearly continuous along the seacliffs. Structural weaknesses, inherent in the Monterey shale, and the energetic erosion by the surf combine to cause active landsliding of the seacliffs. Between Bolinas and Duxbury Point, landsliding has caused the cliff to retreat an average of 0.3 to 0.6 meter per year (Wahrhaftig, 1970). This has destroyed the foundation of at least one house that had been moved earlier. Overlook Drive, a cliff-front road, has been closed due to landsliding (see figure 9). West of Audubon Grove, numerous cliff-front homes are perched precariously on the advancing edge of the slides (figure 10). The Monterey shale involved in this sliding is intensely fractured, which significantly reduces its stability. As the landslide debris reaches the beach, it is rapidly removed by wave action and currents, thus making room for more debris. The surf along this part of the cliff is brown and muddy, showing that it is laden with material being removed from the cliff.



Figure 8. Failure of weathered granitic rock along the Park Service road to Limontaur. The broad cuts made for the road have failed extensively.

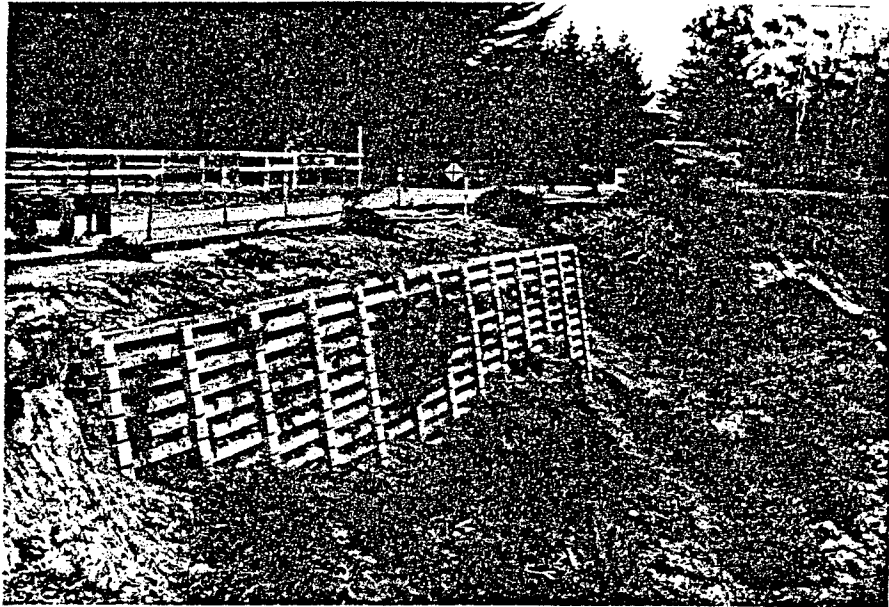


Figure 9. Coastal slide at Bolinas. The bulkhead is an attempt to save Overlook Drive. Parts of the road have failed and this segment has been closed.



Figure 10. This house is threatened by the coastal slides at Bolinas. The ground has pulled away from the house and is moving downslope (to the left in this picture).

Along the west-facing cliffs, exposed to the open sea, bedding planes in the Monterey shale strike parallel to the shoreline and dip 40 to 60 degrees seaward. As waves remove support at the base of the cliffs, the shale fails along the bedding planes, causing rock falls. The blocks of shale are quickly pulverized by the waves and removed, clearing the way for a new cycle to begin.

Cliff retreat in this area has been monitored since 1859 and has progressed at a rate of about .75 meters per year (Galloway, in press). Observations during this investigation suggest that, in some areas, the retreat rate far exceeds the overall average rate.

The cliffs between Brighton Street and Wharf Road are made up of the soft sediments of the Merced Formation. Galloway (in press) points out that these cliffs are protected from the open sea but bear the brunt of southerly winter storms. During these storms, waves pound the soft sediments, causing extensive falls and slumps. Despite numerous attempts to protect the cliffs with bulkheads, they have been retreating at an average rate of about a half a meter per year (Galloway, in press).

There is a need for a means to determine setback distances for developments near the retreating cliffs. The proposed Environmental Hazards Element of the Marin County Plan calls for adherence to the guidelines adopted by the California Coastal Commission. The Commission recommends a 150 foot setback for the Bolinas peninsula. This setback is based on a retreat rate of 3 feet per year multiplied by an economic life expectancy for a structure of 50 years. The Bolinas Community Plan, however, uses a 40-year structure life expectancy, which yields a setback of 120 feet. In view of the fact that the retreat rate varies markedly along the cliffs, and that the life expectancy of different kinds of structures varies greatly, these setback probably are too rigid.

Setbacks should be determined on a case by case basis to allow more flexibility. A simple formula to determine setbacks is:

$$\text{setback (meters)} = \text{structure life (yrs.)} \times \text{retreat rate (meters/yr.)}$$

Using this method, a house with a 40-year life, sited along the west-facing cliffs (retreat rate = .75 m/yr.), would have a setback of 30 meters; the same house, sited above the cliffs near the Bolinas Lagoon channel (retreat rate = .5 m/yr.), would have a setback of 20 meters. In areas where vigorous sliding is taking place along the cliffs, an additional 15 meters should be added to the computed value as an additional safety factor.

EVALUATION OF HAZARDS RELATED TO EARTHQUAKES

General discussion

The hazards to be expected during an earthquake are primarily dependent on the local geologic setting. It is obvious that hard rock will behave differently than wet sand when disturbed. The hazardous earthquake phenomena to be discussed here are (1) surface fault rupture, (2) ground shaking, (3) liquefaction, (4) landslides, and (5) tsunamis.

Surface fault rupture

Ground breakage due to movement along a fault is a real concern for residents of western Marin County. Severe ground rupture occurred during the 1906 event and may have occurred during the 1838 earthquake (Louderback, 1947), but the area was uninhabited at the time.

Any structure straddling a fault along which displacement comparable to that of 1906 occurs (see table 1) will sustain severe damage. For a strike slip fault such as the San Andreas, the ground breakage tends to be a remarkably linear zone of en echelon breaks, generally a few meters wide. Moreover, the breakage along strike-slip faults tends to occur along the most recent break (Brown and Wallace, 1968). Therefore, one can generalize that the highest probability for surface fault rupture exists along the most recently active fault trace and decreases as one moves away in either direction.

To mitigate the hazard of surface fault ruptures, the Alquist-Priolo Special Studies Zones Act of 1972 directed the State Geologist to delineate Special Studies Zones within which geologic investigations are required. The purpose of this legislation is to prevent the placement of a structure for human occupancy on an active fault (see Hart, 1977). All the active faults observed during this investigation are included within the Alquist-Priolo Special Studies Zones.

In the Inverness area, about 300 meters west of the yacht club, Gilbert (in Lawson 1908) described some ground rupture which occurred during the 1906 earthquake. He referred to the breaks as "bedrock cracks" and mentioned the possibility that they were due to a branch fault. No evidence of this fracture exists today, but there is subtle topographic evidence that parallel secondary faults may exist in rocks around Inverness.

Ground shaking

Seismic waves passing through earth material during an earthquake cause the ground to shake. Severe ground shaking is the most widespread, destructive aspect of earthquakes. The severity of shaking depends on (1) nature of the earthquake (magnitude, size of surface

rupture, type of offset), (2) distance from the rupturing fault, and (3) the nature of the underlying earth material.

Perhaps it is intuitively obvious that the severity of shaking increases as the magnitude of the earthquake increases. In general, the intensity of ground shaking decreases with increasing distance from the ground rupture associated with an earthquake. Gilbert (in Lawson 1908) observed a marked decrease in earthquake damage moving away from the 1906 ground rupture. Borchardt and Gibbs (1976) studied the effects in the Bay area of nuclear explosions in Nevada and found that observed response decreases with distance.

Recent research, particularly by the U.S. Geological Survey (Borchardt, 1975), has focused on the effect of local geologic conditions on ground shaking in the San Francisco Bay region. It was found that earth materials could be placed in three categories, bedrock, alluvium, or bay mud, each of which behaves differently during earthquakes (see table 2). The research also revealed that certain frequencies of bedrock shaking are amplified when the seismic waves encounter deposits of alluvium or bay mud. Moreover, the amount of amplification is strongly dependent on the contrast in ability to transmit energy from one unit to the next. For example, seismic waves passing from bedrock up through bay mud would be amplified more than the same waves passing from a unit of older alluvium to a unit of younger alluvium. Table 2 shows the map units in the study area and the relative severity of shaking to be expected.

Certain areas, including the Pine Gulch Creek delta, downtown Bolinas, and the low-lying areas around Tomales Bay, sustained heavy damage in 1906 and can be expected to experience severe shaking during a major earthquake. Gilbert (in Lawson 1908) photographed ground breakage (see figure 11) that occurred just south of Pine Gulch Creek, which he considered to be caused by movement along a branch fault. Examination of the photographs shows that the breakage could be due to lurching. Lurch cracks occur when the loosely consolidated alluvium fails due to intense shaking (Richter, 1958). According to Youd and others (1975), lurching occurs during intense shaking when sediments undergo liquefaction.

Liquefaction

Liquefaction is the transformation of a granular material from a solid into a liquefied state as a consequence of increased pore-water pressures (Youd and others, 1975). Anyone who has wiggled his or her foot in the wet sand at the beach and observed the foot sink in a sandy mush, has observed quick-condition failure from liquefaction. Ground shaking during an earthquake is one cause of natural liquefaction. This seismically induced liquefaction is most likely to occur in beds

Table 2
 Geologic Units in Western Marin County Grouped in
 Three Categories According to Shaking Characteristics

	Map Symbol	Occurrence
Bay mud	Qm	Tomaes Bay, Bolinas Lagoon
Alluvium		
Younger alluvium	Qa	Olema, Paradise Valley, Pine Gulch Creek, Delta, Inverness
Older alluvium	Qoa	Dogtown (Woodville), Inverness Park Horseshoe Hill area
Terrace deposits	Qt	Point Reyes Station to Olema Bolinas Mesa
Millerton Formation	Qmi	East side of Tomaes Bay
Bedrock		
Merced Formation	Qtmc	Bolinas
Franciscan melange	Fm	West flank of Bolinas Ridge
Monterey Formation	Tm	Bolinas, Inverness Ridge
Granitic rock	Kgr	East flank of Inverness Ridge

↑ Increase in Ground Shaking



Figure 11. Photograph taken by G.K. Gilbert after the 1906 earthquake. This ground failure, which occurred on the Pine Gulch Creek delta, was believed by Gilbert to be a branch fault, but the fractures could be lurch cracks caused by intense shaking. In any case, the potential for ground failure during a major earthquake is a hazard in this area. (Photograph courtesy of the U.S. Geological Survey.)

of loose, water-saturated, well-sorted silt and sand within 30 meters of the surface (Lajoie and Helley, 1975). Liquefaction in itself is not a hazard unless some ground failure results from the liquefaction. Such ground failures are flow landslides, lateral spreading, and quick-condition failures.

Debris flows (flow landslides) occur when water-saturated granular sediments liquefy on slopes. This phenomenon was common on slopes underlain by the Merced Formation in Bolinas in the 1906 earthquake. Gilbert (in Lawson 1908) pointed out that many cracks that formed on slopes in 1906 became conduits for water in torrential rains of 1907 causing widespread sliding.

Lateral spreading is a type of landslide that occurs on very low, to nearly horizontal, slopes when earthquake shaking causes liquefaction. When small lateral displacements, cracks, differential settlement caused by lateral spreading occur beneath structures, costly damage can result.

Quick-condition failures occur in flat areas where shallow water table and liquefiable materials coexist. During a quick-condition failure, the ground loses its bearing strength, and surface structures sink; buried structures, such as tanks and swimming pools, are displaced upward.

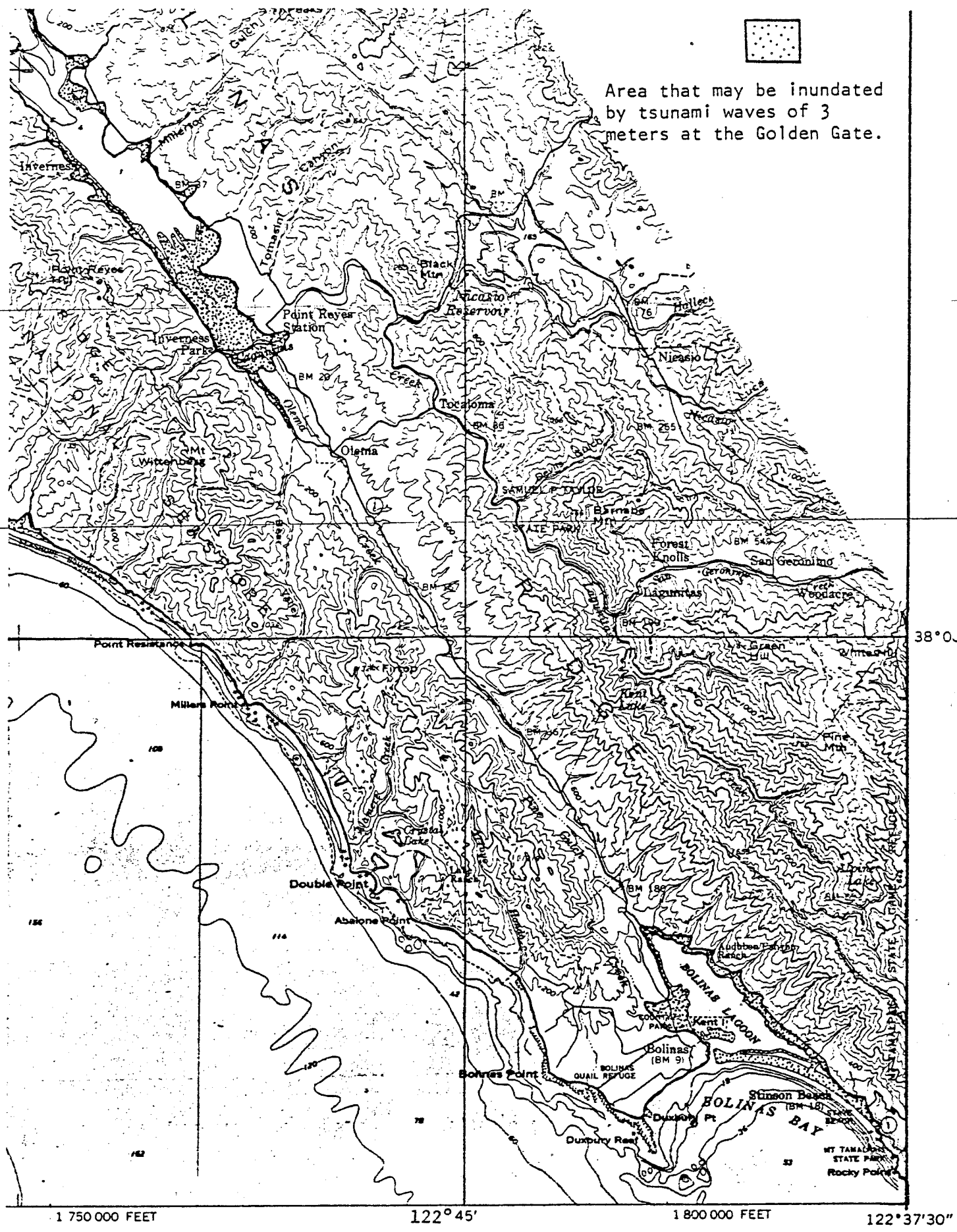
Landslides

A cursory glance at the photographs in the State Earthquake Investigation Commission Report (Lawson, 1908) should convince anyone that earthquakes trigger landslides. Any landslide-prone unit will be more so during a major earthquake. Probably the most common types of slide to expect are the debris flows described in the liquefaction section, and rock or debris falls. The rock-fall slides will be particularly prevalent along sea cliffs and steep roadcuts.

Tsunami

Figure 12 shows areas in western Marin County likely to be inundated during a tsunami (a seismic sea wave sometimes erroneously called a "tidal wave") with a 3 meter (20 foot) runnup at the Golden Gate. Such a tsunami can be expected to occur about once every 200 years on a statistical basis (Ritter and Dupre, 1972).

The tsunami generated by the Alaskan earthquake of March 1964 caused widespread alarm in western Marin County but caused little damage there. Instead of a single large surge, the tsunami was a series of surges. The four largest crests occurred at half hour intervals



Area that may be inundated
by tsunami waves of 3
meters at the Golden Gate.

1 750 000 FEET

122° 45'

1 800 000 FEET

122° 37' 30"

Figure 12.

in the early morning hours of March 28 (Independent Journal, March 28, 1964). However, sporadic surges continued through the next day. One surge, at 3 p.m., swept a fisherman out to sea from the rocks of Duxbury Reef.

During the 1906 earthquake, a wave about 8 to 10 feet high and parallel to the axis of the Tomales Bay was reported at Marshall (Lawson, 1908), but it caused only slight damage. Such a wave probably will occur again in the event of an earthquake similar to the one of 1906.

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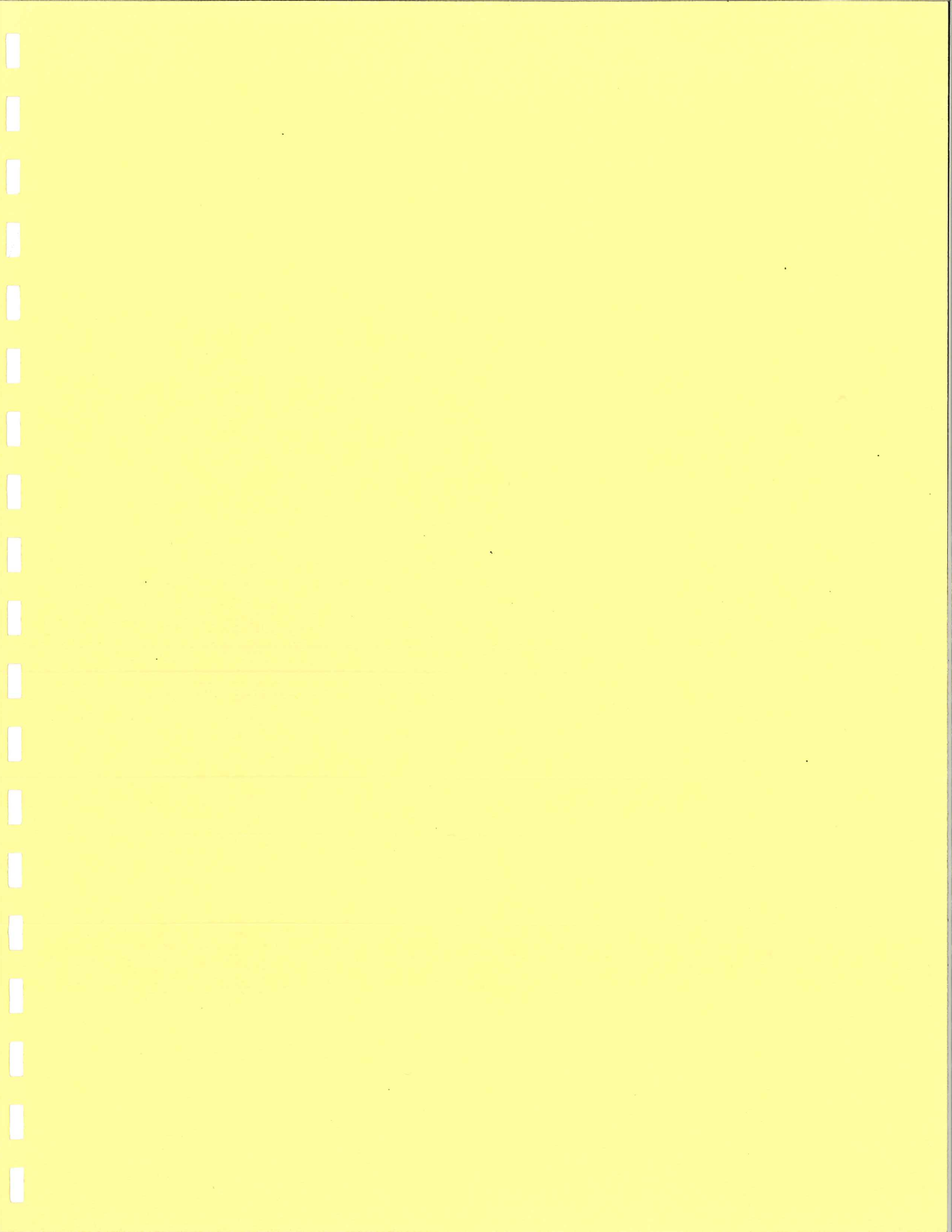
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BOARD OF SUPERVISORS OF THE COUNTY OF MARIN

RESOLUTION NO. 81-238

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN ACCEPTING AND AGREEING TO THE CALIFORNIA COASTAL COMMISSION'S CONDITIONS OF APPROVAL FOR CATEGORICAL EXCLUSIONS IN THE UNIT I COASTAL ZONE OF MARIN COUNTY.

WHEREAS, the Marin County Board of Supervisors adopted the Unit I Local Coastal Plan on August 21, 1979, and

WHEREAS, the California Coastal Commission adopted a Resolution of Certification of the Unit I Local Coastal Plan on April 1, 1980, and

WHEREAS, as part of the final certification process of the Unit I Local Coastal Plan, the California Coastal Commission did adopt, on May 6, 1981, Categorical Exclusion Order No. E-81-2 pursuant to Public Resources Code 30610 (d), and

WHEREAS, Categorical Exclusion Order No. E-81-2 sets forth the conditions whereby specific developments are excluded from the permit requirements of the California Coastal Act of 1976.


NOW, THEREFORE, BE IT RESOLVED that the Marin County Board of Supervisors does hereby acknowledge receipt of Categorical Exclusion Order No. E-81-2, including conditions of approval, and accepts and agrees to the terms and conditions to which the categorical exclusions have been made subject.

PASSED AND ADOPTED by the Marin County Board of Supervisors at its regular meeting held on the 4th day of August, 1981, by the following vote, to wit:

AYES: SUPERVISORS - B. Roumiguere, B. Boxer, A. Aramburu, G. Giacomini

NOES: NONE

ABSENT: SUPERVISOR - G. Wilhelm


CHAIRMAN OF THE BOARD OF SUPERVISORS
COUNTY OF MARIN

Attest:


Clerk of the Board

CATEGORICAL EXCLUSION ORDER E-81-2

(NORTH CENTRAL REGION)

The Commission by a two-thirds vote of its appointed members hereby adopts, by regulation, an order, pursuant to Public Resources Code Sections 30610(e) and 30610.5(b), categorically excluding from the permit requirements of the California Coastal Act of 1976 the categories of development within the specifically defined geographic area described below:

I. CATEGORY OF DEVELOPMENT AND GEOGRAPHIC AREA

This order categorically excludes the following development:

(a) On-site signs (as conditioned) advertising available services or products. An on-site sign is defined as an advertising structure which is located on the property or building occupied by the business, product, or services advertised.

(b) Agriculturally-related development (as conditioned) including:

1. Barns, storage, equipment and other necessary buildings.
2. Dairy pollution projects including collection, holding and disposal facilities.
3. Storage tanks and water distribution lines utilized for on-site, agriculturally-related activities.
4. Water impoundment projects in canyons and drainage areas not identified as blue line streams on USGS 7½ Minute Quad Sheets.
5. Electric utility lines.
6. New fencing for farm or ranch purposes, provided no solid fence designs are used.

Agriculture means the tilling of the soil, the raising of crops, horticulture, viticulture, livestock, farming, dairying, and animal husbandry, including all uses customarily incidental and necessary thereto.

(c) Lot line adjustments not resulting in a change in density or the creation of new parcels.

(d) Traffic control signing and minor roadway improvements (as conditioned) including:

1. Culvert replacement.
2. Guard rails, retaining walls.
3. Slope stabilization.

4. Signs for traffic control and guidance including roadway markings and pavement delineation.
5. Drainage course maintenance and cleaning involving less than 50 cubic yards of excavation.

The exclusion area includes the entire coastal zone in Unit I of Marin County (Southern Marin), except that for agriculturally-related development, the exclusion area shall not include the area between the coast (mean high tide line) and the nearest public road paralleling the sea, or 1/4 mile inland from the coast, whichever is less. The exclusion area is shown on the notarized exclusion maps on file with the Commission, North Central Coast Regional Commission and Marin County.

II. FINDINGS

The Commission hereby finds, for the reasons set forth below, that this exclusion, as conditioned, presents no potential for any significant adverse effect, either individually or cumulatively, on coastal resources or on public access to, or along the coast, and that this exclusion will not impair the ability of local government to carry out the certified Local Coastal Program.

The Commission also finds that the categories of development excluded by this order are projects which the Secretary of Resources has determined are categorically exempt from the provisions of the California Environmental Quality Act of 1970 as having no significant effect on the environment.

The sections of the CEQA Guidelines which exempt these categories are listed below:

<u>Category of Development Excluded</u>	<u>14 Cal. Adm. Code sec.</u>
(a) On site signs	15101(g), 15111(a)
(b) Agriculturally-related development	
1. Necessary buildings	15111
2. Dairy Pollution projects	15101(i), 15102(c)
3. Agriculturally-related storage tanks	15101(m), 15104
4. Water impoundment in certain areas	15101(m), 15104
5. Electric Utility lines	15101(d), 15101(c) and (d), 15103(a)
6. New fencing for farm/ranch property	15103(e), 15104
(c) Lot line adjustments	15105(a)

<u>Category of Development Excluded</u>	<u>14 Cal. Adm. Code sec.</u>
(d) Traffic control	
1. Culvert replacement	15101(d) and (f)
2. Guard rails and retaining walls	15101(d) and (f)
3. Slope stabilization	15101(d) and (f)
4. Roadway markers	15101(f)
5. Drainage courses in maintenance	15101(i), 15102(c)

The Commission finds that the categories of development proposed for exclusion are developments which have posed no significant coastal concerns in the past, and do not now require attention as possibly detrimental to coastal resources. On August 2, 1977, the Commission adopted Categorical Exclusion Order no. E-77-7 which found the categories of development now under consideration were exempt from the requirements for a Commission-issued coastal development permit pursuant to section 30610(d) (now subsection (e)) of the Act.

From the date of exclusion to the present, there have been no significant adverse effects, either individually or cumulatively, on coastal resources or on public access to, or along the coast.

On-Site Signs

Marin County has a sign ordinance governing the height, area, design, and other facets of sign development. The local regulations are lengthy, detailed, and specific. The ordinance requires a local sign permit and local design review. The following sections of the local code are relevant:

Marin County: Chapter 22.69 of Title 22 of the Marin County Code (zoning), including sections 22.69.010 through 22.69.110

Agricultural Activities

Marin County's zoning and other local controls which cover the activities recommended for exclusion are:

The "A District" section of the Marin County zoning code (Agricultural and Conservation Districts) permits normal agricultural activities, including barns and other structures necessary to support the agricultural uses. The proposed exclusion projects are adequately covered by this zoning designation.

Water and other utility projects are permitted subject to approval by appropriate governmental agencies. Grading and excavation activities are governed by the Uniform Building Code, and supplemented by a local excavating ordinance and a dam ordinance. Any excavations in drainage courses or those excavations involving more than 500 cubic yards require a permit from the county. The dam ordinance

covers projects up to 50 acre feet of water and up to 25 feet of spillway height. Above those limits, state laws and regulations are applied.

It is recommended that in Marin County's coastal zone the categorical exclusion apply only where local zoning authorities have designated, "A" districts. Thus A-2 districts (limited agriculture) and R-A districts (suburban agriculture) will not be eligible for categorical exclusion.

Lot Line Adjustments, Traffic Control

Lot line adjustments, traffic control, signing, and minor roadway improvements are routine administrative and technical activities which in and of themselves do not normally impact on actual land uses or the use of coastal resources, but actually serve to facilitate or enhance the enjoyment of approved uses and developments. The Coastal Zone Conservation Commission under Proposition 20, predecessor to this Commission, developed a Blanket Permit for roadway projects based on the experience that certain projects did not impact coastal resources.

Impact of Exclusions Upon Coastal Resources

Category a, Signs, is a development category which relates primarily to the visual resources of the coast. Since the exceptions written into the exclusion (I.B. 1-4) strictly limit excluded signs to those of a small scale, and since local controls provide for the review of even these signs, the recommended categorical exclusions will not have any adverse impacts, either individually or cumulatively, upon the visual and scenic resources of the coast.

The agricultural activities proposed for exclusion in recommendation II A. are the only ones in this referral which impact directly on actual land use and development in the coastal zone. The excluded activities involve land use, water use, water quality and visual impact considerations. This Commission finds, however, that the exclusions will not have any individual or cumulative impacts on these resources and may actually serve to enhance them. This finding is based upon Chapter 3 of the California Coastal Act which establishes policies for the preservation of prime agricultural land. Agriculture utilizes soils resources in a manner consistent with the Coastal Act. This Commission further finds that agricultural activities are a major contributor to the scenic resources of the coastal zone, and that the excluded developments will serve to enhance that resource. (Protection against public view blockage has been reserved by the language of the exceptions to the exclusion.) Similarly, the dairy disposal facilities recommended for exclusion will enhance water quality. Water supply projects will further augment agricultural activity in tune with Coastal Act policy.

Lot line adjustments, as proposed, will have no impact at all on coastal resources. The legal adjustment of existing property lines is of no coastal significance.

Category d developments, in a fashion similar to that of category G, will result in a beneficial impact on coastal resources, since they will add to public safety, facilitate access to recreational and visitor-serving uses, provide for proper drainage, limit erosion, and the like.

Impact on Public Access

The recommended categorical exclusions will neither add to nor detract from the number, location, or quality of public access points to public recreation sites or to public tidelands. They will have no effect upon road capacity or any other means of access. They will, however, in the case of category IV (roadway improvements) facilitate the use of existing and future access points by providing for signing and for public safety.

Significant Effect on the Environment

In addition, the Commission finds that, for the same reasons this exclusion will have no potential for any significant adverse effect, either individually or cumulatively, on coastal resources, this exclusion will have no significant effect on the environment for purposes of the California Environmental Quality Act of 1970.

III. CONDITIONS

In order (1) to assure that adoption of the exclusion will cause no significant change in density, height, or nature of uses in the excluded area and (2) to implement the exclusion, this order is subject to the following conditions:

1. Applicable Zoning

Development pursuant to this exclusion shall conform, unless otherwise limited by this order, to the zoning in effect in Marin County on the date this order is adopted by the Commission.

2. Agricultural Development

Agriculturally-related development permitted by this exclusion is only allowed on parcels zoned A on the date this order is adopted by the Commission.

3. Water Impoundment Projects

No impoundment project excluded by this order shall exceed 10 acre feet, either in actual water impounded or in design capacity.

4. Signs

No sign excluded by this order shall exceed 25 square feet; or use artificial lighting; or if free standing, exceed 15 feet in height; or, if attached, exceed the height of the building.

5. Traffic Control and Guidance

No roadway markings subject to this exclusion shall create more traffic lanes than existing previously.

6. Implementation

The County of Marin shall, at an appropriate stage in the local approval process for development subject to this exclusion, distribute to the applicant for such local approval an instruction sheet and form provided by the Executive Director of the Commission. After obtaining final local governmental approval but prior to commencing construction under this exclusion, such applicant shall send the completed form containing a brief description of the excluded development to the Coastal Commission.

7. Any amendment to the certified Local Coastal Program which affects the land area to which this exclusion applies shall require the approval of the California Coastal Commission pursuant to Commission Regulations and the Coastal Act of 1976 (Public Resources Code Section 30514).
8. The County of Marin shall maintain a record for any other permits which may be required for categorically excluded development which shall be made available to the Commission or any interested person upon request, pursuant to Section 00154 of the Commission Local Coastal Program Regulations.
9. This exclusion shall apply to the permit requirements of the Coastal Act of 1976, pursuant to Public Resources Code Section 30610(e) and 30610.5(b), and shall not be construed to exempt any person from the permit requirements of any other federal, state or local government agency.
10. This exclusion shall not apply to tide and submerged land, beaches, and lots immediately adjacent to the inland extent of any beach, or of the mean high tide line of the sea where there is no beach, potential public trust lands as identified by the State Lands Division in the trust claim maps, or wetlands as identified in the power plant siting wetland resource maps.

IV. RESCISSION AND REVOCATION

Pursuant to 14 Cal. Adm. Code 13243(e), the Commission hereby declares that the order granting this exclusion may be rescinded at any time, in whole or in part, if the Commission finds by a majority vote of its appointed membership after public hearing that the terms and conditions of the exclusion order no longer support the findings specified in Public Resources Code Section 30610(d). Further, the Commission declares that this order may be revoked at any time that the terms and conditions of the order are violated.

BOARD OF SUPERVISORS OF THE COUNTY OF MARIN

RESOLUTION NO. 82-162

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF MARIN ACCEPTING AND AGREEING TO THE
CALIFORNIACOASTAL COMMISSION'S CONDITIONS OF
APPROVAL FOR CATEGORICAL EXCLUSIONS IN THE UNIT II
COASTAL ZONE OF MARIN COUNTY

WHEREAS, the Marin County Board of Supervisors adopted the Unit II Local Coastal Plan on December 9, 1980, and

WHEREAS, the California Coastal Commission adopted a Resolution of Certification on the Unit II Local Coastal Plan on April 1, 1981, and

WHEREAS, as part of the final certification process of the Unit II Local Coastal Plan, the California Coastal Commission did adopt, on January 7, 1982, Categorical Exclusion Order No. E-81-6 pursuant to Public Resources Code 30610(e), and

WHEREAS, Categorical Exclusion Order No. E-81-6 sets forth the conditions whereby specific developments are excluded from the permit requirements of the California Coastal Act of 1976.

NOW, THEREFORE, BE IT RESOLVED that the Marin County Board of Supervisors does hereby acknowledge receipt of Categorical Exclusion Order No. E-81-6, including conditions of approval, and accepts and agrees to the terms and conditions to which the categorical exclusions have been made subject.

PASSED AND ADOPTED by the Marin County Board of Supervisors at its regular meeting held on the 11th day of May, 1982, by the following vote, to wit:

AYES: SUPERVISORS: Bob Roumiguere, Barbara Boxer, Al Aramburu, Gail Wilhelm

NOES: SUPERVISORS: -

ABSENT: SUPERVISORS: Gary Giacomini



CHAIRMAN OF THE BOARD OF
SUPERVISORS, COUNTY OF MARIN

ATTEST:



Clerk of the Board

CATEGORICAL EXCLUSION ORDER E-81-6
MARIN COUNTY, UNIT II

(Northern Portion of County)

The Commission by a two-thirds vote of its appointed members hereby adopts, by regulation, an order, pursuant to Public Resources Code Sections 30610(e) and 30610.5(b), categorically excluding from the permit requirements of the California Coastal Act of 1976 the categories of development within the specifically defined geographic area described below:

I. CATEGORY OF DEVELOPMENT AND GEOGRAPHIC AREA

This order categorically excludes the following development:

1. Construction of single family residences in the community of Point Reyes Station, Marin County;
2. Land divisions in the community of Point Reyes Station, Marin County (See Exhibit 1)
3. (a) On-site signs (as conditioned) advertising available services or products. An on-site sign is defined as an advertising structure which is located on the property or building occupied by the business, product, or services advertised.

(b) Agriculturally-related development (as conditioned) including:
 1. Barns, storage, equipment and other necessary buildings.
 2. Dairy pollution projects including collection, holding and disposal facilities.
 3. Storage tanks and water distribution lines utilized for on-site, agriculturally-related activities.
 4. Water impoundment projects in canyons and drainage areas not identified as blue line streams on USGS 7½ Minute Quad Sheets.
 5. Electric utility lines.
 6. New fencing for farm or ranch purposes, provided no solid fence designs are used.

Agriculture means the tilling of the soil, the raising of crops, horticulture, viticulture, livestock, farming, dairying, and animal husbandry, including all uses customarily incidental and necessary thereto.
- (c) Lot line adjustments not resulting in a change in density or the creation of new parcels.

Approved 2/5/82

(d) Traffic control signing and minor roadway improvements (as conditioned) including:

1. Culvert replacement.
2. Guard rails, retaining walls.
3. Slope stabilization.
4. Signs for traffic control and guidance including roadway markings and pavement delineation.
5. Drainage course maintenance and cleaning involving less than 50 cubic yards of excavation.

This category of development is excluded in the entire coastal zone of Unit II in Marin County (Northern Marin); except that for agriculturally related development, the exclusion shall not include the area between the coast and the nearest public road paralleling the sea, or 1/2 mile inland from the coast, whichever is less. The exclusion area shall be shown on the notarized exclusion maps on file with the Commission and with Marin County.

Limitations on Exclusion:

This exclusion shall apply to the permit requirements of the Coastal Act of 1976, pursuant to Public Resources Code Section 30610(e) and 30610.5(b), and shall not be construed to exempt any person from the permit requirements of any other federal, state or local government or agency.

This exclusion shall not apply to tide and submerged land, beaches and lots immediately adjacent to the inland extent of any beach, or of the mean high tide line of the sea where there is no beach, potential public trust lands as identified by the State Lands Division in the trust claims maps, wetlands as identified in the power plant siting wetland resources maps.

II. CONDITIONS

This order is subject to the following conditions:

1. Category 1: Single family dwellings in the community of Point Reyes Station Marin County, subject to the following terms and conditions:
 - a. For purposes of this Categorical Exclusion, the "community of Point Reyes Station" is defined as that land area which lies within the community expansion boundary recognized by the Commission. The community expansion boundary is indicated on maps on file with the County and with the Commission. Excluded lots are shown in Exhibit 2, 1-10.
 - b. Project height shall not exceed 24 feet from average finished grade. (The term "average finished grade" is defined in Attachment 1) This condition responds to Section 30251 of the Act regarding protection of scenic areas and public views, and maintenance of community character.

- c. The Exclusion shall apply only to those lots of record lying within the specific Exclusion area designated on Exclusion Map Exhibit 1 and to those parcels created pursuant to Category 2 of this Exclusion Order. Coastal permit review of projects in other areas of the community is required due to issues of density, relationship to commercial uses, traffic circulation, and other coastal planning issues.
 - d. Prior to the issuance of a building permit, the County of Marin shall certify to the Executive Director of the Commission that the applicant for a development subject to the terms of this exclusion order has provided evidence that the height limit of the proposed development does not exceed 24 feet from the average finished grade and that the proposed residential dwelling is set back at least 50' (fifty feet) from any active fault trace as shown on the Alquist-Priolo maps on file with the County.
2. Category 2: Land divisions in the community of Point Reyes Station, Marin County, subject to the specific terms and conditions outlined below.
- a. For purposes of this Categorical Exclusion, the "community of Point Reyes Station" is defined as that land area which lies within the community expansion boundary recognized in the Local Coastal Plan. The community expansion boundary is indicated on the implementation maps.
 - b. Where properties divided pursuant to this Exclusion Order have frontage on State Highway One, there shall be recorded by the applicant/landowner an irrevocable offer to dedicate to any public agency, or to an appropriate transportation agency or to a private association approved by the Commission, an easement consisting of a ten-foot strip contiguous with and paralleling Highway One, which shall be made available to the appropriate agency for the development of bicycle routes, intra- and intercommunity trails, and non-automobile alternatives on and through this property. The offer shall be irrevocable for a period of ten years, running from the date of recording and shall run with the land in favor of the people of the State of California, binding successors and assigns of the applicant and/or landowner. Such offer shall be recorded free of prior liens and encumbrances except tax liens. This requirement is essential for the preservation of planning options for provision of nonautomobile transportation and circulation. The requirement addresses Section 30252 of the Coastal Act regarding public access and transportation alternatives and the Transportation and Road Capacity policy under "Public Services and New Development" of the Marin County LCP.
 - c. The size of parcels resulting from a division under this order shall be no less than the minimum acreage allowed for the zone under the County zoning maps in effect at the time this order is adopted by the Commission.
 - d. The County of Marin shall forward copies of the final parcel map(s) for all projects approved pursuant to this Exclusion to the Executive Director.

3. Development pursuant to this exclusion shall conform, unless otherwise limited by this order, to the zoning in effect in Marin County on the date this order is adopted by the Commission or zoning adopted by the County pursuant to the LCP certified by the Commission.
4. Agriculturally-related development permitted by this exclusion is only allowed on parcels zoned for agricultural use on the date this order is adopted by the Commission.
5. No water impoundment project excluded by this order shall exceed 10 acre feet, either in actual water impounded or in design capacity.
6. No sign excluded by this order shall exceed 25 square feet; or use artificial lighting; or if free standing, exceed 15 feet in height; or, if attached, exceed the height of the building.
7. No roadway markings subject to this exclusion shall create more traffic lanes than existing previously.
8. This order shall be of no force and effect until the effective date of the delegation of development review authority to a local government pursuant to Public Resources Code Section 30519.

III. FINDINGS AND DECLARATIONS

The Commission hereby finds, for the reasons set forth below, that this exclusion, as conditioned, presents no potential for any significant adverse effect, either individually or cumulatively, on coastal resources or on public access to, or along the coast.

The Commission finds that for the same reasons that this exclusion will have no potential for any significant adverse effect, either individually or cumulatively, on coastal resources, this exclusion will have no significant effect on the environment for purposes of the California Environmental Quality Act of 1970.

The Commission further finds and declares as follows:

1. Provisions for Categorical Exclusions

Specifically, Public Resources Code Section 30610(d) states that no coastal development permit shall be required for...

"Any category of development or any category of development within a specifically defined geographic area, that the Commission, by regulation, after public hearing, and by two-thirds vote of its appointed members, has described or identified with respect to which the Commission has found that there is no potential for any significant, adverse effect, either individually or cumulatively, on coastal resources or on public access to, or along the coast and that such exclusion will not impair the ability of the local government to prepare a local coastal program."

Public Resources Code Section 30610.5(b) requires:

"Every exclusion granted shall be subject to terms and conditions to assure that no significant change in density, height or nature of uses will occur without further proceedings under this division and an order granting an exclusion under Subdivision (d) of Section

30610 "...may be revoked at any time by the Commission if the conditions of the exclusion are violated."

It is found that provisions for categorical exclusions are appropriately applied to the subject single family residential development and land divisions. The necessary findings are made as outlined in the following material. This is consistent with the requirement that no exclusion shall be granted for specific areas where coastal resources could be adversely impacted.

2. Visual and Scenic Resources

Public Resources Code Section 30251 states:

"The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas.

Section 30253(5) states:

"Where appropriate, protect special communities and neighborhoods which, because of their unique characteristics, are popular visitor destination points for recreational uses."

The protection of the visual and scenic qualities is an important issue identified both in the Marin County Local Coastal Program and in the review of permit applications. In particular, the Coastal Act requires the protection of public views to and along the ocean and in scenic coastal areas. The approval of any significant structure in these areas requires careful consideration of the surrounding topography and the location to the development such that the public views are protected. Therefore, the Commission finds that no exclusion can be granted for certain types of development in areas where public views or scenic coastal areas could be adversely impacted.

As conditioned, this exclusion limits the height of any structure built pursuant to this exclusion within Point Reyes Station to 24 feet from the average finished grade. This condition assures compatibility with existing development structures, maintains the character of development in the area, and protects visual resources. As conditioned, the exclusion will have no potential for adverse impact on visual and scenic coastal resources.

3. Geologic Hazards

Public Resources Code Section 30253 provides:

New development shall:

(1) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.

(2) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.

The San Andreas Fault runs through a portion of Point Reyes Station, and specifically through the exclusion area. The most damage to life and property would occur if a structure were placed directly over an active fault trace. The lateral or vertical movement along the fault would literally tear apart the structure. Because of this potential for geologic hazard, all single family dwellings subject to this exclusion must be set back a minimum of fifty feet from any active fault trace. While the Alquist-Priolo Act exempts single-story, wood-frame structures from its setback requirements, the Guidelines of the Division of Mines and Geology recommend that such structures be set back as well. As conditioned, the exclusion will have no potential for significant adverse impact and will minimize risks to life and property in areas of geologic instability, in accordance with Section 30253.

4. Location of Development/Adequacy of Services

Public Resources Code Section 30250(a) provides:

- (a) New development, except as otherwise provided in this division shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services, and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources.

The categorically excluded development within Point Reyes Station is development within the expansion area which the County of Marin has designated in its Local Coastal Program, and which the Commission has certified, with conditions.

Single family homes in Point Reyes Station receive water supply from the North Marin County Water District, and utilize individual septic tank systems for sewage disposal. The Water District presently has the capacity to serve 755 residential units (354 more than those now existing), with generous allocations for current demand and growth in recreational, agricultural, commercial, and governmental uses.

To ensure that the demand for water does not exceed capacity, the Local Coastal Plan requires the County to notify the Water District when 300 more meters have been hooked up in the water district service area. At that point, the Water District may plan its expansion. After a total of 755 units are connected, the County is to cease issuance of building permits. Because the Water District maintains that present capacity is adequate to serve 755 units with generous provision of coastal-priority uses, the exclusion of single-family residences under this order has no potential for adversely affecting uses which are given priority under the Coastal Act.

5. Public Access, Traffic

Public Resources Code Section 30210 provides:

In carrying out the requirement of Section 2 of Article XV of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

The exclusion of these projects from coastal permit requirements will not affect significantly public access to or along the coast. Though some of the projects in Point Reyes Station lie between the sea and the first road, they are some distance removed from the water due to the presence of large agricultural holdings which intervene. There are several County and State owned recreation areas in the immediate vicinity of the community, such as White House Pool, Tomales Bay State Park, and Millerton Point.

Pursuant to condition 3 of this exclusion, where properties divided pursuant to this order have frontage on State Highway One, the development shall be accompanied by an offer to dedicate a ten-foot strip contiguous with and paralleling Highway One which shall be made available to an appropriate agency for the possible development of bicycle routes and community trails, and non-automobile transportation alternatives on and through the property. This requirement is essential for the preservation of planning options for provision of non-automobile transportation and circulation. The requirement addresses Section 30252 of the Coastal Act regarding public access and transportation alternatives. The Local Coastal Program anticipates that some traffic on Highway One may be eliminated by use of non-automobile transportation alternatives.

The Marin County LCP concludes, on the basis of the Highway One capacity study, that no more than 350 units are likely to be built in the next 20 years through the Point Reyes-Olema-Inverness Park area, far below buildout maximums. If sewage disposal constraints are considered for this area, the number will probably not go much higher. Thus, excessive traffic volumes are not expected to become a serious problem. Only downtown Point Reyes Station (removed from Highway One by an arterial) may need further attention.

6. The Commission also finds that Category 3 of development excluded by this order consists of projects which the Secretary of Resources has determined are categorically exempt from the provisions of the California Environmental Quality Act of 1970 as having no significant effect on the environment.

The sections of the CEQA Guidelines which exempt these categories are listed below:

<u>Category of Development Excluded</u>	<u>14 Cal. Adm. Code sec.</u>
(a) On site signs	15101(g), 15111(a)
(b) Agriculturally-related development	

- | | |
|---|--------------------------------------|
| 1. Necessary buildings | 15111 |
| 2. Dairy Pollution projects | 15101(i), 15102(c) |
| 3. Agriculturally-related storage tanks | 15101(m), 15104 |
| 4. Water impoundment in certain areas | 15101(m), 15104 |
| 5. Electric Utility lines | 15101(d), 15101(c) and (d), 15103(c) |
| 6. New fencing for farm/ranch property | 15103(e), 15104 |
| (c) Lot line adjustments | 15105(a) |

Category of Development Excluded

14 Cal. Adm. Code sec.

(d) Traffic control

- | | |
|------------------------------------|--------------------|
| 1. Culvert replacement | 15101(d) and (f) |
| 2. Guard rails and retaining walls | 15101(d) and (f) |
| 3. Slope stabilization | 15101(d) and (f) |
| 4. Roadway markers | 15101(f) |
| 5. Drainage course maintenance | 15101(i), 15102(c) |

The Commission finds that the categories of development proposed for exclusion are developments which have posed no significant coastal concerns in the past, and do not now require attention as possibly detrimental to coastal resources. On August 2, 1977, the Commission adopted Categorical Exclusion Order No. E-77-7 which found the categories of development now under consideration were exempt from the requirements for a Commission-issued coastal development permit pursuant to section 30610(d) (now subsection (e)) of the Act.

From the date of exclusion to the present, there have been no significant adverse effects, either individually or cumulatively, on coastal resources or on public access to, or along the coast.

a) On-Site Signs

Marin County has a sign ordinance governing the height, area, design, and other facets of sign development. The local regulations are lengthy, detailed, and specific. The ordinance requires a local sign permit and local design review. The following sections of the local code are relevant:

Marin County: Chapter 22.69 of Title 22 of the Marin County Code (zoning), including sections 22.69.010 through 22.69.110

b) Agricultural Activities

Marin County's zoning and other local controls which cover the activities recommended for exclusion are:

The "A District" section of the Marin County zoning code (Agricultural and Conservation Districts) permits normal agricultural activities, including barns and other structures necessary to support the agricultural uses. The proposed exclusion projects are adequately covered by this zoning designation.

Water and other utility projects are permitted subject to approval by appropriate governmental agencies. Grading and excavation activities are governed by the Uniform Building Code, and supplemented by a local excavating ordinance and a dam ordinance. Any excavations in drainage courses or those excavations involving more than 50 cubic yards require a permit from the county. The dam ordinance covers projects up to 50 acre feet of water and up to 25 feet of spillway height. Above those limits, state laws and regulations are applied.

It is recommended that in Marin County's coastal zone the categorical exclusion apply only where local zoning authorities have designated, "A" districts. Thus A-2 districts (limited agriculture) and R-A districts (suburban agriculture) will not be eligible for categorical exclusion.

c) Lot Line Adjustments, Traffic Control

Lot line adjustments, traffic control, signing, and minor roadway improvements are routine administrative and technical activities which in and of themselves do not normally impact on actual land uses or the use of coastal resources, but actually serve to facilitate or enhance the enjoyment of approved uses and developments. The Coastal Zone Conservation Commission under Proposition 20, predecessor to this Commission, developed a Blanket Permit for roadway projects based on the experience that certain projects did not impact coastal resources.

Impact of Exclusions Upon Coastal Resources

Category a, Signs, is a development category which relates primarily to the visual resources of the coast. Since the exceptions written into the exclusion (I.B. 1-4) strictly limit excluded signs to those of a small scale, and since local controls provide for the review of even these signs, the recommended categorical exclusions will not have any adverse impacts, either individually or cumulatively, upon the visual and scenic resources of the coast.

The agricultural activities proposed for exclusion in recommendation II A. are the only ones in this referral which impact directly on actual land use and development in the coastal zone. The excluded activities involve land use, water use, water quality and visual impact considerations. This Commission finds, however, that the exclusions will not have any individual or cumulative impacts on these resources and may actually serve to enhance them. This finding is based upon Chapter 3 of the California Coastal Act which establishes policies for the preservation of prime agricultural land. Agriculture utilizes soil

resources in a manner consistent with the Coastal Act. This Commission further finds that agricultural activities are a major contributor to the scenic resources of the coastal zone, and that the excluded developments will serve to enhance that resource. (Protection against public view blockage has been reserved by the language of the exceptions to the exclusion.) Similarly, the dairy disposal facilities recommended for exclusion will enhance water quality. Water supply projects will further augment agricultural activity in tune with Coastal Act policy.

Lot line adjustments, as proposed, will have no impact at all on coastal resources. The legal adjustment of existing property lines is of no coastal significance.

Category d, developments, in a fashion similar to that of category 6, will result in a beneficial impact on coastal resources, since they will add to public safety, facilitate access to recreational and visitor-serving uses, provide for proper drainage, limit erosion, and the like.

Impact on Public Access

The recommended categorical exclusions will neither add to nor detract from the number, location, or quality of public access points to public recreation sites or to public tidelands. They will have no effect upon road capacity or any other means of access. They will, however, in the case of category IV (roadway improvements) facilitate the use of existing and future access points by providing for signing and for public safety.

IV. IMPLEMENTATION

1. The order granting a categorical exclusion for these categories of development in Marin County, northern portion, pursuant to Public Resources Code Section 30610(e) shall not become effective until the Executive Director of the Coastal Commission has determined in writing that the local government has taken the necessary action to carry out the exclusion order pursuant to Section 13244 of the Coastal Commission regulations.
2. The County of Marin shall, at an appropriate stage in the local approval process for development subject to this Exclusion, distribute to the applicant for such local approval an instruction sheet and form provided by the Executive Director of the Commission. After obtaining final local governmental approval but prior to commencing construction under this exclusion, such applicant shall send the completed form containing a brief description of the excluded development to the Coastal Commission.
3. Maps shall be submitted for the Executive Director's review and approval before the County may implement this exclusion order. Said maps shall show:
 - a. The appropriate approved zone district,
 - b. areas of actual or potential public trust, and
 - c. boundaries of parcels landward of the first public road paralleling the sea.
4. Prior to the issuance of a building permit for a single family residence subject to this exclusion order, the Planning Director, or appropriate official of the County of Marin shall certify to the Executive Director of the Coastal Commission that the height limit and building setback conditions of this order have been met.

5. The County of Marin shall maintain a record for any other permits which may be required for categorically excluded development which shall be made available to the Commission or any interested person upon request, pursuant to Section 00154 of the Commission Local Coastal Program Regulations.

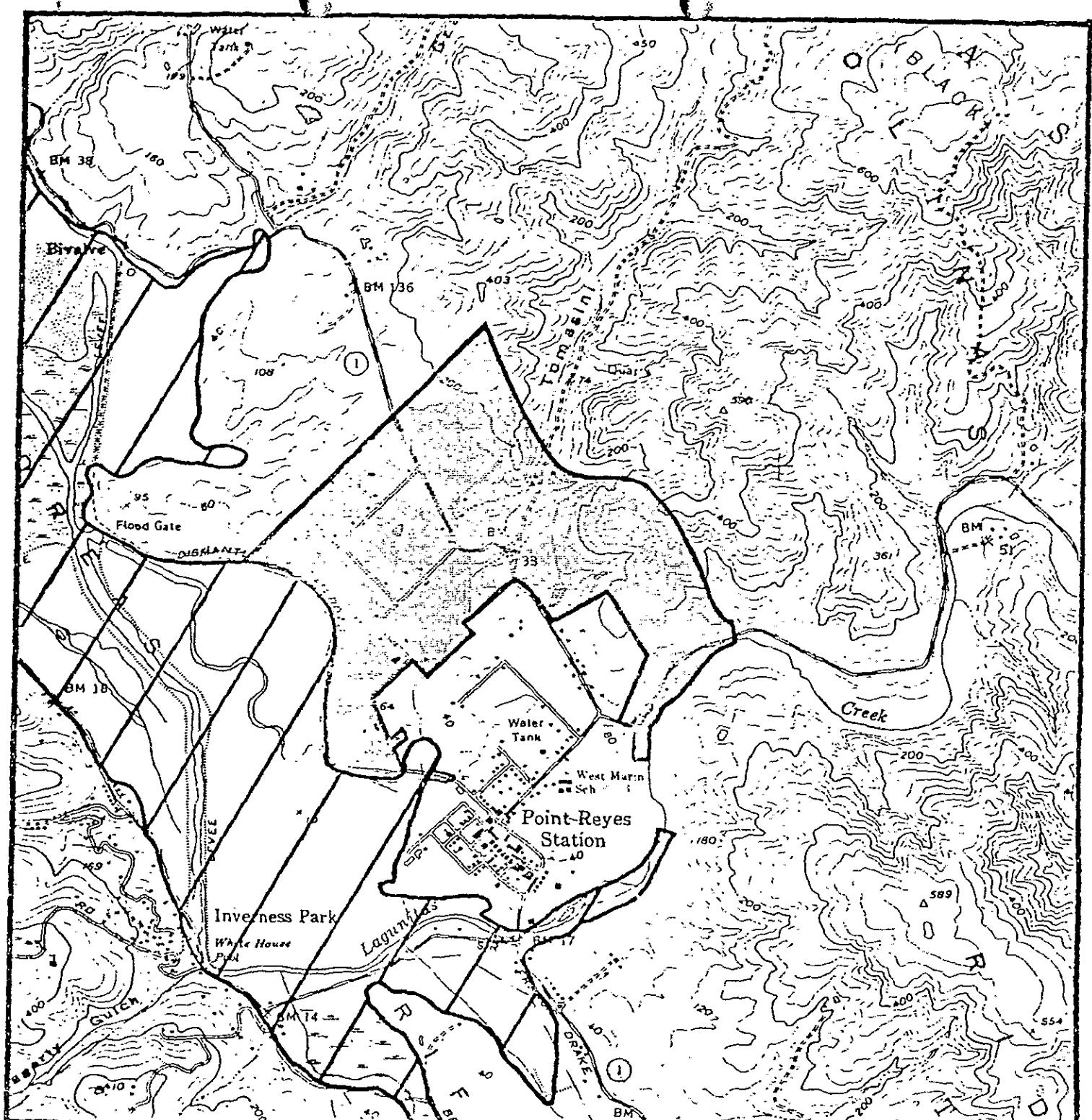
V. RECISSION AND REVOCATION

Pursuant to 14 California Administrative Code 13243(e), the Commission hereby declares that the order granting this exclusion may be rescinded at any time, in whole or in part, if the Commission finds by a majority vote of its appointed membership after public hearing that the terms and conditions of the exclusion order no longer support the findings specified in Public Resources Code Section 30610(d). Further, the Commission declares that this order may be revoked at any time that the terms and conditions of the order are violated.

ATTACHMENT I

Categorical Exclusion Order

"Average existing grade", as used in this Exclusion, is defined as the median elevation point between the highest and lowest points of existing grade within the building pad. Height shall be measured vertically from this point. The highest elevation of the roofline may not exceed the specified height (ie. 24 feet in Point Reyes Station) measured along this axis.



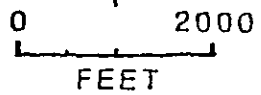
Categorical Exclusion E-81-6
Marin County Unit II



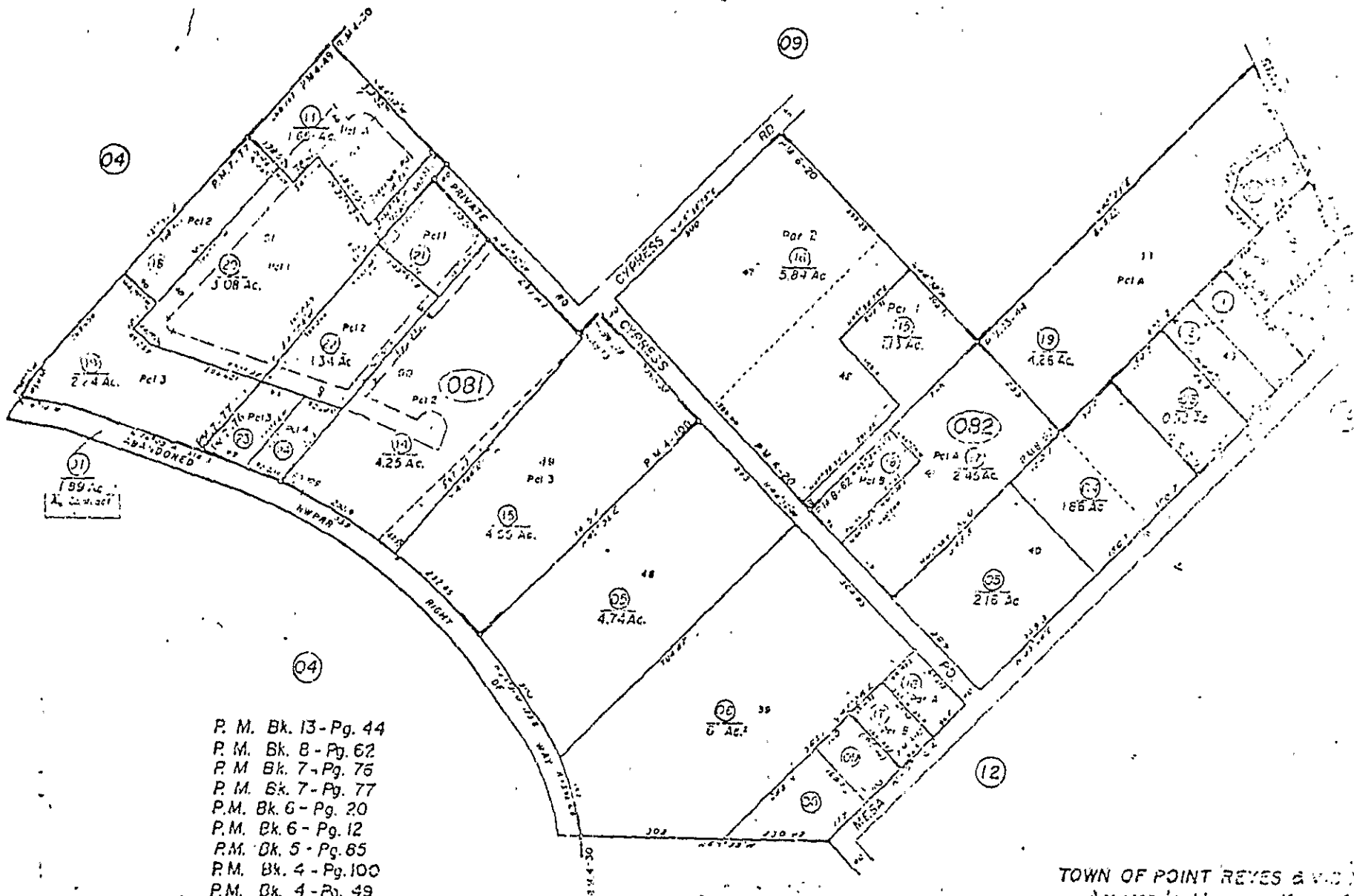
Exclusion Area



Non-excludable Area



California Coastal Commission



P. M. Bk. 13 - Pg. 44
 P. M. Bk. 8 - Pg. 62
 P. M. Bk. 7 - Pg. 76
 P. M. Bk. 7 - Pg. 77
 P. M. Bk. 6 - Pg. 20
 P. M. Bk. 6 - Pg. 12
 R. M. Bk. 5 - Pg. 85
 R. M. Bk. 4 - Pg. 100
 P. M. Bk. 4 - Pg. 49
 Pln. Lot 43 Map No. 1 Pt. Reyes Land Co., R.M. Bk. 7 - Pg. 9,
 Map No. 1 Point Reyes Land Co., R.M. Bk. 4 Pg. 30

TOWN OF POINT REYES & VICINITY
 Assessor's Map
 County of Marin
 B.A. Dammell - Assessor

EXHIBIT NO. 2
 APPLICATION NO.
 E-81-6
 MARIN COUNTY UNIT II
 CATEGORICAL EXCLUSION

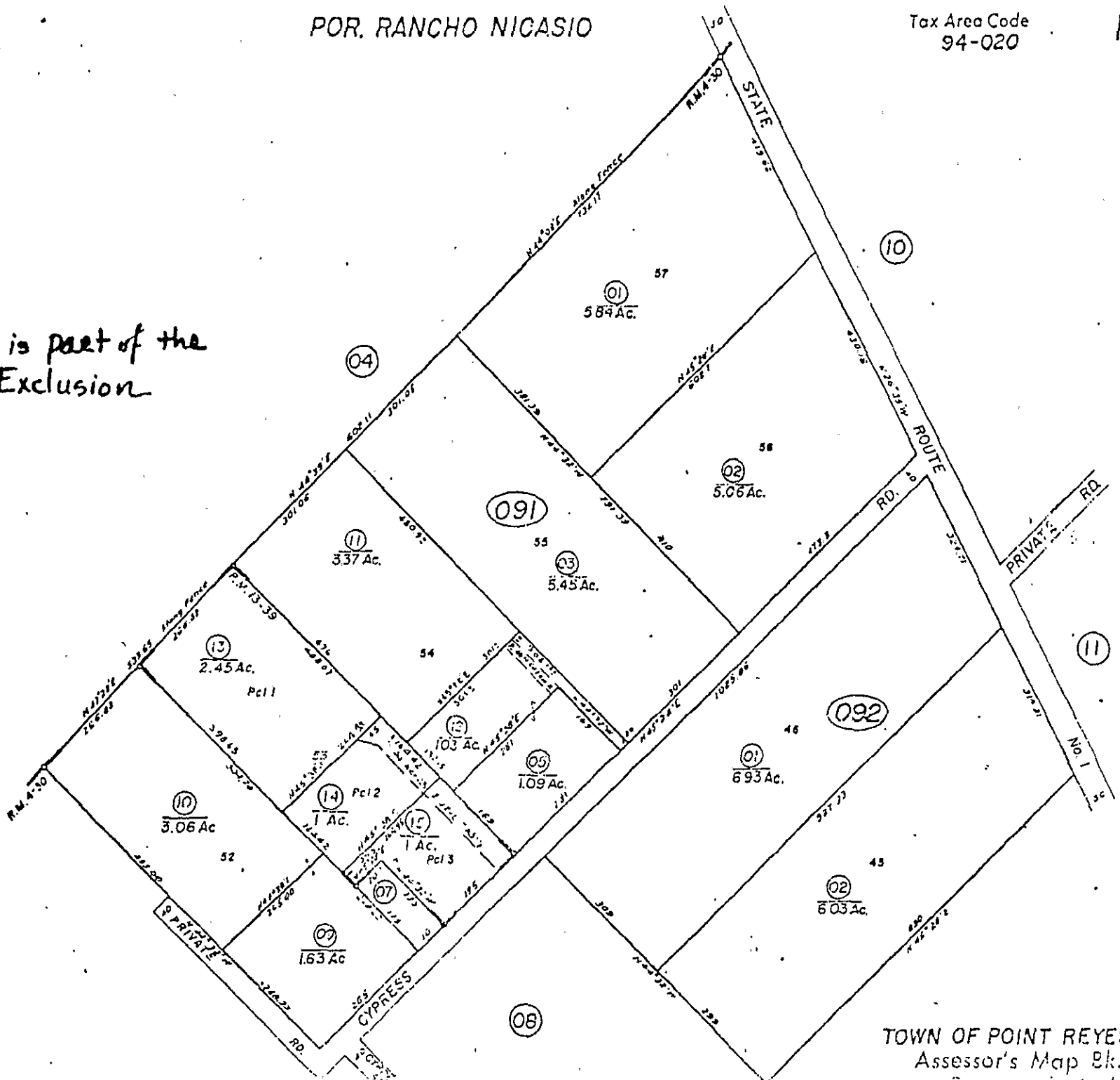
This area is part of the
 Categorical Exclusion

POR. RANCHO NICASIO

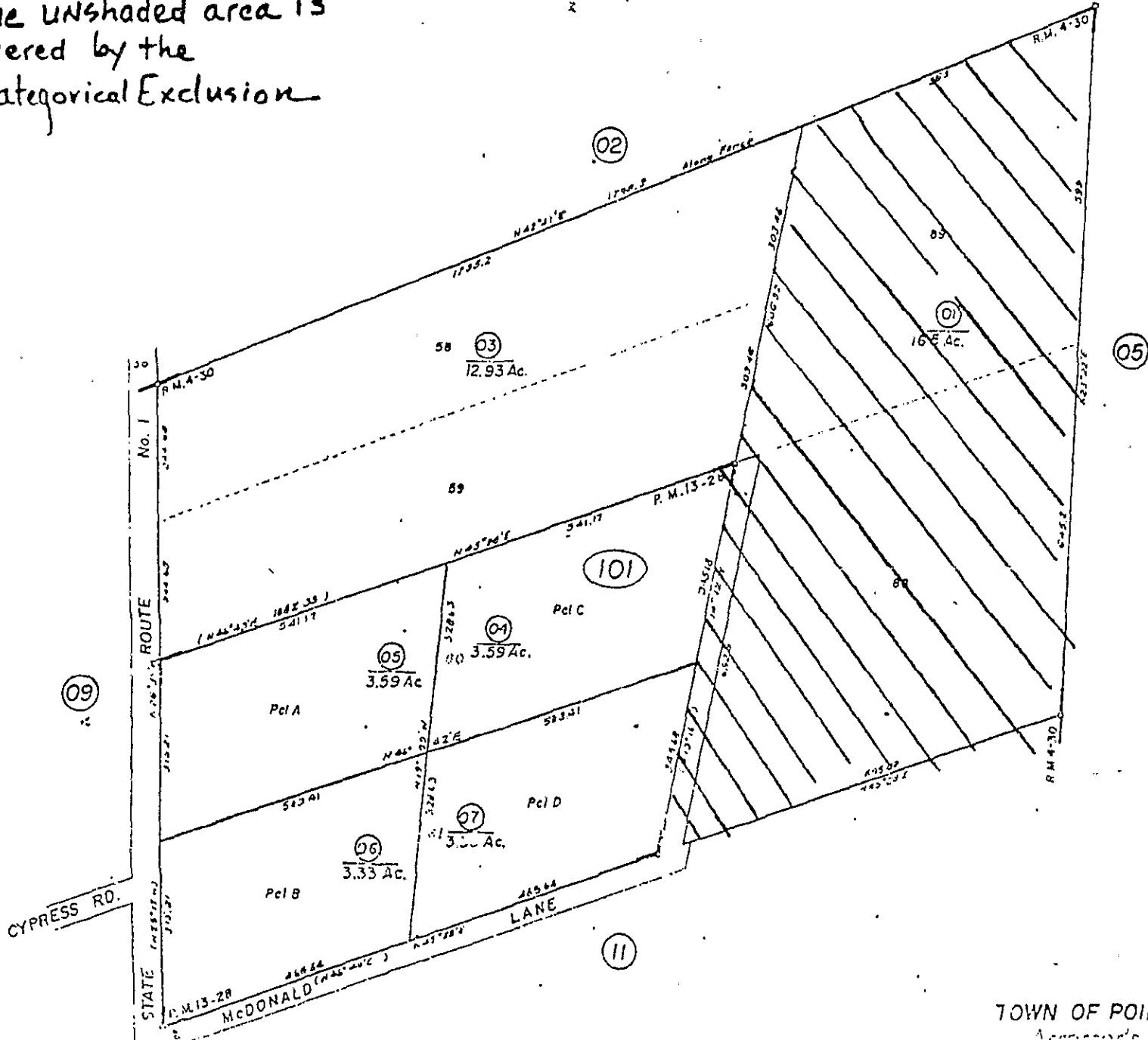
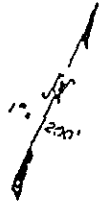
Tax Area Code
94-020

119-05

This area is part of the
Categorical Exclusion



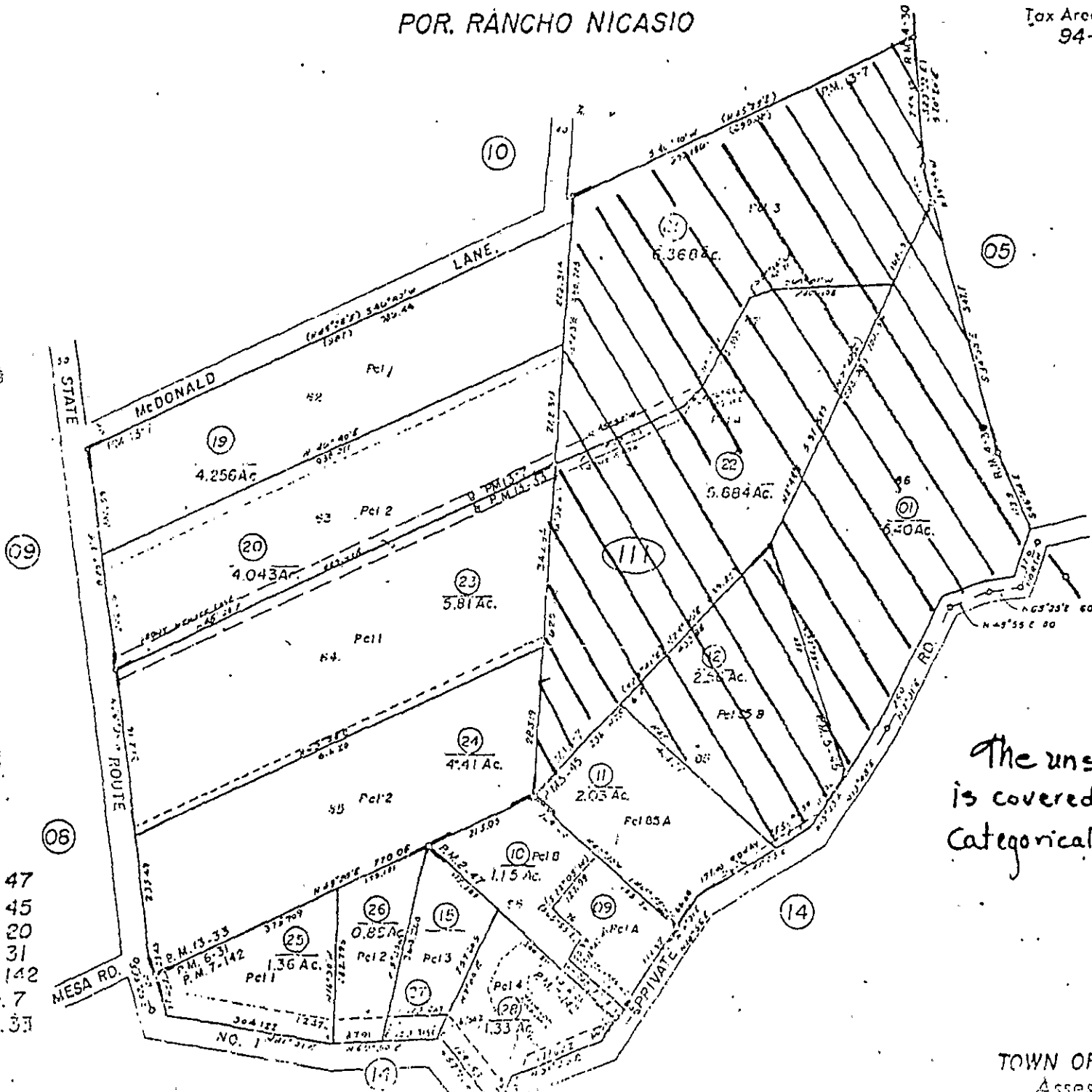
The unshaded area is
covered by the
Categorical Exclusion



POR. RANCHO NICASIO

Tax Area Code
94-020

119-11



The unshaded area
is covered by the
Categorical Exclusion

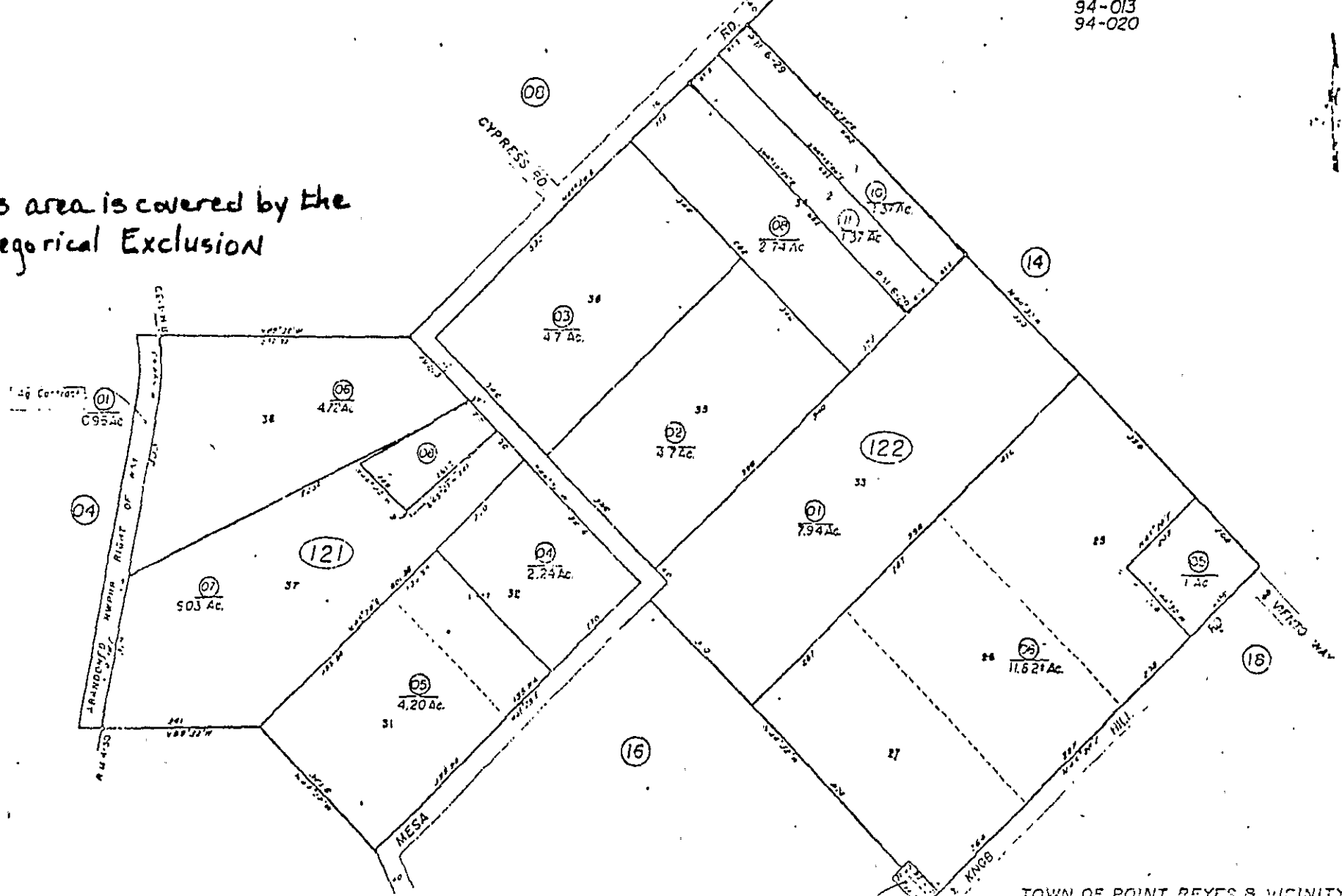
- Pg. 47
- Pg. 45
- Pg. 20
- Pg. 31
- Pg. 142
- Pg. 7
- Pg. 33

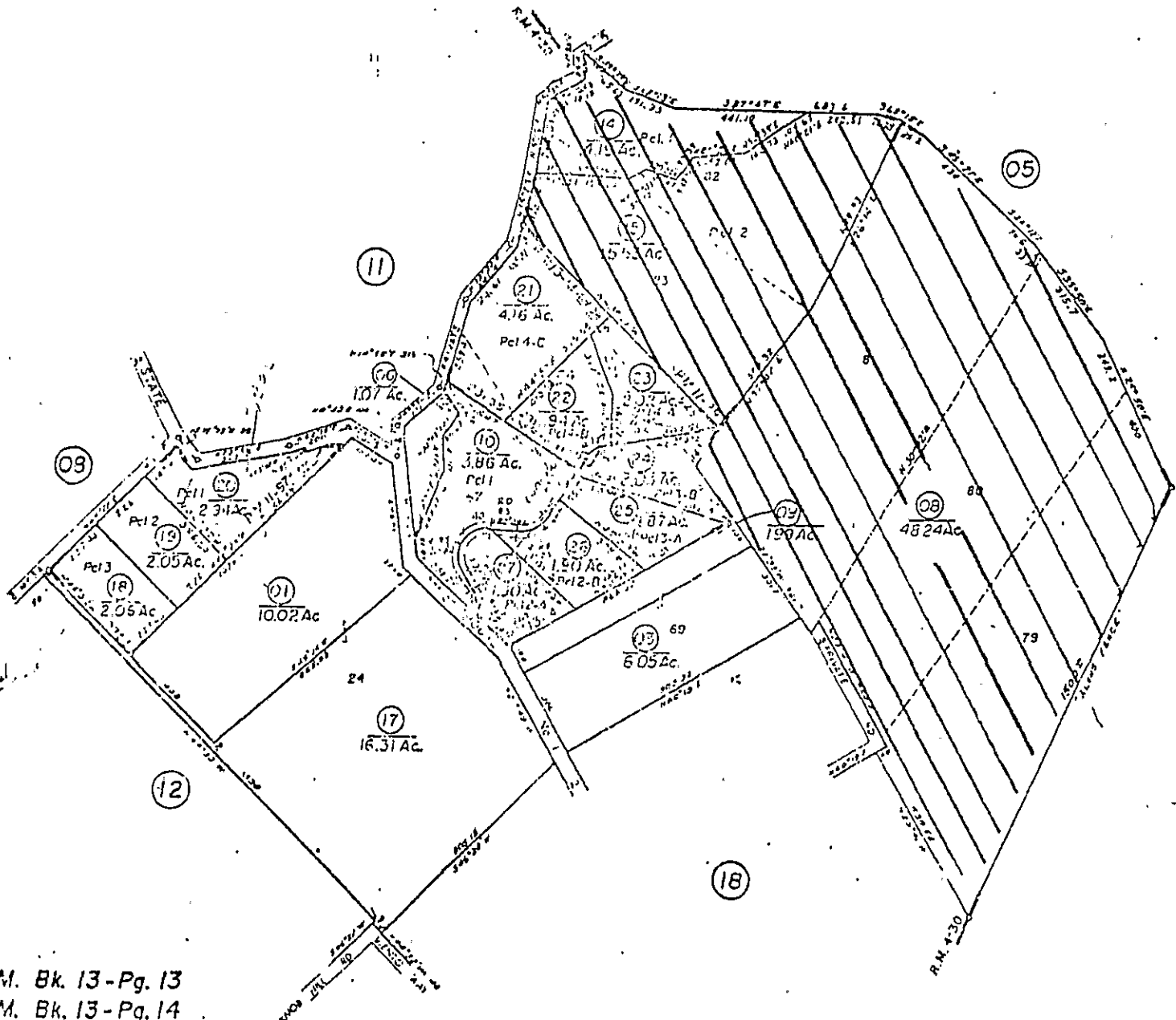
POR. RANCHO NICASIO

Tax Area Code
94-013
94-020

119-12

This area is covered by the
Categorical Exclusion





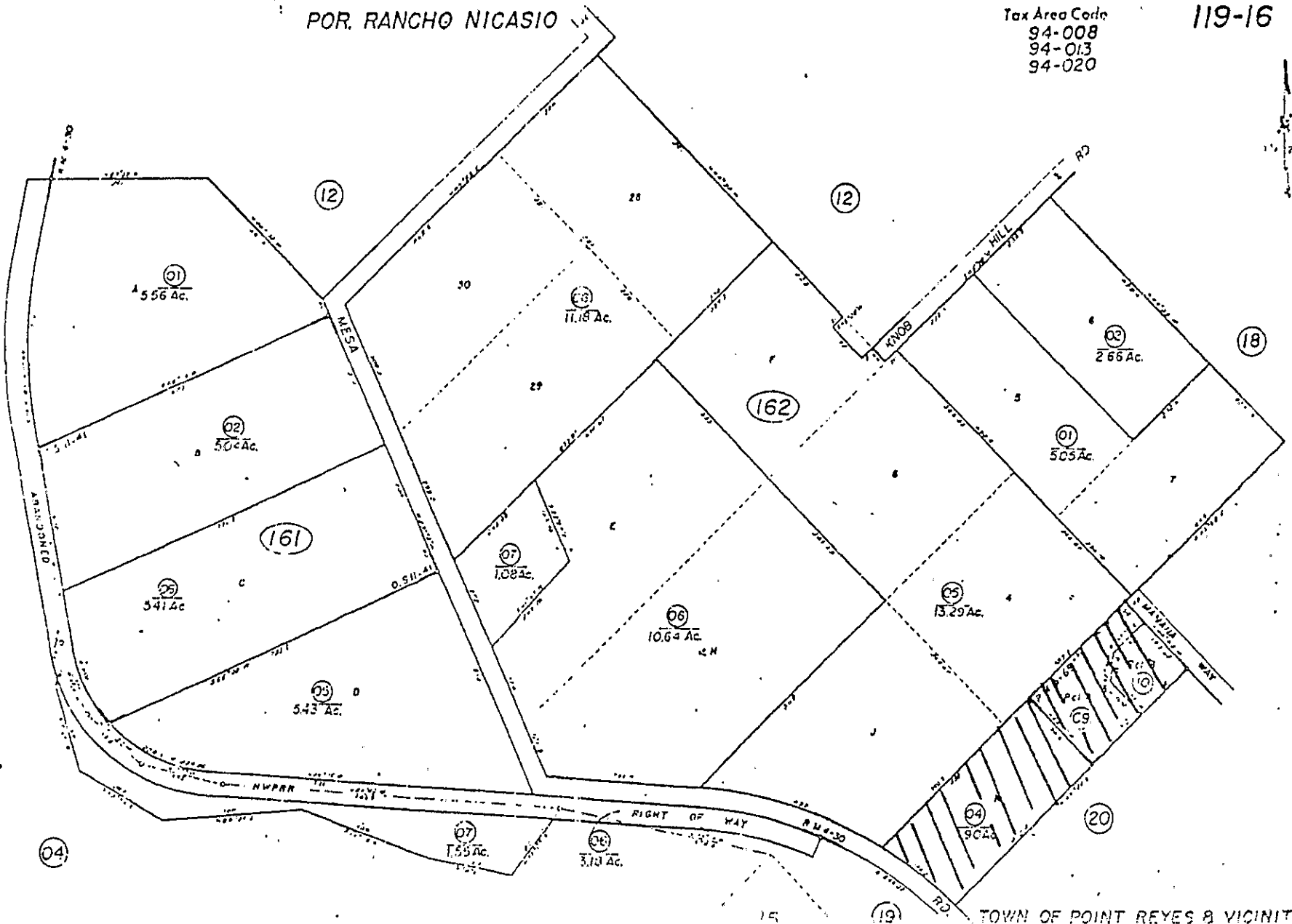
P. M. Bk. 13 - Pg. 13
 P. M. Bk. 13 - Pg. 14
 P. M. Bk. 11 - Pg. 97
 P. M. Bk. 11 - Pg. 29

The unshaded area is covered by the Categorical Exclusion

POR. RANCHO NICASIO

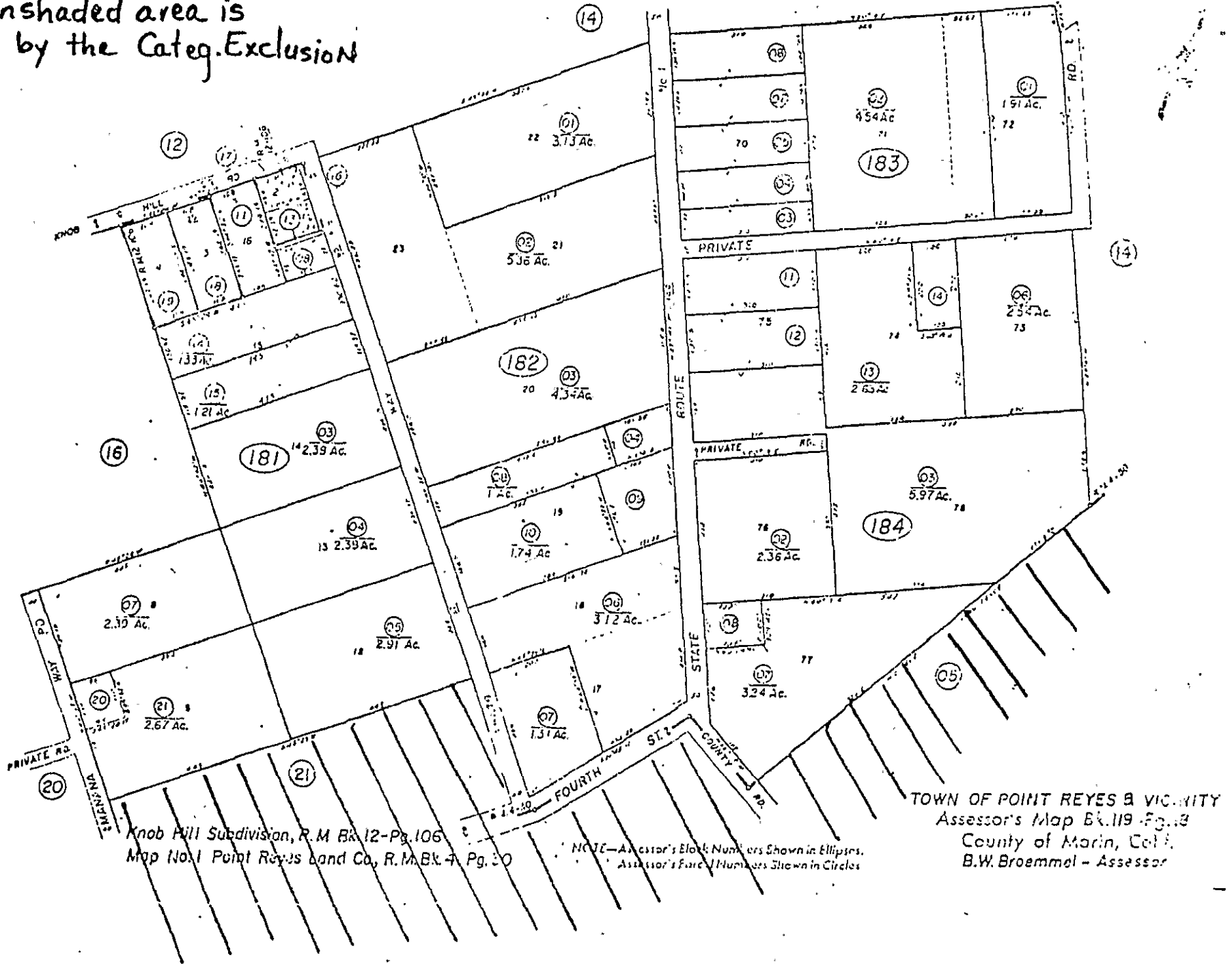
Tax Area Code
 94-008
 94-013
 94-020

119-16



TOWN OF POINT REYES & VICINITY

The unshaded area is covered by the Categ. Exclusion

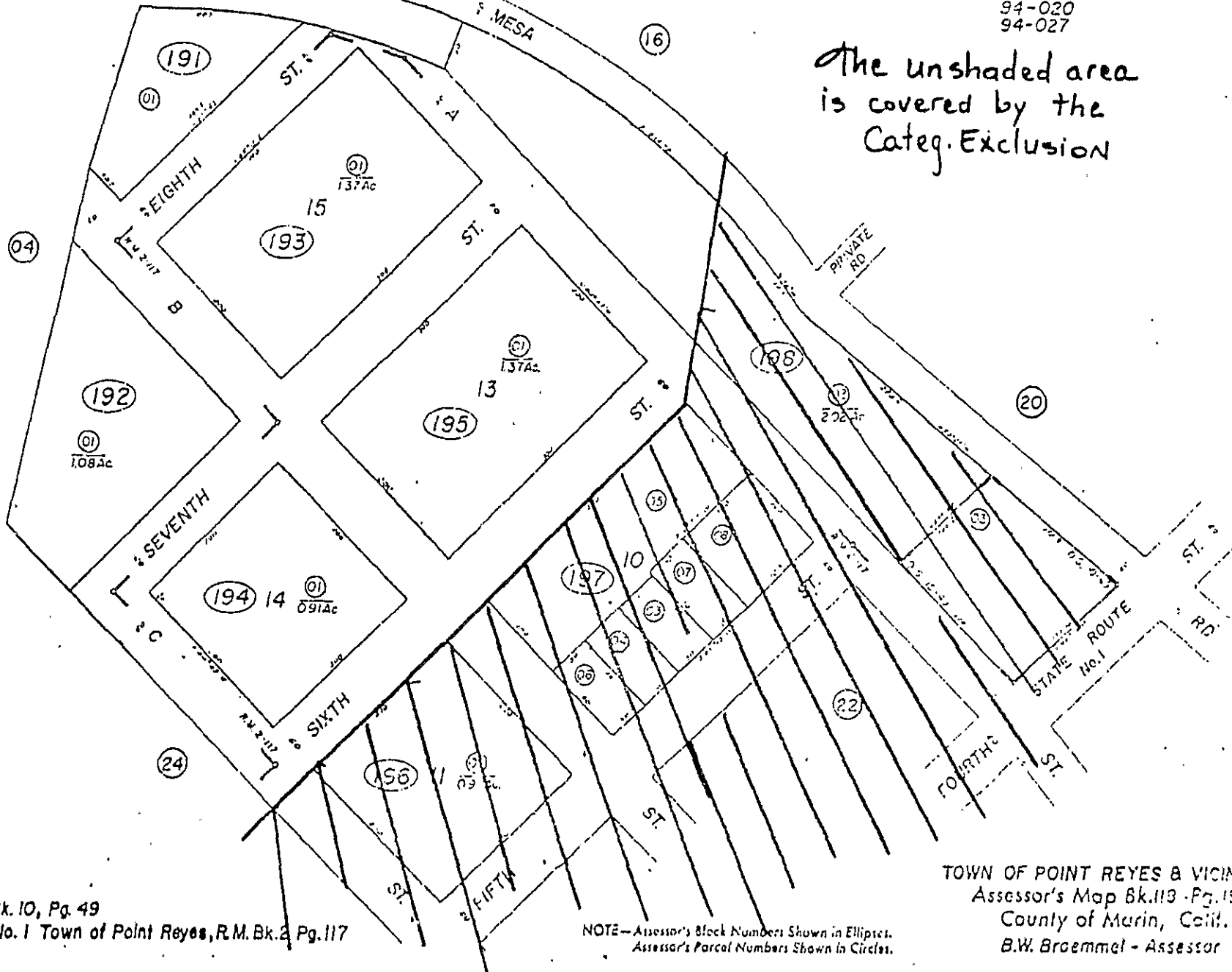


Knob Hill Subdivision, R.M. Bk. 12 - Pg. 106
Map No. 1 Point Reyes Land Co., R.M. Bk. 7 - Pg. 20

NOTE - Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles

TOWN OF POINT REYES & VICINITY
Assessor's Map Bk. 119 - Pg. 3
County of Marin, Calif.
B.W. Broemmel - Assessor


The unshaded area
is covered by the
Categ. Exclusion



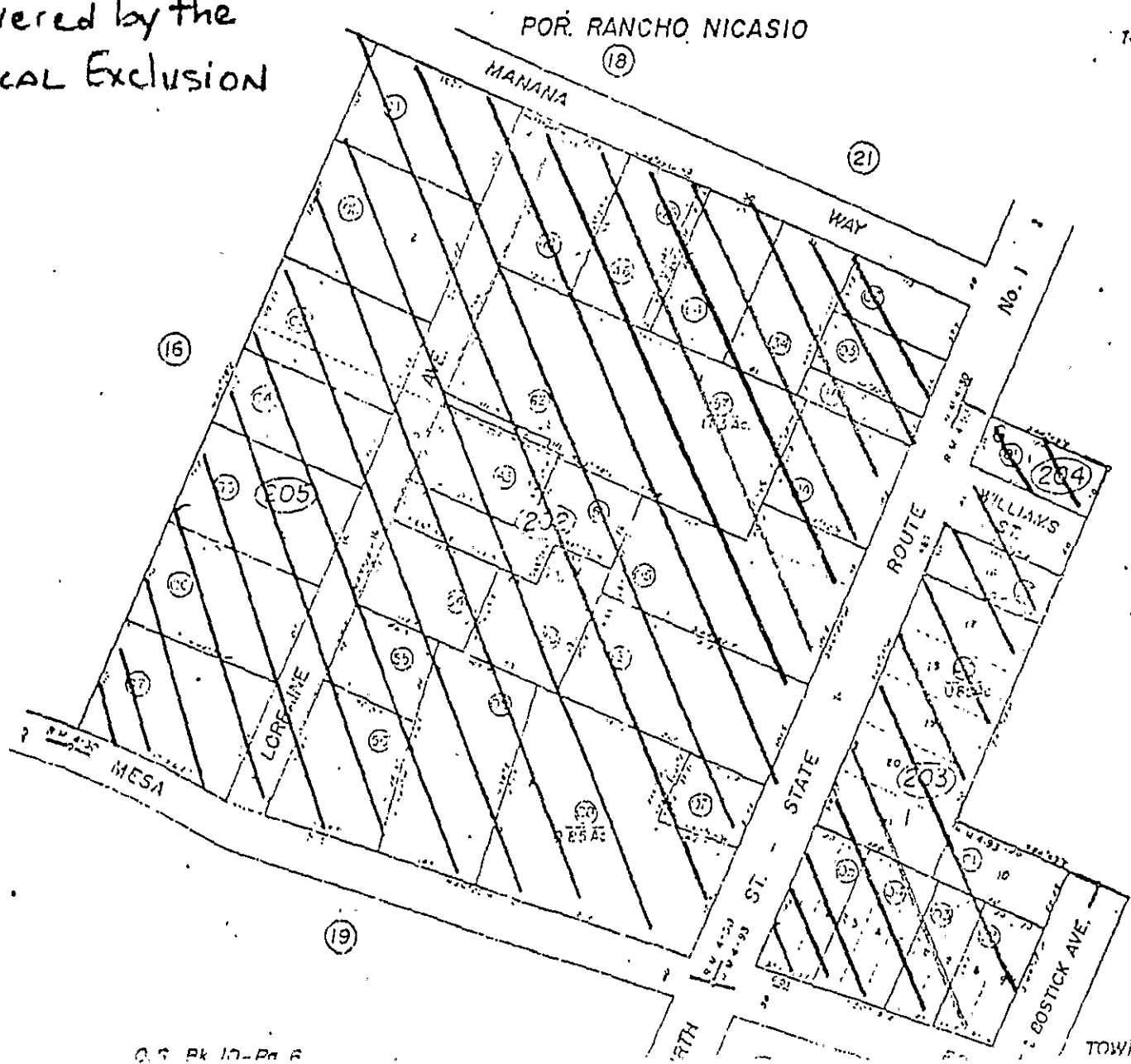
O.S. Bk. 10, Pg. 49
Map No. 1 Town of Point Reyes, R.M. Bk. 2 Pg. 117

NOTE—Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.

TOWN OF POINT REYES & VICINITY
Assessor's Map Bk. 113 - Pg. 19
County of Marin, Calif.
B.W. Braemmel - Assessor

Legend :  = not part of the Exclusion

This area is
not covered by the
Categorical Exclusion



POR. RANCHO NICASIO

Tax Area Code
94-008

119-20

BOARD OF SUPERVISORS OF THE COUNTY OF MARIN

RESOLUTION NO. 82-330

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN ACCEPTING AND AGREEING TO THE CALIFORNIA COASTAL COMMISSION'S CONDITIONS OF APPROVAL FOR CATEGORICAL EXCLUSIONS IN THE UNIT II COASTAL ZONE OF MARIN COUNTY

WHEREAS, the Marin County Board of Supervisors adopted the Unit II Local Coastal Plan on December 9, 1980, and

WHEREAS, the California Coastal Commission adopted a Resolution of Certification on the Unit II Local Coastal Plan on April 1, 1981, and

WHEREAS, as part of the final certification process of the Unit II Local Coastal Plan, the California Coastal Commission did adopt, on January 7, 1982, Categorical Exclusion Order No. E-81-6 pursuant to Public Resources Code 30610(e), and

WHEREAS, at the request of the County of Marin, the California Coastal Commission did amend Categorical Exclusion Order No. E-81-6, and

WHEREAS, Categorical Exclusion Order No. E-81-6, as amended on August 12, 1982, sets forth the conditions whereby specific developments are excluded from the permit requirements of the California Coastal Act of 1976.

NOW, THEREFORE, BE IT RESOLVED that the Marin County Board of Supervisors does hereby acknowledge receipt of Categorical Exclusion Order No. E-81-6, as amended, including conditions of approval, and accepts and agrees to the terms and conditions to which the categorical exclusions have been made subject.

PASSED AND ADOPTED by the Marin County Board of Supervisors at its regular meeting held on the 17th day of August, 1982, by the following vote, to wit:

AYES: Supervisors: Bob Roumiguere, Al Aramburu, Gary Giacomini, Gail Wilhelm

NOES: Supervisors: None

ABSENT: Supervisors: Barbara Boxer



CHAIRMAN OF THE BOARD OF SUPERVISORS,
COUNTY OF MARIN

ATTEST:

ORDER AMENDING
CATEGORICAL EXCLUSION ORDER E-81-6

I. DESCRIPTION OF EXCLUSION

The Commission by a two-thirds vote of its appointed members hereby adopts an order, pursuant to Public Resources Code Section 30610(e) and 30610.5(b), which categorically excludes from the permit requirements of the California Coastal Act of 1976 the categories of development within the specifically defined geographic area described below:

The geographic area is the coastal zone known as Unit II of the County of Marin, except for tide and submerged lands, beaches, and lots immediately adjacent to the inland extent of any beach, or of the mean high tide line of the sea where there is no beach, and all lands and waters subject or potentially subject to the public trust. Within this area the Commission hereby orders that the following developments within the specific area shall not require a coastal development permit:

The construction of single family residences located within the community expansion boundaries of Dillon Beach (except for lots within the Oceana Marin subdivision), Tomales, and Olema, but only as previously identified for exclusion by the California Coastal Commission pursuant to section 30610.1 of the Coastal Act.

The geographic area of exclusion is shown on Exhibit 1 (Map 49, Area 4: Dillon Beach Marin Co.) Exhibit 2 (Map 50, Area 5: Tomales, Marin Co.) Exhibit 3 (Map 51, Area 7: Olema, Marin Co.).

Only developments which meet all applicable policies and criteria of the Marin County Local Coastal Program, Unit II, are proposed for exclusion. Applications for development which are not consistent with the certified local coastal program remain subject to the requirement of a coastal development permit.

II. SPECIAL CONDITIONS

Notwithstanding the provisions of the certified Local Coastal Program for Marin County, the development of single family dwellings on parcels zoned CARP within the exclusion area is exempt from the requirements of a coastal development permit only if the developer complies with the master plan provisions of Chapters 22.45 and 22.47.100 of the Marin County zoning ordinance. Compliance with the master plan provisions is required notwithstanding the language of Marin Zoning Ordinance, Chapter 22.56.020.

III. CONDITIONS

1. This order of categorical exclusion shall not be implemented until the County submits to the Executive Director of the Coastal Commission and the Executive Director approves, in writing, a map depicting all of the following:
 - a. The geographic area excluded by Commission order,
 - b. The zoning designations of the excluded area,
 - c. The areas of potential public trust (areas subject to the public trust are seaward of the line of potential public trust and will be adequately depicted),
 - d. All coastal bodies of water, riparian corridors, and wetlands as may be shown on any Land Use Plan Resources Maps, or Background Studies,
 - e. The boundaries of all lots immediately adjacent to the inland extent of any beach, or of the mean high tide line of the sea where there is no beach,
 - f. A map note which clearly indicates that the written terms of this order should be consulted for a complete listing of non-excludable developments. The note shall, to the maximum extent practicable, indicate the topical areas which are non-excludable. It shall state that no development within one hundred feet from the upland limit of any stream, wetland, marsh, estuary, or lake, is excluded by the terms of this order, regardless of whether such coastal waters are depicted on the exclusion map, or not. The map note shall further state that where the natural resource, environmentally sensitive habitat, open space or other similar policies of the certified Local Coastal Program specify a geographically larger area of concern for natural resources, then no development shall occur in the area described in the Local Coastal Program unless authorized by a coastal development permit.
2. The order granting a categorical exclusion for these categories of development in the County of Marin, pursuant to Public Resources Section 30610, shall not become effective until the Executive Director of the State Coastal Commission has determined in writing that the local government has taken the necessary action to carry out the exclusion order pursuant to Section 13244 of the Coastal Commission regulations.
3. This exclusion shall apply to the permit requirements of the Coastal Act of 1976, pursuant to Public Resources Code Section 30610(e) and 30610.5(b), and shall not be construed to exempt any person from the permit requirements of any other federal, state or local government agency.

4. The County shall maintain a record of any other permits which may be required for categorically excluded development which shall be made available to the Commission or any interested person upon request, pursuant to Section 13248.
5. Within five (5) working days of the issuance of a permit in conformity with this order of categorical exclusion the County shall provide notification of such issuance on a form containing the following information to the office of the North Central Coast District Office, and to any persons who in writing requested such notice. Unless the County provides such notification to the District Office, the development will not be exempted from coastal development permit requirements under this order.
 - i) developer's name,
 - ii) street address and assessor's parcel number of property on which development is proposed
 - iii) brief description of development
 - iv) date of application for other local permit(s)
 - v) all terms and conditions of development imposed by local government in granting its approval.
6. Development under this exclusion shall conform with the County of Marin Local Coastal Program in effect on the date this exclusion is adopted by the Commission or to the terms and conditions of this exclusion where such terms and conditions specify more restrictive development criteria.
7. In the event an amendment of the Local Coastal Program of the County of Marin is certified by the Coastal Commission pursuant to section 30514 of the Coastal Act, development under this order shall comply with the amended Local Coastal Program, except where the terms and conditions of this order specify more restrictive development criteria. However, such amendment shall not authorize the exclusion of any category of development not excluded herein, nor shall such amendment alter the geographic areas of the exclusion.
8. This order does not exempt any development within one hundred feet, measured horizontally, from the high water mark of any coastal body of water, stream, wetland, estuary, or lake, regardless of whether such coastal waters are depicted on the exclusion map, or not.
9. Any development not falling within this exclusion remains subject to the coastal development permit requirements of the Coastal Act of 1976.

IV. RESCISSION AND REVOCATION

Pursuant to Title 14 of the California Administrative Code Section 13243(e) the Commission hereby declares that the order granting this exclusion may be rescinded at any time, in whole or in part, if the Commission finds by a majority vote of its appointed membership after public hearing that the terms and conditions of the exclusion order no longer support the findings specified in Public Resources Code Section 30610(e). Further, the Commission declares that this may be revoked at any time that the terms and conditions of the order are violated.

A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE COUNTY OF MARIN ACCEPTING AND AGREEING
TO THE CALIFORNIA COASTAL COMMISSION'S CONDI-
TIONS OF APPROVAL FOR CATEGORICAL EXCLUSIONS
IN THE COASTAL ZONE OF MARIN COUNTY

WHEREAS, the County of Marin has a certified Land Use Plan for the Coastal Zone of Marin County, and

WHEREAS, the County has assumed permit authority in the Coastal Zone of Marin County, and

WHEREAS, through the administration of the Coastal Permit process the County has determined that minor additions to single family dwellings generally have no potential for any significant, adverse effect, either individually or cumulatively, on coastal resources or on public access to, or along the coast, and

WHEREAS, the limitations on sewer capacity in the Ocean Marin Subdivision, as stated in Policy 3(e), page 191 for the Unit II LCP, have been addressed by the expansion of the North Marin County Water District's Community sewer system, and

WHEREAS, the Marin County Board of Supervisors did adopt Resolution 82-415 requesting the California Coastal Commission to approve a Categorical Exclusion Order for such development, and

WHEREAS, at the request of the County of Marin, the California Coastal Commission did adopt Categorical Exclusion Order No. E-82-6, and

WHEREAS, Categorical Exclusion Order No. E-82-6, as adopted on March 11, 1983, sets forth the conditions whereby specific developments are excluded from the permit requirements of the California Coastal Act of 1976.

NOW, THEREFORE, BE IT RESOLVED that the Marin County Board of Supervisors does hereby acknowledge receipt of Categorical Exclusion Order No. E-82-6, including conditions of approval, and accepts and agrees to the terms and conditions to which the categorical exclusions have been made subject.

PASSED AND ADOPTED by the Marin County Board of Supervisors at its regular meeting held on the 15th day of March, 1983, by the following vote, to wit:

AYES: Supervisors: Stockwell, Aramburu, Roumiguere

NOES: Supervisors: None

ABSENT: Supervisors: Giacomini, Brown

Bob Roumiguere

CHAIRMAN OF THE BOARD OF SUPERVISORS
COUNTY OF MARIN

ATTEST:

Van Gillespie

CALIFORNIA COASTAL COMMISSION
631 Howard Street, San Francisco 94105 — (415) 543-8555

CATEGORICAL EXCLUSION ORDER E-82-6

Marin County

The Commission by a two-thirds vote of its appointed members hereby adopts an order, pursuant to Public Resources Code Section 30610(e) and 30610.5(b), categorically excluding from the permit requirements of the California Coastal Act of 1976 the categories of development within the specifically defined geographic area described below:

I. BACKGROUND

Section 30610 of the Coastal Act allows the State Commission to adopt a Categorical Exclusion for a specific type of development within a defined geographic area.

Section 30610(e) states:

"Any category of development, or any category of development within a specifically defined geographic area, that the Commission, after public hearing, and by two-thirds vote of its appointed members, has described or identified and with respect to which the Commission has found that there is no potential for any significant adverse effect, either individually or cumulatively, on coastal resources or on public access to, or along, the coast and, where such exclusion precedes certification of the applicable local coastal program, that such exclusion will not impair the ability of local government to prepare a local coastal program."

Public Resources code Section 30610.5(b) additionally requires that the following findings and provisions must be made.

Section 30610.5(b) states in part:

"Every exclusion granted...shall be subject to terms and conditions to assure that no significant change in density, height, or nature of uses will occur without further proceedings under this division and an order granting an exclusion under Subdivision (e) of Section 30610...may be revoked at any time by the Commission if the conditions of the exclusion are violated..."

The County of Marin seeks the exclusion from coastal permit requirements of the categories of development described below. The geographic area for category A is the entire coastal zone, with exceptions as provided by Coastal Act Section

30610.5(b), and for Category B, the Oceana Marin Subdivision as shown in Exhibit 1.

II. CATEGORIES OF DEVELOPMENT, GEOGRAPHIC AREAS, AND CONDITIONS

A. Category of Development

Additions to existing single-family dwellings which would result in an increase of no more than 50% of the floor area of the dwelling before the addition or 1,000 square feet, whichever is less.

Geographic Area of Exclusion

The entire coastal zone, except: tide and submerged lands, beaches, and lots immediately adjacent to the inland extent of any beach, or of the mean high tide line of the sea where there is no beach, and all lands and waters subject to the public trust.

Condition

- 1) Additions shall meet all zoning and development standards of the Marin County Code, including but not limited to the provisions of the Historic Zoning Ordinance.

B. Category of Development

Single-family dwellings in Oceana Marin Subdivision in Dillon Beach.

Geographic Area of Exclusion

Existing parcels in the Oceana Marin subdivision as shown in Exhibit 1.

Conditions

- 1) The exclusion shall apply only to vacant legal lots of record existing on the date of adoption of this exclusion order.
- 2) The applicant shall submit an engineered foundation and site-specific development recommendation prepared by a licensed soils engineer.
These recommendations shall demonstrate that the soils and geologic character of the site can support grading and construction without causing undue hazards to the site or to adjacent sites. The plan shall also include specific provisions for drainage and continuity of the natural landform.
- 3) The project shall have design approval from the Bodega Bay Preserve Design Committee.
- 4) The North Marin County Water District shall certify that sewage treatment capacity exists to serve the proposed residence.

EXHIBIT 1

"Exhibit 1", as used in this document, refers to the map of exclusion areas prepared by the County of Marin for #E-81-2 and E-81-6 and incorporated herein by this reference. The map is on file with both the County and the Commission. The map will be amended to show excludable and non-excludable areas for #E-81-2, E-81-6 and E-82-6. The map shows areas exempted from this request for categorical exclusion under Section 30610.5(b) of the Coastal Act, namely:

Tide and submerged lands, beaches, and lots immediately adjacent to the inland extent of any beach, or of the mean high tide line of the sea where there is no beach, and all lands and waters subject to the public trust.

III. FINDINGS

The findings below support the conclusions that the exclusion has no potential for significant adverse effects, either individually or cumulatively, on coastal resources or on public access to or along the coast and that such exclusion will not result in a significant change in density, height, or nature of uses, as required by Section 30610(e) and 30610.5(b) of the Coastal Act.

A. Minor Additions to Single-Family Dwellings

The coastal zoning ordinance adopted by Marin County to implement its Local Coastal Program contains a provision which exempts from coastal permit requirements very small additions to existing structures, including single-family dwellings (except where sensitive coastal resources could be affected by the addition). To be exempt under this provision, an addition must result in an increase of no more than 10% of the interior floor area of the existing structure. This limit means that even the addition of one or two rooms to a modest-sized home requires a coastal permit. This Categorical Exclusion would eliminate the coastal permit requirement for somewhat larger but still modest-sized additions to single-family dwellings (up to 50% additions). Additions to buildings other than single-family dwellings would not be affected by this Exclusion.

1. Visual Resources. The Marin County coastal zone is a highly scenic area where construction of a dwelling may affect public views or visual quality. Protection of views and visual quality is addressed by the Local Coastal Program zoning ordinance through establishment of height limits for new construction and general policies requiring compatibility of new construction with the character of its surroundings, appropriate landscaping, and other measures. In some zoning districts, design review is required in order to allow case-by-case consideration of potential visual impacts of new construction.

The Categorical Exclusion is subject to a condition requiring that all zoning and development standards of the Marin County Code be met. Therefore, even though an addition to a single-family dwelling may be exempt from the requirement of a coastal permit, the addition must meet all height and design standards of the Marin County Code. These standards serve to protect coastal visual resources.

The historic zoning provisions of the LCP and Zoning ordinance require a coastal permit for additions to structures built prior to 1930 and to structures in designated historic communities. Standards for review of such additions are incorporated in the LCP in order to assure compatibility of new additions with existing historic structures. An addition to a house which is exempt from the requirement of a coastal permit under this Exclusion must, nevertheless, meet the requirements of the historic zoning provisions of the Marin County Code. Therefore, scenic resources based on historic value will be protected under this Categorical Exclusion. As proposed and conditioned, the exclusion of additions to single-family dwellings will not have an adverse impact, either individually or cumulatively, on coastal visual resources.

To be excluded, additions must be modest in size, measuring no more than 50% of the existing floor area or 1000 square feet, whichever is less. No change in

use is allowed by the Exclusion, and only additions to single-family dwellings are covered. Height limits of the existing zoning ordinance must be met. Therefore, this Exclusion will not result in a significant change in density, height, or nature of uses.

2. Adequacy of Services. This Exclusion applies to additions to dwellings, but not to construction of new separate dwelling units. Second, dwelling units on one lot are not covered by the Exclusion. The additional demand on water and other services that would be presented by new households would not result from this Exclusion.

Much of the residential development in the coastal zone is served by on-site sewage disposal systems. Where additions of bedrooms to existing houses are proposed, additional leachfield area for sewage disposal may be required under the Marin County Code. As conditioned, this Exclusion requires that additions to houses meet all development standards of the Marin County Code, including sewage disposal requirements. Therefore, even if a project is excluded from coastal permit requirements, sewage disposal standards must be met. As conditioned, the Exclusion will not have a potential for significant adverse effect, either individually, or cumulatively, on water quality or other resources affected by sewage disposal.

B. Single-Family Dwellings in Oceana Marin.

Under a categorical exclusion in effect prior to the takeover of coastal permit authority by Marin County (E-79-5), construction of single-family dwellings in the Oceana Marin Subdivision at Dillon Beach were exempt from Coastal permits. The County requested that this exemption be extended when the LCP was finally certified. However, limitation on sewage treatment capacity identified in the LCP prevented the Commission from approving the exclusion.

1. Sewage Treatment

Sewage treatment at Oceana Marin is the responsibility of the North Marin County Water District which operates treatment and storage ponds to dispose of sewage through evaporation. When the Unit II LCP was certified, capacity in the evaporation ponds was established to be 125 houses, or 31 houses more than the 94 sewer connections which existed at that time. Since certification of the LCP, permits have been issued for approximately 125 houses. The LCP states that improvements to the system would be necessary to handle more than 125 connections. The North Water NMCWD states as of January, 1983 that the sewage disposal system now has the capacity to safely serve at least 164 homes. The expansion in capacity has occurred through installation of irrigation facilities which accelerate the evaporation process. (Irrigation disposal has been approved for this location by the Regional Water Quality Control Board.) Irrigation was accomplished in the dry season of 1982 (from early August through mid-October) and resulted in a drawdown of the storage ponds sufficient to accommodate all sewage until the next dry season as well as rainfall collected in the ponds. On the basis of this experience, modified by projections of a one in 100 rainfall year, the Water District has calculated that sufficient reserve exists in the system to accommodate 39 additional houses besides the 125 cited in the LCP, or a total of 164 houses.

A total of 252 single-family lots exists at Oceana Marin. Therefore, sewage treatment capacity does not exist at this time to serve all subdivided lots. The Water District states that study of a long-range means of sewage disposal is continuing and that "any solution considered will provide adequate sewage disposal capacity to allow development of all currently annexed lots."

As conditioned, the Exclusion requires that the North Marin County Water District certify that sewage treatment capacity exists in order for new houses to be excluded from permit requirements. The District has so certified for a total of 164 connections. If and when the time comes that 164 connections have been made, additional certification by the District must be made in order to continue this exclusion in effect (assuming that additional improvements to the sewage disposal system have been made by that time). If the additional certification has not taken place at that time, the Exclusion shall cease to have effect, and construction of a single-family dwelling at Oceana Marin shall be subject to individual coastal permit review.

The certified LCP zoning recognized a total of 252 lots for single-family dwellings at Oceana Marin. The findings of certification of the LCP adopted by the Commission concluded that potential build-out of Oceana Marin would be consistent with protection of coastal resources, assuming sewage disposal constraints could be met. This Exclusion covers additional build-out only to the level for which sewage disposal capacity has been determined to exist. Although build-out of the subdivision will continue under this order, the development will continue to consist of a single-family dwelling on each lot. Therefore, the Exclusion will not result in a significant change in density, height or nature of land uses. Construction of a single-family dwelling is allowed by right at Oceana Marin.

2. Geological Hazards. The Oceana Marin subdivision is located on steep slopes and erodable soils where construction of houses could potentially present hazards to life and property. As conditioned, the Exclusion requires that a soils engineer investigate each building site and prepared an engineered foundation plan. The engineer's recommendation shall demonstrate that the site can support grading and construction without causing undue hazards to the site or to adjacent sites. This condition will assure that construction of additional single-family dwellings will minimize risks to life and property, consistent with Section 30253 of the Coastal Act. As proposed and conditioned, the Exclusion has no potential for significant adverse effects, either individually or cumulatively, on coastal resources or on public access to or along the coast.

3. Visual Quality. The Oceana Marin subdivision is located on steep hills where construction is visible from the beach and surrounding areas. As conditioned, the Exclusion requires design review approval by the local property owners' association. That review will assure that new construction is compatible in size and scale with existing development.

IV. CONDITIONS

- 1) Maps showing excluded areas with:
 - a. the appropriate approved zoning district,

- b. areas of actual or potential public trust, and
- c. boundaries of parcels immediately adjacent to the inland extent of any beach or of the mean high tide line of the sea where there is no beach, shall be submitted for the review and concurrence of the Executive Director of the Commission before the County may implement the Exclusion.

A map note which clearly indicates that the written terms of this order should be consulted for a complete listing of non-excludable developments. The note shall, to the maximum extent practicable, indicate the topical areas which are non-excludable. The map note shall state that where the natural resource, environmentally sensitive habitat, open space or other similar policies of the certified Local Coastal Program specify a geographically larger area of concern for natural resources, then no development shall occur in the area described in the Local Coastal Program unless authorized by a coastal development permit.







- 2) The County of Marin shall, at an appropriate stage in the local approval process for development subject to this Exclusion, distribute to the applicant for such local approval an instruction sheet and form provided by the Executive Director of the Commission. After obtaining final local governmental approval but prior to commencing construction under this exclusion, such applicant shall send the completed form containing a brief description of the excluded development to the Coastal Commission.
- 3) The County of Marin shall maintain a record for any other permit which may be required for categorically excluded development which shall be made available to the Commission or any interested person upon request, pursuant to Section 00154 of the Commission Local Coastal Program Regulations.
- 4) The order granting a categorical exclusion for these categories of development in Marin County pursuant to Public Resources Code Section 30610(e) shall not become effective until the Executive Director of the Coastal Commission has determined in writing that the local government has taken the necessary action to carry out the exclusion order pursuant to Section 13244 of the Coastal Commission Administrative Regulations.
- 5) Development under this exclusion shall conform with the County of Marin Local Coastal Program in effect on the date this exclusion is adopted by the Commission or to the terms and conditions of this exclusion where such terms and conditions specify more restrictive development criteria.
- 6) In the event an amendment of the Local Coastal Program of the County of Marin is certified by the Coastal Commission pursuant to section 30514 of the Coastal Act, development under this order shall comply with the amended Local Coastal Program, except where the terms and conditions of this order specify more restrictive development criteria. However, such amendment shall not authorize the exclusion of any category of development not excluded herein, nor shall such amendment alter the geographic areas of the exclusion.

MAP 27a - Revised 1/24/13

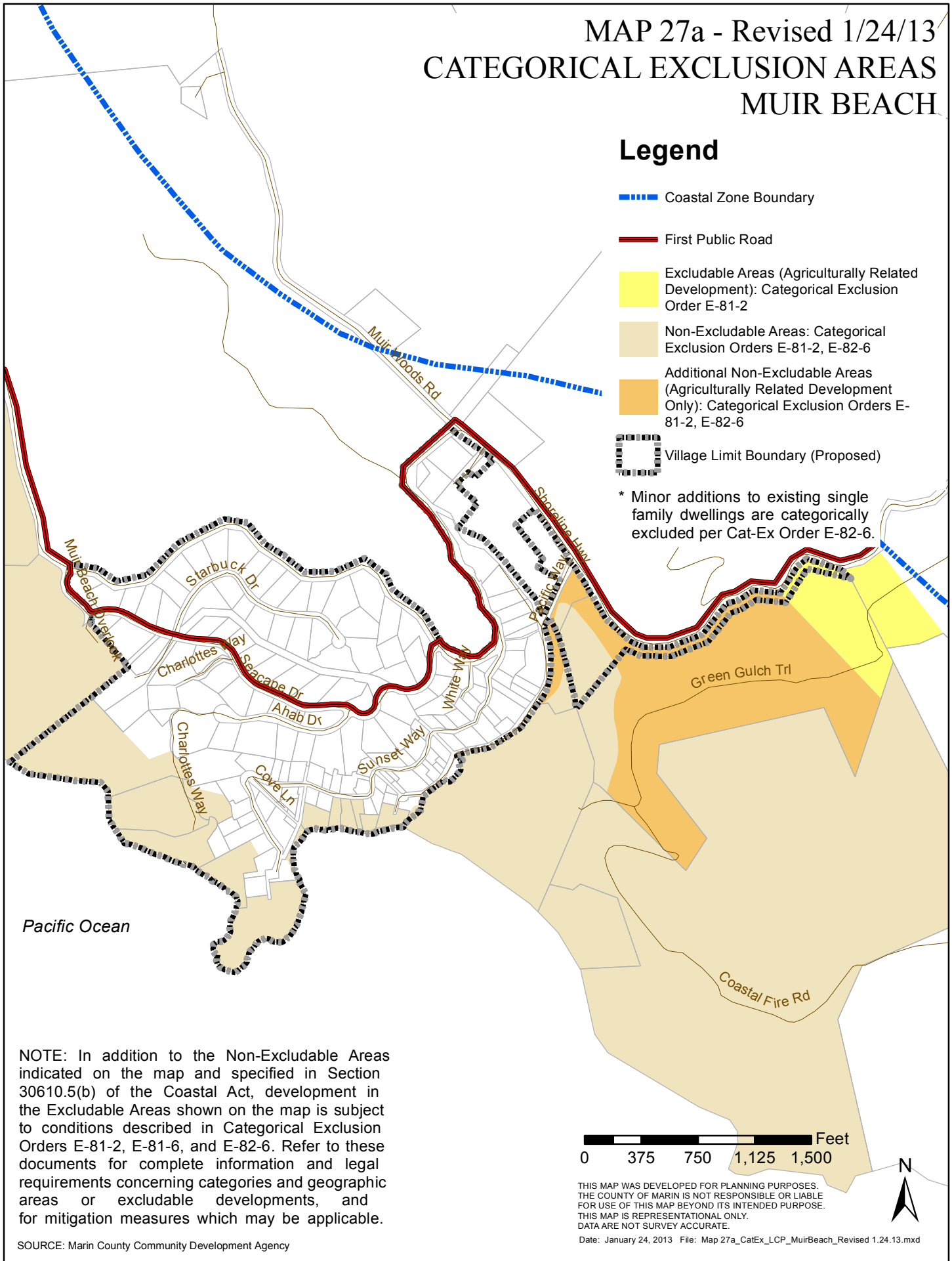
CATEGORICAL EXCLUSION AREAS

MUIR BEACH

Legend

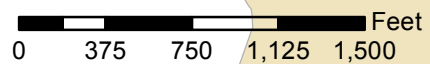
-  Coastal Zone Boundary
-  First Public Road
-  Excludable Areas (Agriculturally Related Development): Categorical Exclusion Order E-81-2
-  Non-Excludable Areas: Categorical Exclusion Orders E-81-2, E-82-6
-  Additional Non-Excludable Areas (Agriculturally Related Development Only): Categorical Exclusion Orders E-81-2, E-82-6
-  Village Limit Boundary (Proposed)

* Minor additions to existing single family dwellings are categorically excluded per Cat-Ex Order E-82-6.



NOTE: In addition to the Non-Excludable Areas indicated on the map and specified in Section 30610.5(b) of the Coastal Act, development in the Excludable Areas shown on the map is subject to conditions described in Categorical Exclusion Orders E-81-2, E-81-6, and E-82-6. Refer to these documents for complete information and legal requirements concerning categories and geographic areas or excludable developments, and for mitigation measures which may be applicable.

SOURCE: Marin County Community Development Agency








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Date: January 24, 2013 File: Map 27a_CatEx_LCP_MuirBeach_Revised 1.24.13.mxd

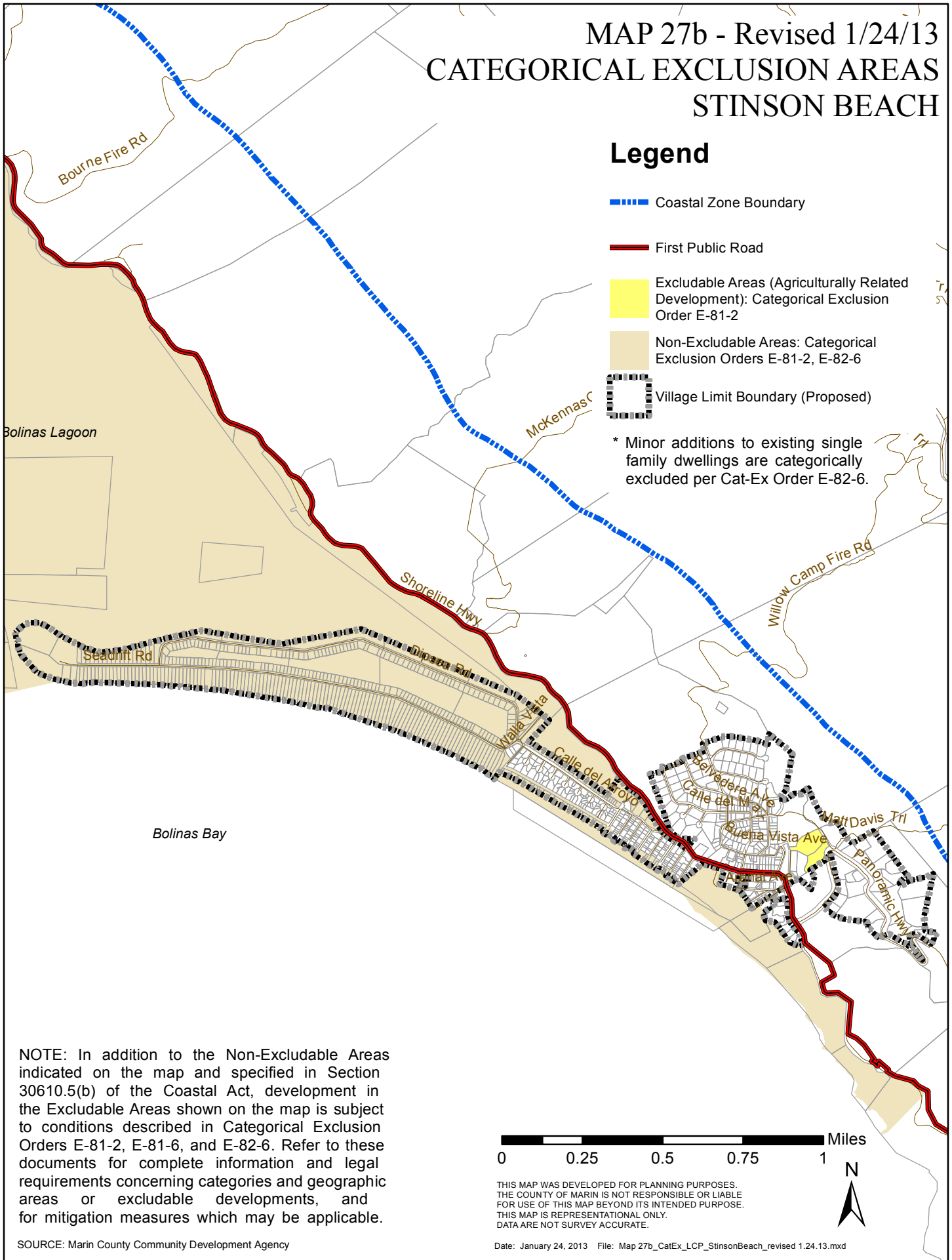


MAP 27b - Revised 1/24/13 CATEGORICAL EXCLUSION AREAS STINSON BEACH

Legend

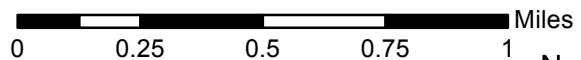
-  Coastal Zone Boundary
-  First Public Road
-  Excludable Areas (Agriculturally Related Development): Categorical Exclusion Order E-81-2
-  Non-Excludable Areas: Categorical Exclusion Orders E-81-2, E-82-6
-  Village Limit Boundary (Proposed)

* Minor additions to existing single family dwellings are categorically excluded per Cat-Ex Order E-82-6.



NOTE: In addition to the Non-Excludable Areas indicated on the map and specified in Section 30610.5(b) of the Coastal Act, development in the Excludable Areas shown on the map is subject to conditions described in Categorical Exclusion Orders E-81-2, E-81-6, and E-82-6. Refer to these documents for complete information and legal requirements concerning categories and geographic areas or excludable developments, and for mitigation measures which may be applicable.

SOURCE: Marin County Community Development Agency



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MAP 27c - Revised 1/24/13

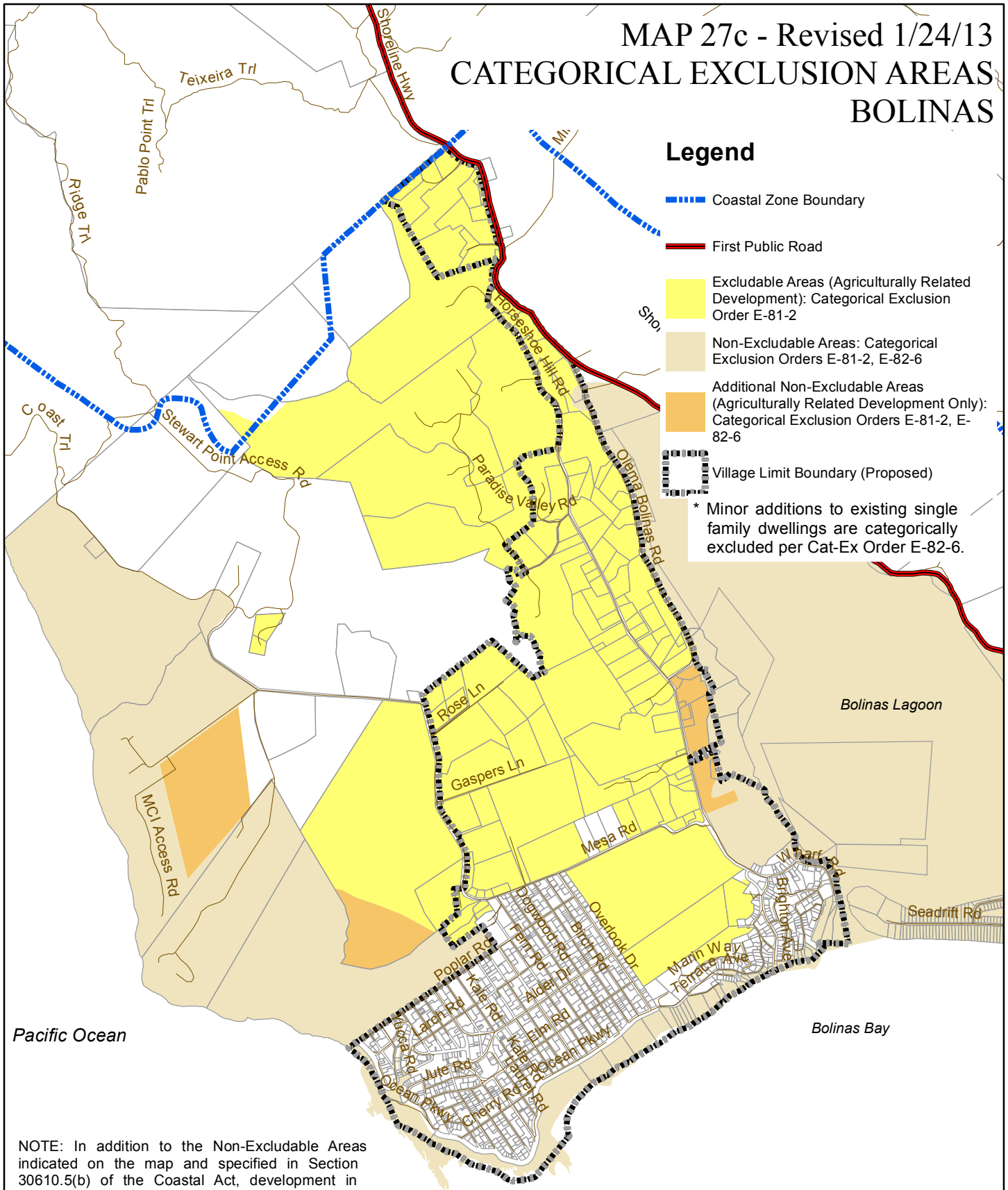
CATEGORICAL EXCLUSION AREAS

BOLINAS

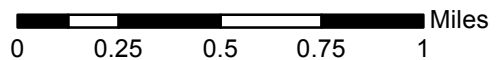
Legend

-  Coastal Zone Boundary
-  First Public Road
-  Excludable Areas (Agriculturally Related Development): Categorical Exclusion Order E-81-2
-  Non-Excludable Areas: Categorical Exclusion Orders E-81-2, E-82-6
-  Additional Non-Excludable Areas (Agriculturally Related Development Only): Categorical Exclusion Orders E-81-2, E-82-6
-  Village Limit Boundary (Proposed)

* Minor additions to existing single family dwellings are categorically excluded per Cat-Ex Order E-82-6.



NOTE: In addition to the Non-Excludable Areas indicated on the map and specified in Section 30610.5(b) of the Coastal Act, development in the Excludable Areas shown on the map is subject to conditions described in Categorical Exclusion Orders E-81-2, E-81-6, and E-82-6. Refer to these documents for complete information and legal requirements concerning categories and geographic areas or excludable developments, and for mitigation measures which may be applicable.
 SOURCE: Marin County Community Development Agency



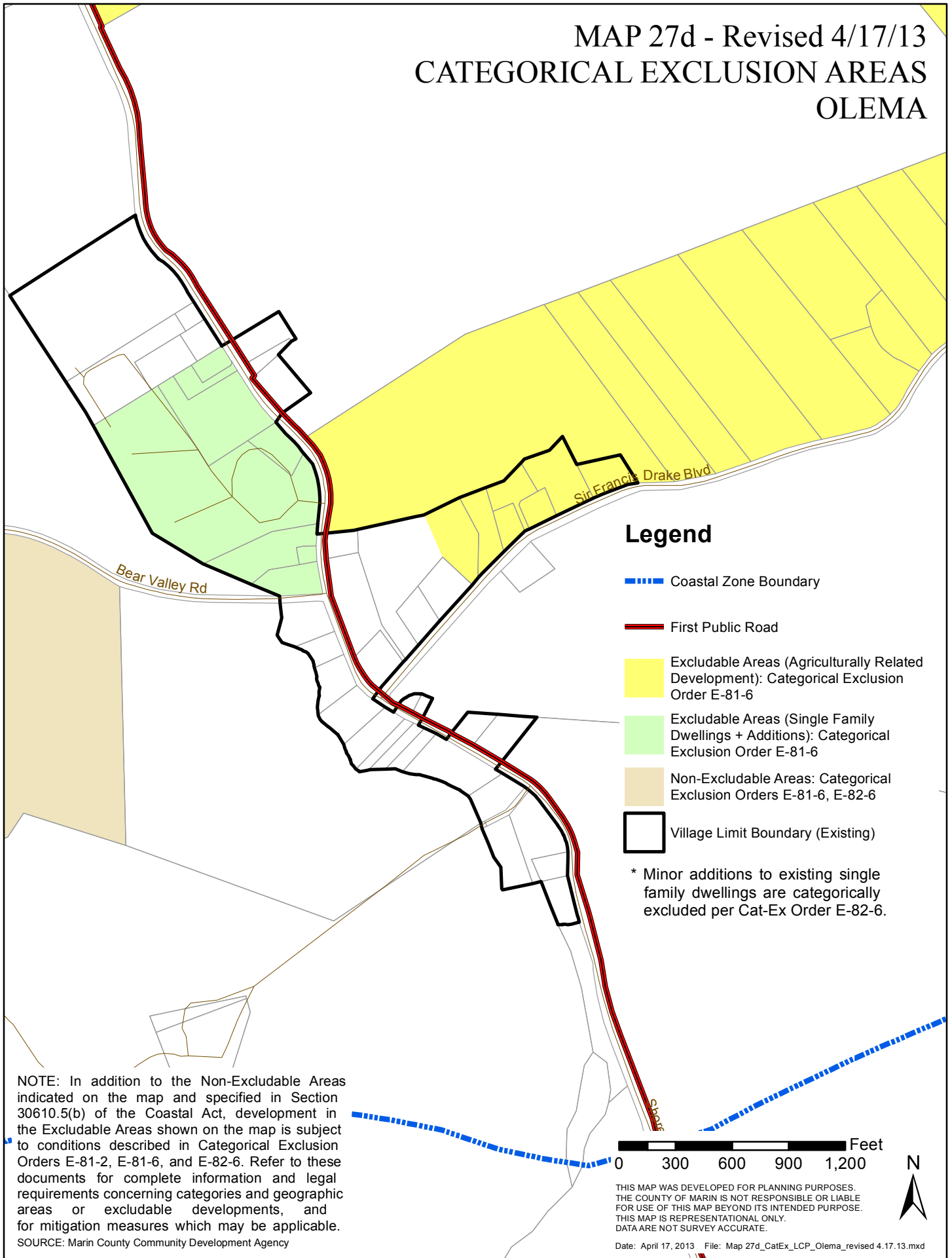
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MAP 27d - Revised 4/17/13

CATEGORICAL EXCLUSION AREAS

OLEMA

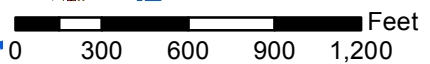


Legend

- - - - - Coastal Zone Boundary
- First Public Road
- Excludable Areas (Agriculturally Related Development): Categorical Exclusion Order E-81-6
- Excludable Areas (Single Family Dwellings + Additions): Categorical Exclusion Order E-81-6
- Non-Excludable Areas: Categorical Exclusion Orders E-81-6, E-82-6
- Village Limit Boundary (Existing)

* Minor additions to existing single family dwellings are categorically excluded per Cat-Ex Order E-82-6.

NOTE: In addition to the Non-Excludable Areas indicated on the map and specified in Section 30610.5(b) of the Coastal Act, development in the Excludable Areas shown on the map is subject to conditions described in Categorical Exclusion Orders E-81-2, E-81-6, and E-82-6. Refer to these documents for complete information and legal requirements concerning categories and geographic areas or excludable developments, and for mitigation measures which may be applicable.
 SOURCE: Marin County Community Development Agency











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MAP 27e - Revised 4/17/13

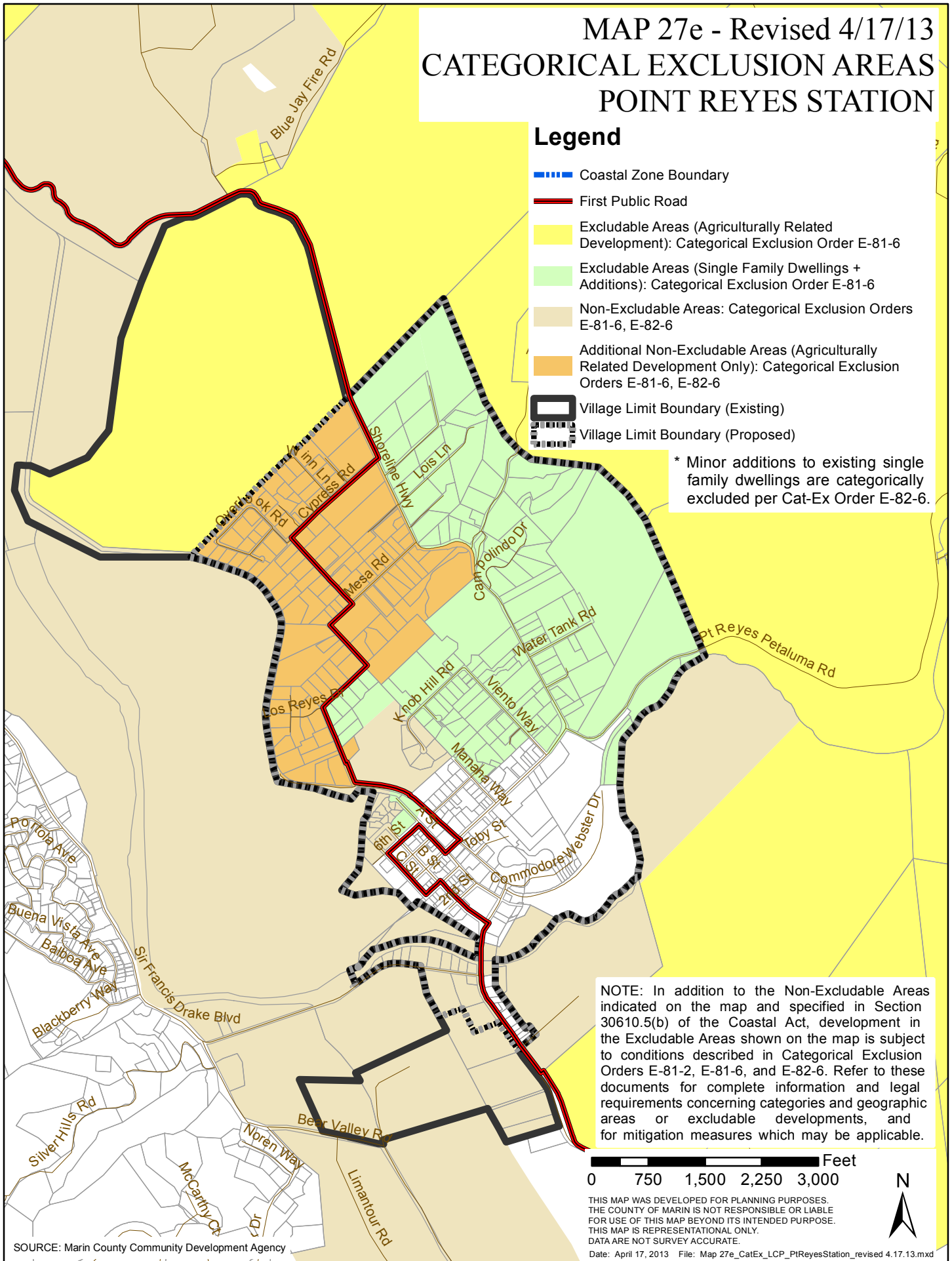
CATEGORICAL EXCLUSION AREAS

POINT REYES STATION

Legend

-  Coastal Zone Boundary
-  First Public Road
-  Excludable Areas (Agriculturally Related Development): Categorical Exclusion Order E-81-6
-  Excludable Areas (Single Family Dwellings + Additions): Categorical Exclusion Order E-81-6
-  Non-Excludable Areas: Categorical Exclusion Orders E-81-6, E-82-6
-  Additional Non-Excludable Areas (Agriculturally Related Development Only): Categorical Exclusion Orders E-81-6, E-82-6
-  Village Limit Boundary (Existing)
-  Village Limit Boundary (Proposed)

* Minor additions to existing single family dwellings are categorically excluded per Cat-Ex Order E-82-6.



NOTE: In addition to the Non-Excludable Areas indicated on the map and specified in Section 30610.5(b) of the Coastal Act, development in the Excludable Areas shown on the map is subject to conditions described in Categorical Exclusion Orders E-81-2, E-81-6, and E-82-6. Refer to these documents for complete information and legal requirements concerning categories and geographic areas or excludable developments, and for mitigation measures which may be applicable.

0 750 1,500 2,250 3,000 Feet










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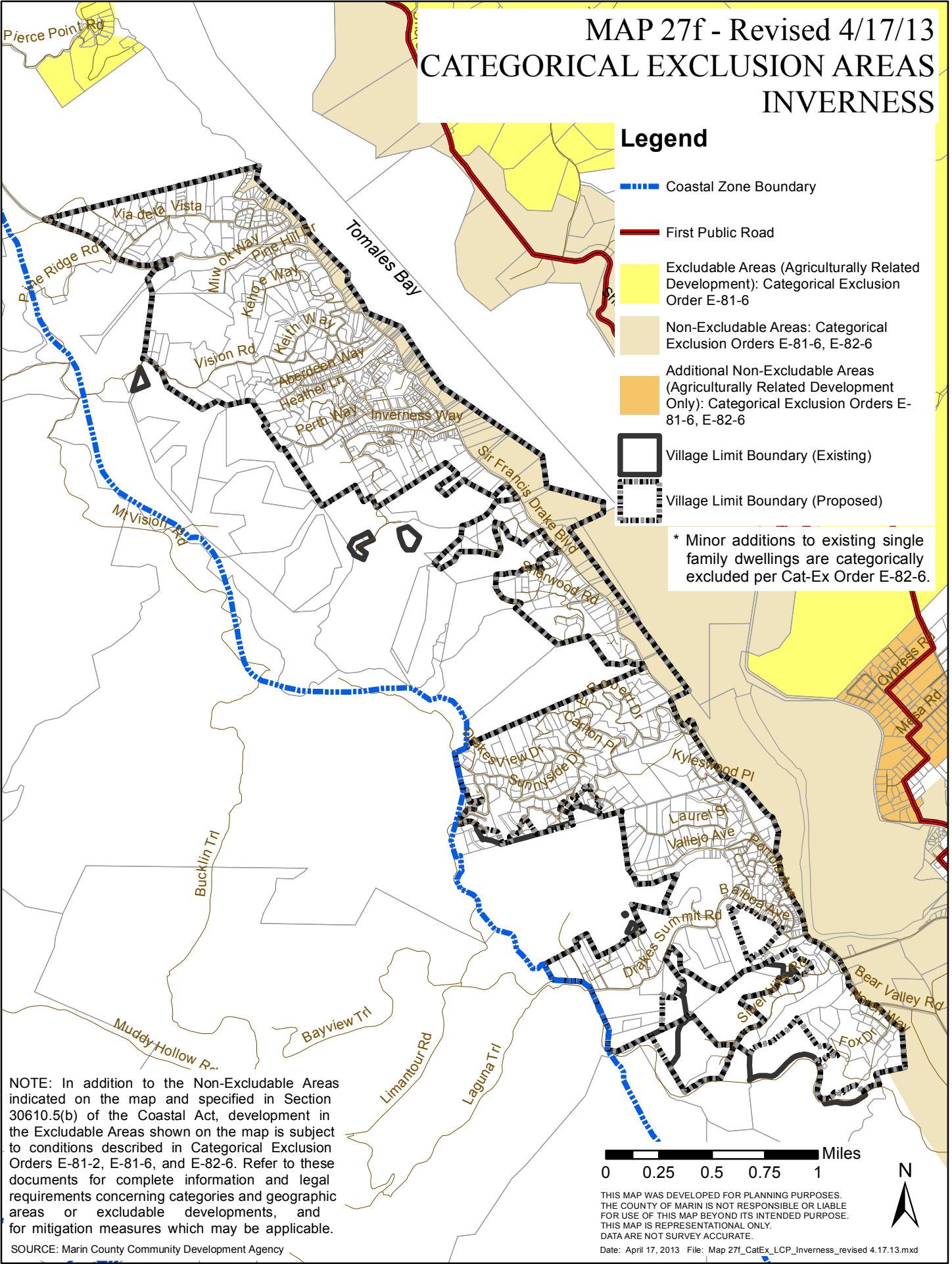
Date: April 17, 2013 File: Map 27e_CatEx_LCP_PtReyesStation_revised 4.17.13.mxd

MAP 27f - Revised 4/17/13 CATEGORICAL EXCLUSION AREAS INVERNESS

Legend

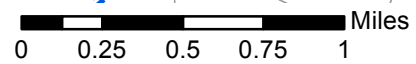
-  Coastal Zone Boundary
-  First Public Road
-  Excludable Areas (Agriculturally Related Development): Categorical Exclusion Order E-81-6
-  Non-Excludable Areas: Categorical Exclusion Orders E-81-6, E-82-6
-  Additional Non-Excludable Areas (Agriculturally Related Development Only): Categorical Exclusion Orders E-81-6, E-82-6
-  Village Limit Boundary (Existing)
-  Village Limit Boundary (Proposed)

* Minor additions to existing single family dwellings are categorically excluded per Cat-Ex Order E-82-6.



NOTE: In addition to the Non-Excludable Areas indicated on the map and specified in Section 30610.5(b) of the Coastal Act, development in the Excludable Areas shown on the map is subject to conditions described in Categorical Exclusion Orders E-81-2, E-81-6, and E-82-6. Refer to these documents for complete information and legal requirements concerning categories and geographic areas or excludable developments, and for mitigation measures which may be applicable.

SOURCE: Marin County Community Development Agency









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Date: April 17, 2013 File: Map 27f_CatEx_LCP_Inverness_revised 4.17.13.mxd

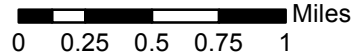
MAP 27g - Revised 4/17/13 CATEGORICAL EXCLUSION AREAS EAST SHORE/ MARSHALL

Legend

-  Coastal Zone Boundary
-  First Public Road
-  Excludable Areas (Agriculturally Related Development): Categorical Exclusion Order E-81-6
-  Non-Excludable Areas: Categorical Exclusion Orders E-81-6, E-82-6
-  Additional Non-Excludable Areas (Agriculturally Related Development Only): Categorical Exclusion Orders E-81-6, E-82-6
-  Village Limit Boundary - Marshall (Existing)

* Minor additions to existing single family dwellings are categorically excluded per Cat-Ex Order E-82-6.

NOTE: In addition to the Non-Excludable Areas indicated on the map and specified in Section 30610.5(b) of the Coastal Act, development in the Excludable Areas shown on the map is subject to conditions described in Categorical Exclusion Orders E-81-2, E-81-6, and E-82-6. Refer to these documents for complete information and legal requirements concerning categories and geographic areas or excludable developments, and for mitigation measures which may be applicable.

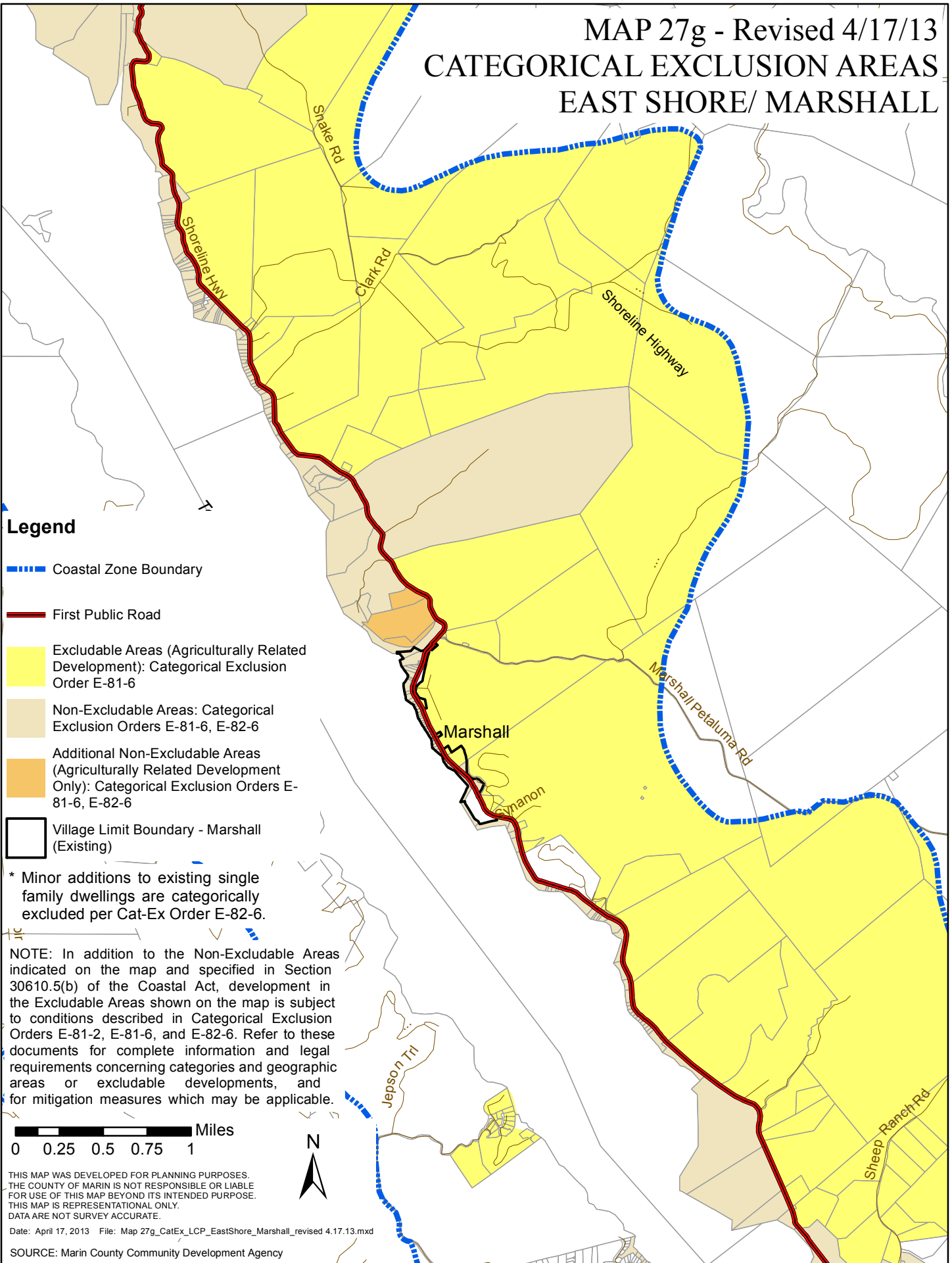
 Miles
0 0.25 0.5 0.75 1



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DATA ARE NOT SURVEY ACCURATE.

Date: April 17, 2013 File: Map 27g_CatEx_LCP_EastShore_Marshall_revised 4.17.13.mxd

SOURCE: Marin County Community Development Agency









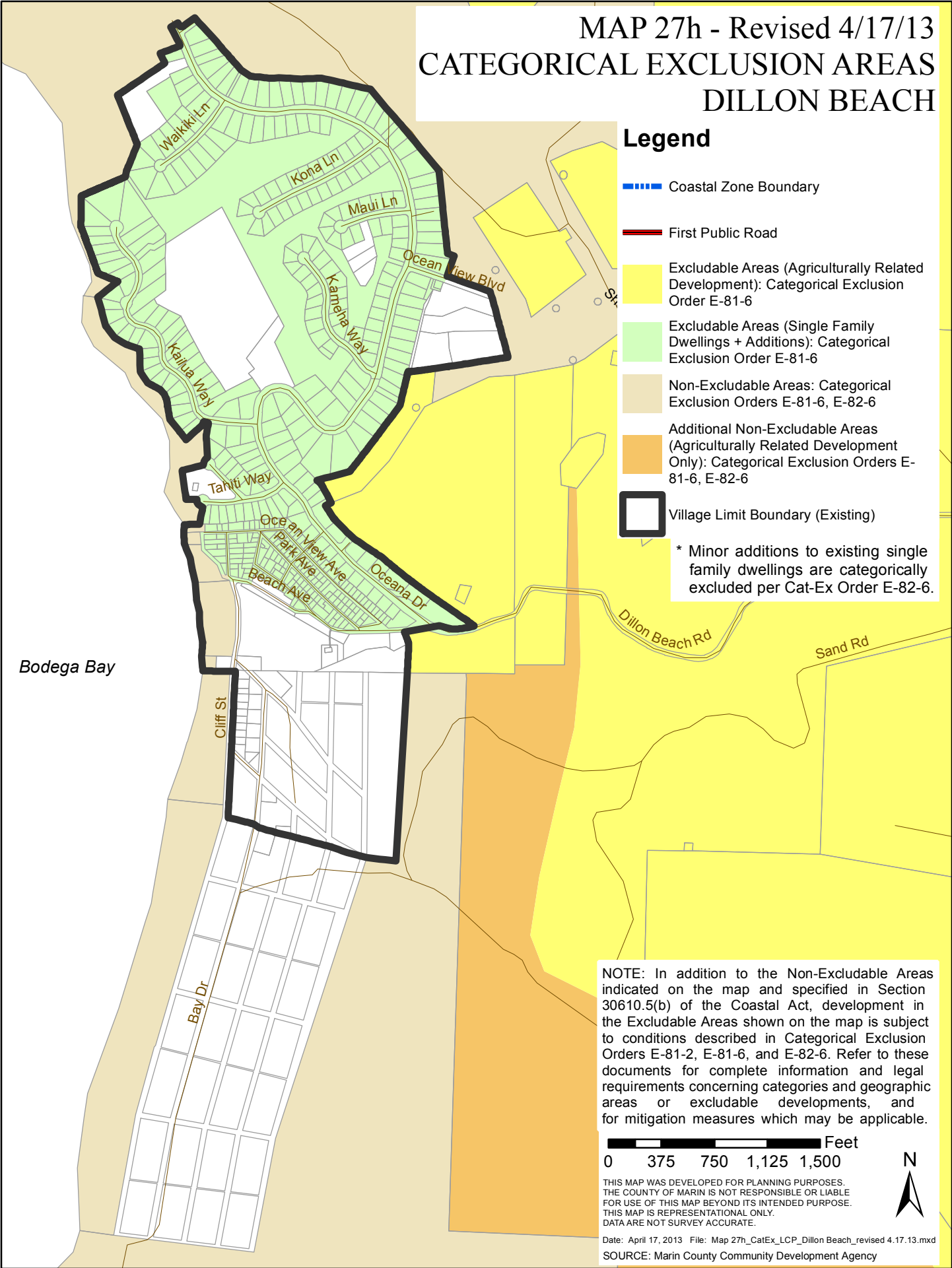
MAP 27h - Revised 4/17/13

CATEGORICAL EXCLUSION AREAS

DILLON BEACH

Legend


-  Coastal Zone Boundary
 -  First Public Road
 -  Excludable Areas (Agriculturally Related Development): Categorical Exclusion Order E-81-6
 -  Excludable Areas (Single Family Dwellings + Additions): Categorical Exclusion Order E-81-6
 -  Non-Excludable Areas: Categorical Exclusion Orders E-81-6, E-82-6
 -  Additional Non-Excludable Areas (Agriculturally Related Development Only): Categorical Exclusion Orders E-81-6, E-82-6
 -  Village Limit Boundary (Existing)
- * Minor additions to existing single family dwellings are categorically excluded per Cat-Ex Order E-82-6.



NOTE: In addition to the Non-Excludable Areas indicated on the map and specified in Section 30610.5(b) of the Coastal Act, development in the Excludable Areas shown on the map is subject to conditions described in Categorical Exclusion Orders E-81-2, E-81-6, and E-82-6. Refer to these documents for complete information and legal requirements concerning categories and geographic areas or excludable developments, and for mitigation measures which may be applicable.

0 375 750 1,125 1,500 Feet

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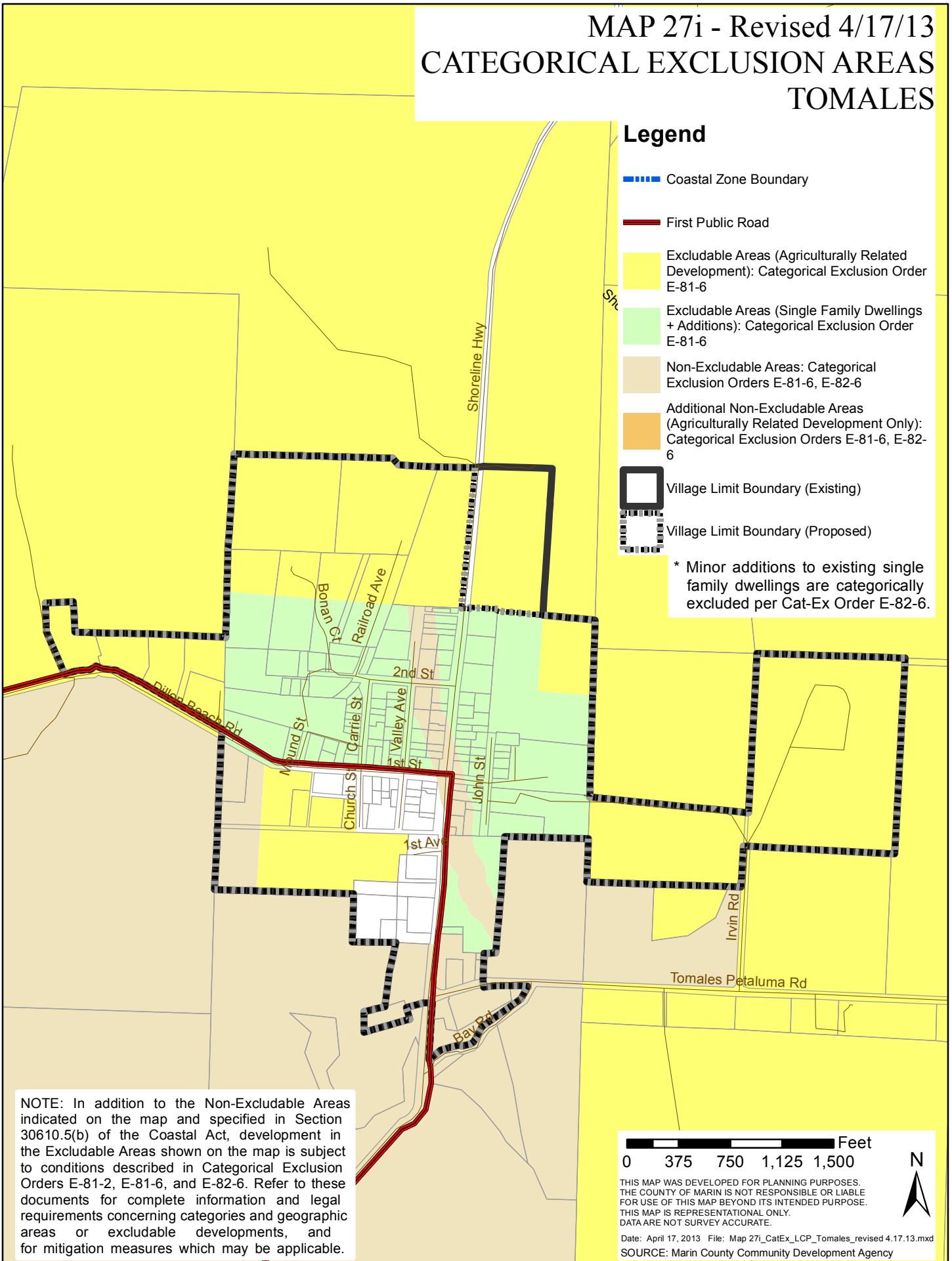
MAP 27i - Revised 4/17/13

CATEGORICAL EXCLUSION AREAS

TOMALES

Legend

-  Coastal Zone Boundary
 -  First Public Road
 -  Excludable Areas (Agriculturally Related Development): Categorical Exclusion Order E-81-6
 -  Excludable Areas (Single Family Dwellings + Additions): Categorical Exclusion Order E-81-6
 -  Non-Excludable Areas: Categorical Exclusion Orders E-81-6, E-82-6
 -  Additional Non-Excludable Areas (Agriculturally Related Development Only): Categorical Exclusion Orders E-81-6, E-82-6
 -  Village Limit Boundary (Existing)
 -  Village Limit Boundary (Proposed)
- * Minor additions to existing single family dwellings are categorically excluded per Cat-Ex Order E-82-6.



NOTE: In addition to the Non-Excludable Areas indicated on the map and specified in Section 30610.5(b) of the Coastal Act, development in the Excludable Areas shown on the map is subject to conditions described in Categorical Exclusion Orders E-81-2, E-81-6, and E-82-6. Refer to these documents for complete information and legal requirements concerning categories and geographic areas or excludable developments, and for mitigation measures which may be applicable.

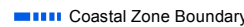

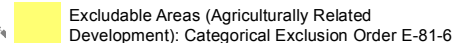
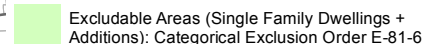
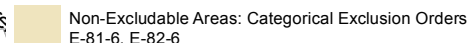
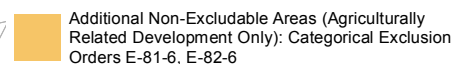
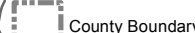
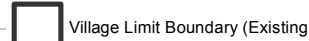
0 375 750 1,125 1,500 Feet

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Date: April 17, 2013 File: Map 27i_CatEx_LCP_Tomales_revised 4.17.13.mxd
SOURCE: Marin County Community Development Agency

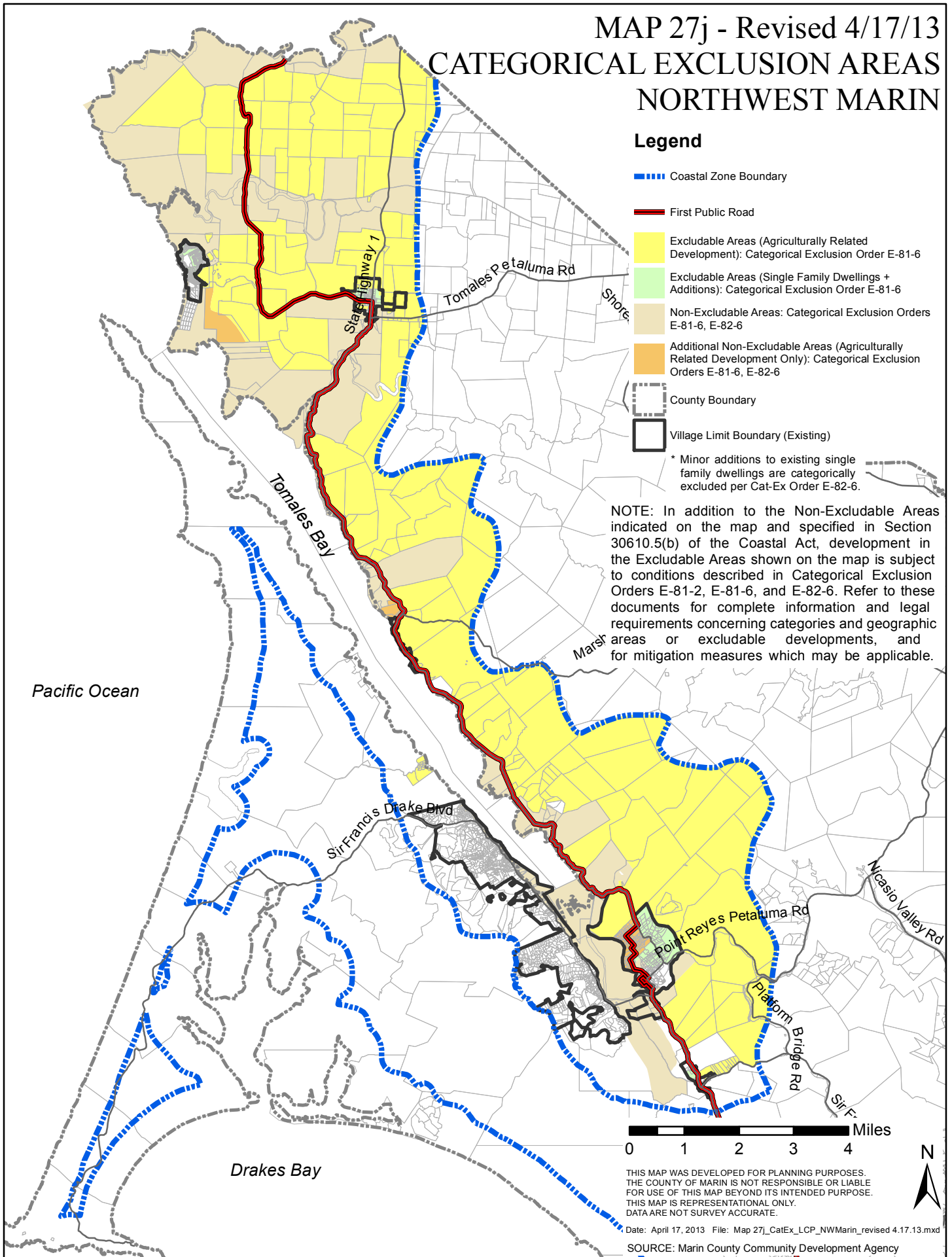
MAP 27j - Revised 4/17/13 CATEGORICAL EXCLUSION AREAS NORTHWEST MARIN

Legend

-  Coastal Zone Boundary
-  First Public Road
-  Excludable Areas (Agriculturally Related Development): Categorical Exclusion Order E-81-6
-  Excludable Areas (Single Family Dwellings + Additions): Categorical Exclusion Order E-81-6
-  Non-Excludable Areas: Categorical Exclusion Orders E-81-6, E-82-6
-  Additional Non-Excludable Areas (Agriculturally Related Development Only): Categorical Exclusion Orders E-81-6, E-82-6
-  County Boundary
-  Village Limit Boundary (Existing)

* Minor additions to existing single family dwellings are categorically excluded per Cat-Ex Order E-82-6.

NOTE: In addition to the Non-Excludable Areas indicated on the map and specified in Section 30610.5(b) of the Coastal Act, development in the Excludable Areas shown on the map is subject to conditions described in Categorical Exclusion Orders E-81-2, E-81-6, and E-82-6. Refer to these documents for complete information and legal requirements concerning categories and geographic areas or excludable developments, and for mitigation measures which may be applicable.



0 1 2 3 4 Miles








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Date: April 17, 2013 File: Map 27j_CatEx_LCP_NWMarin_revised 4.17.13.mxd

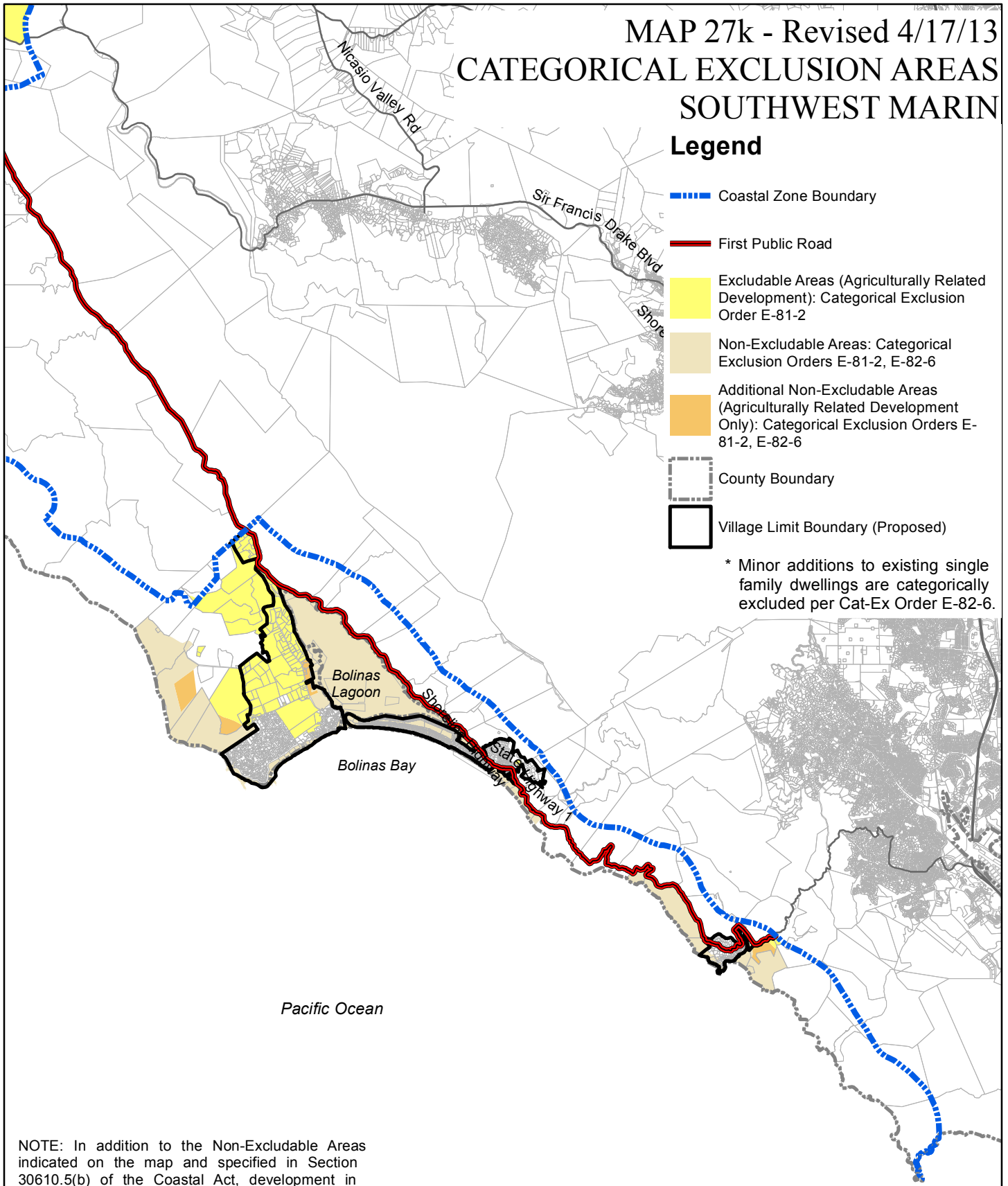
SOURCE: Marin County Community Development Agency

MAP 27k - Revised 4/17/13 CATEGORICAL EXCLUSION AREAS SOUTHWEST MARIN

Legend

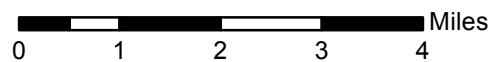
-  Coastal Zone Boundary
-  First Public Road
-  Excludable Areas (Agriculturally Related Development): Categorical Exclusion Order E-81-2
-  Non-Excludable Areas: Categorical Exclusion Orders E-81-2, E-82-6
-  Additional Non-Excludable Areas (Agriculturally Related Development Only): Categorical Exclusion Orders E-81-2, E-82-6
-  County Boundary
-  Village Limit Boundary (Proposed)

* Minor additions to existing single family dwellings are categorically excluded per Cat-Ex Order E-82-6.



NOTE: In addition to the Non-Excludable Areas indicated on the map and specified in Section 30610.5(b) of the Coastal Act, development in the Excludable Areas shown on the map is subject to conditions described in Categorical Exclusion Orders E-81-2, E-81-6, and E-82-6. Refer to these documents for complete information and legal requirements concerning categories and geographic areas or excludable developments, and for mitigation measures which may be applicable.

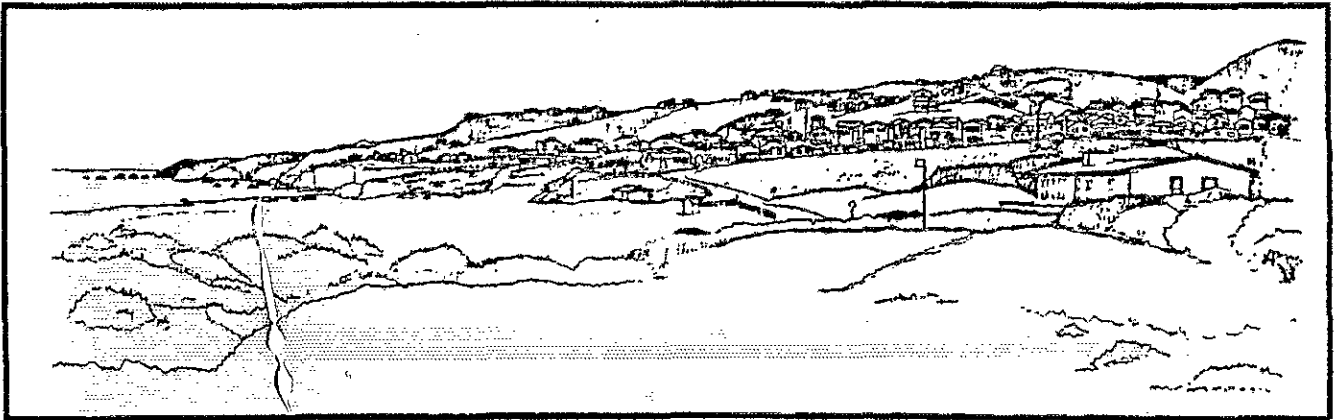
SOURCE: Marin County Community Development Agency



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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.

Funded in part by a grant from the California Coastal Commission.

CONTENTS

	<u>Page</u>
Executive Summary	ES-1
1. Introduction	1-1
1.1 Purpose of the Plan	1-1
1.2 Relation to Other Plans and Regulations	1-1
1.3 Planning Process	1-5
1.4 Readers' Guide to the Plan	1-5
1.5 Limitations	1-6
2. Background	2-1
2.1 Regional Context	2-1
2.2 History of Dillon Beach	2-1
2.3 Planning Area	2-4
3. Conservation and Development Plan	3-1
3.1 Goals	3-1
3.2 Land Use Diagram	3-1
3.3 Existing and Projected Population	3-1
3.4 Environmental Considerations	3-3
4. Environmental Quality	4-1
4.1 Biological Resources	4-1
4.1.1 Objectives, Policies, Programs	4-6
4.2 Cultural Resources	4-11
4.2.1 Objectives, Policies, Programs	4-12
4.3 Climate and Air Quality	4-13
4.3.1 Objectives, Policies, Programs	4-14
4.4 Noise	4-15
4.4.1 Objectives, Policies, Programs	4-15
5. Environmental Hazards	5-1
5.1 Geology, Soils, Hydrology, and Drainage	5-1
5.1.1 Objectives, Policies, Programs	5-13
6. Community Development	6-1
6.1 Land Use, Visual Quality, Community Character, Public Access	6-1
6.1.1 Objectives, Policies, Programs	6-12
6.1.2 Housing	6-32
6.1.3 Local Economy	6-33
6.1.4 Trails	6-34

7.	Traffic and Circulation	7-1
7.1	Traffic and Circulation Patterns	7-1
7.1.1	Objectives, Policies, Programs	7-9
8.	Community Facilities	8-1
8.1	Emergency Medical Services	8-1
8.1.1	Objectives, Policies, Programs	8-1
8.2	Fire Protection	8-2
8.2.1	Objectives, Policies, Programs	8-2
8.3	Library	8-3
8.3.1	Objectives, Policies, Programs	8-4
8.4	Police	8-4
8.4.1	Objectives, Policies, Programs	8-5
8.5	Schools	8-5
8.5.1	Objectives, Policies, Programs	8-5
8.6	Sewage Treatment and Disposal	8-6
8.6.1	Objectives, Policies, Programs	8-12
8.7	Solid Waste Disposal and Recycling	8-13
8.7.1	Objectives, Policies, Programs	8-14
8.8	Water Supply	8-14
8.8.1	Objectives, Policies, Programs	8-18
9.	Summary of Policies and Implementation Programs	9-1
10.	Acknowledgements and References	10-1
10.1	Preparation Staff	10-1
10.2	Acknowledgements	10-2
10.3	Community Workshop Participants	10-3
10.4	References	10-5

TABLES

<u>No.</u>	<u>Title</u>	<u>Page</u>
4-1	Rare, Endangered and Special Plant Species	4-5
4-2	Dillon Beach Wind Speed and Wind Power	4-13
5-1	Engineering Properties of Geologic Units	5-3
6-1	Visual Analysis	6-9
7-1	Intersection Level of Service	7-3

FIGURES

<u>No.</u>	<u>Title</u>	<u>Page</u>
1-1	Community Expansion Boundary	1-3
2-1	Locator Map	2-2
2-2	Community Plan Planning Area	2-5
2-3	Planning Subareas	2-6
2-4	Planning Subarea: Oceana Marin	2-7
2-5	Planning Subareas: Village and Lawson's Dillon Beach Resort	2-8
2-6	Planning Subarea: Lawson's Landing	2-9
3-1	Land Use Diagram, 1989	3-2
5-1	Topography	5-2
5-2	Geologic Units	5-4
5-3	Slope Stability	5-6
5-4	Seismic Hazards	5-8
5-5	Soil Types	5-10
5-6	Hydrology	5-12
6-1 to 6-12	Landscape Sketches	6-5 to 6-8
6-13	Oceana Marin Parcels J, K, L, and M	6-16
6-14	Oceana Marin Public Pedestrian Easements	6-19
6-15	Lawson's Dillon Beach Resort Subareas A to J	6-20a
6-16	Realignment Concept for Beach Avenue	6-25
6-17	Assessor's Parcels and Zonings in Lawson's Dillon Beach Resort	6-28
7-1	Summer Friday Peak Commute Hour Volumes	7-2
7-2	Summer Sunday Hour Volumes	7-2
7-3	Circulation System Characteristics: Oceana Marin and Village	7-6
7-4	Circulation System Characteristics: Lawson's Resort and Landing	7-7
8-1	Utilities	8-7

APPENDICES

A	Summary of Applicable Plans and Policies	A-1
B	Roadway Characteristics	B-1
C	New Development Trips	C-1
D	Diversion of Existing Traffic to Lawson's Landing with Secondary Access	D-1
E	Assumptions Regarding Projected Sewage Disposal and Water Demand	E-1
F	Oceana Marin Design Guidelines	F-1
G	Community Districts	G-1
H	Dillon Beach Population Estimates	H-1
I	Chronology of Workshops, Hearings, and Agency Actions	I-1

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.

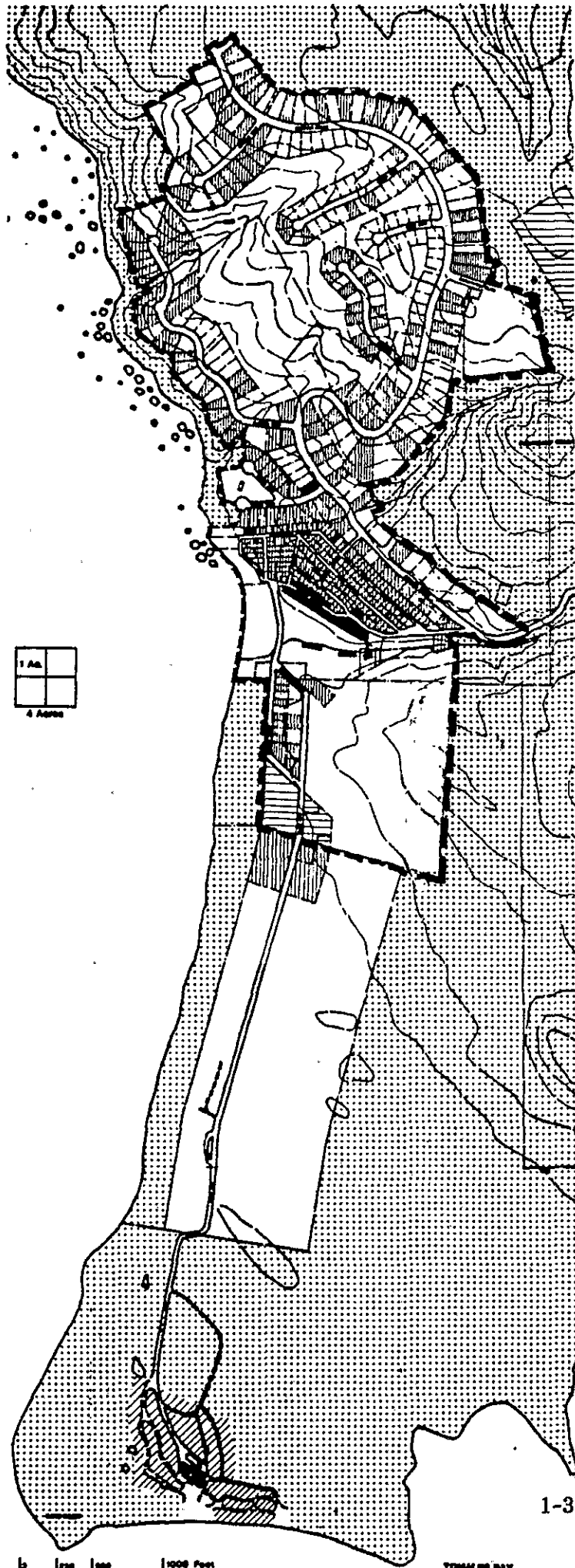
The LCP specifies zoning on lands in the Dillon Beach area. For example, the LCP formerly changed the zoning of the Sand Point area of Lawson's Landing from agriculture to coastal resort and recreation to allow tourist activities such as camping and boating. Lawson's Dillon Beach Resort was rezoned to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

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

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

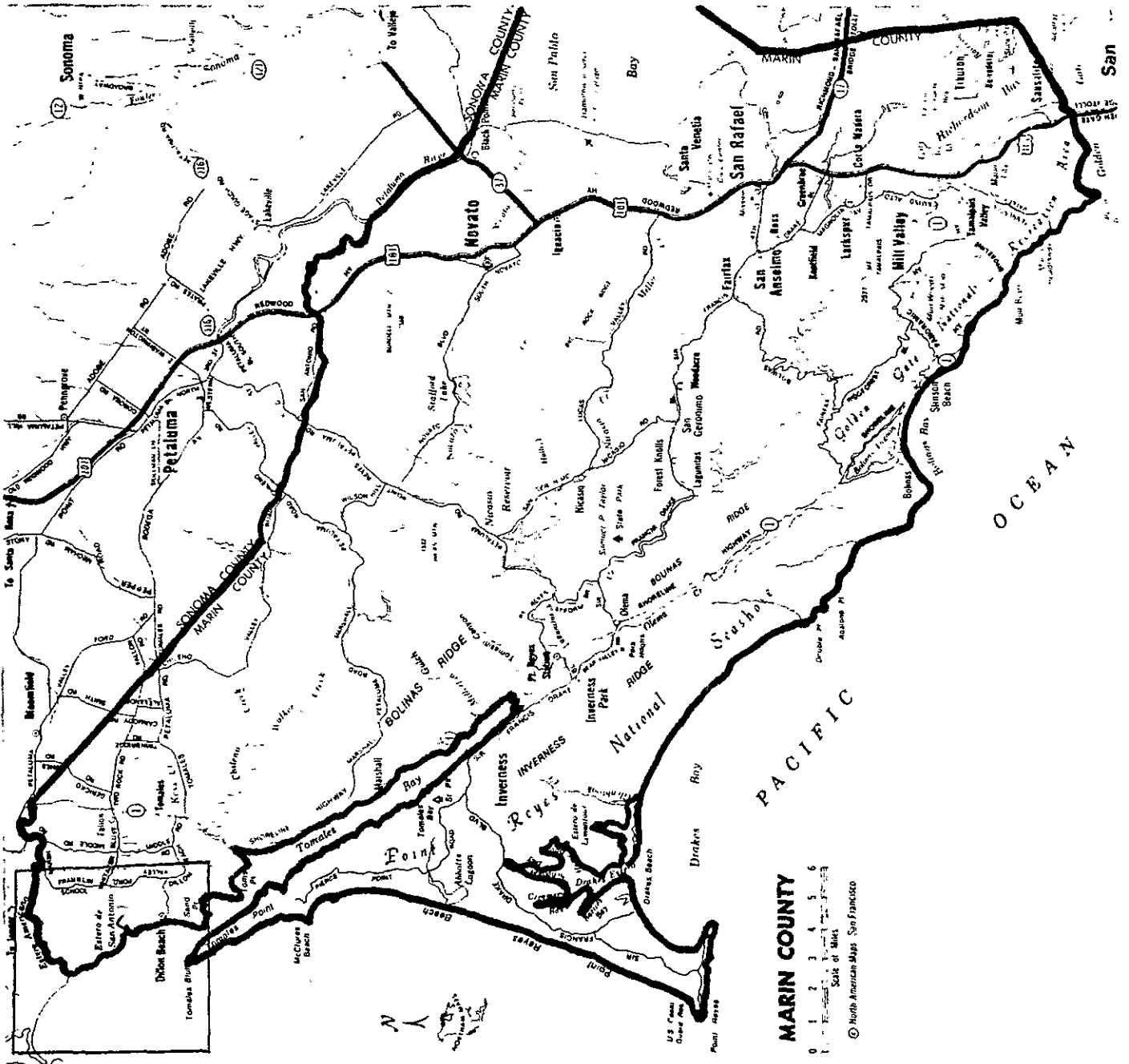


Figure 2-1

DILLON BEACH COMMUNITY PLAN

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 San Rafael, CA
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 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

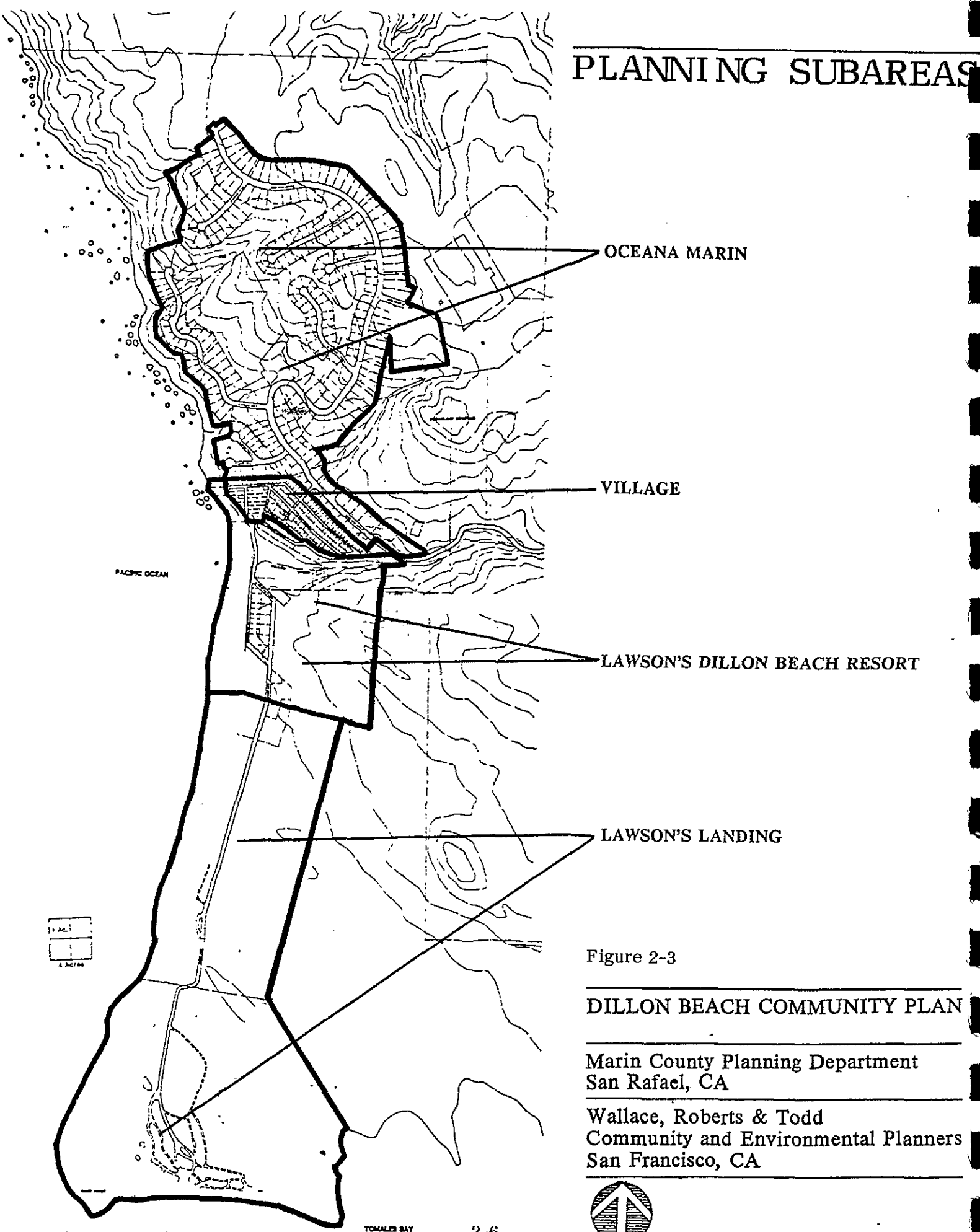


Figure 2-3

DILLON BEACH COMMUNITY PLAN

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PLANNING SUBAREA OCEANA MARIN

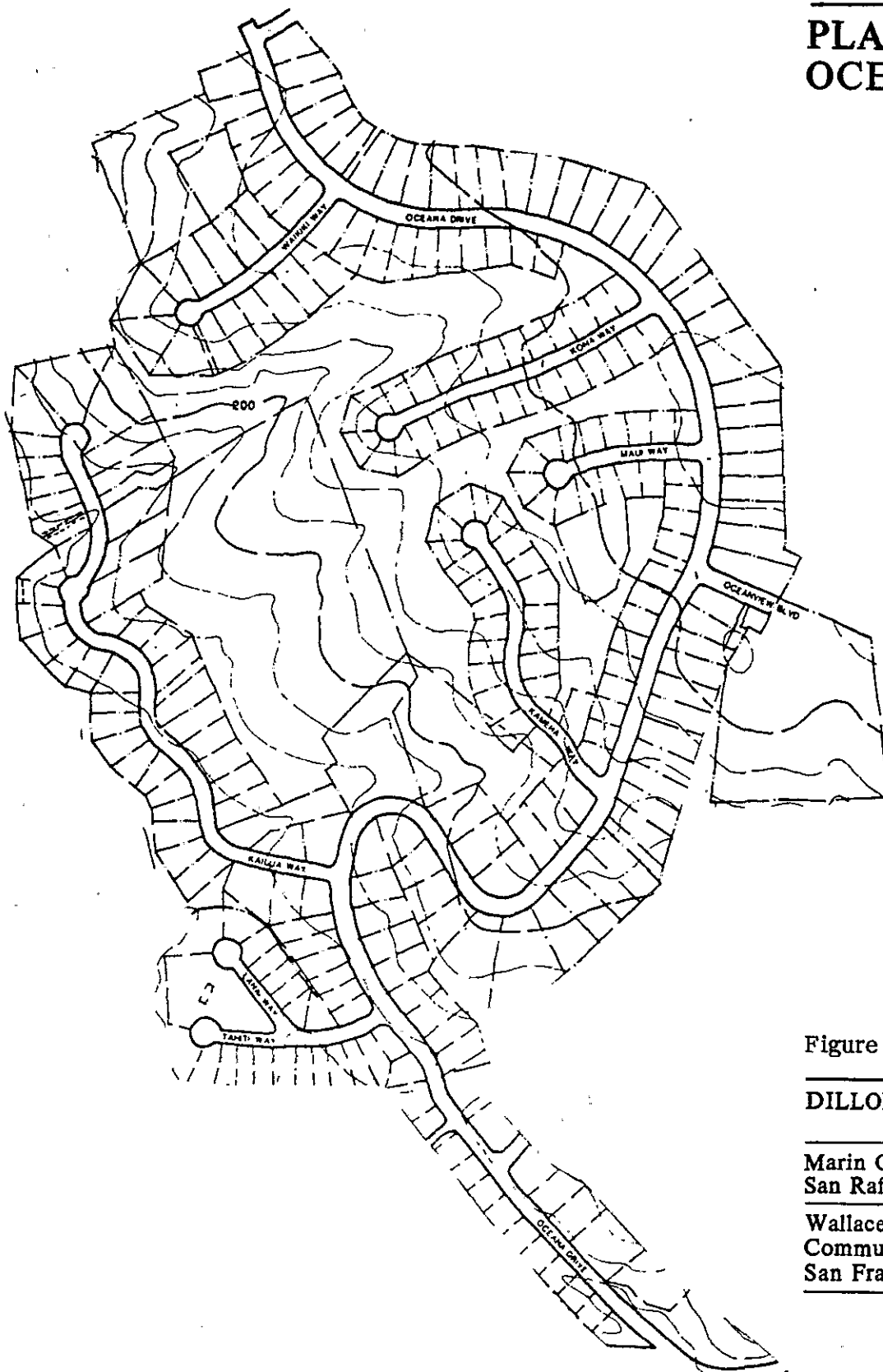


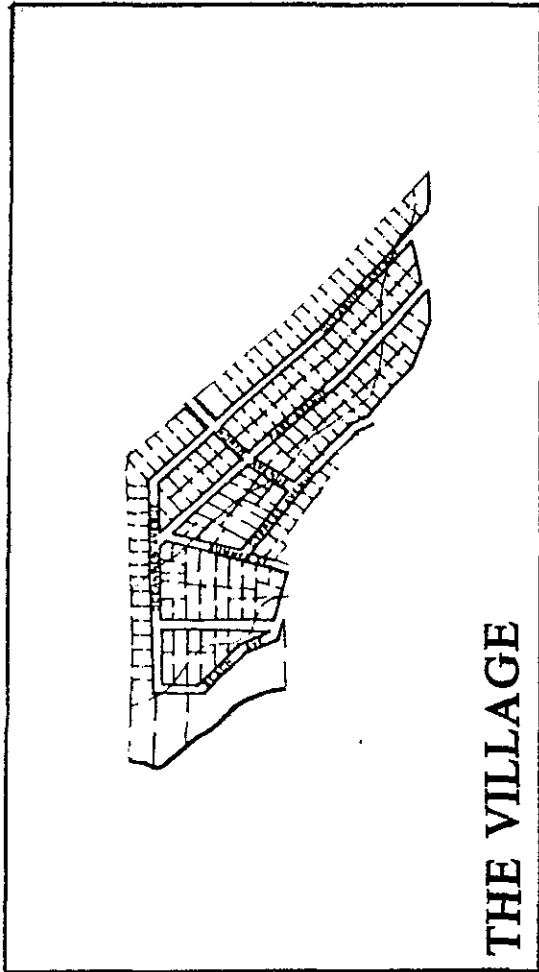
Figure 2-4

DILLON BEACH COMMUNITY PLAN

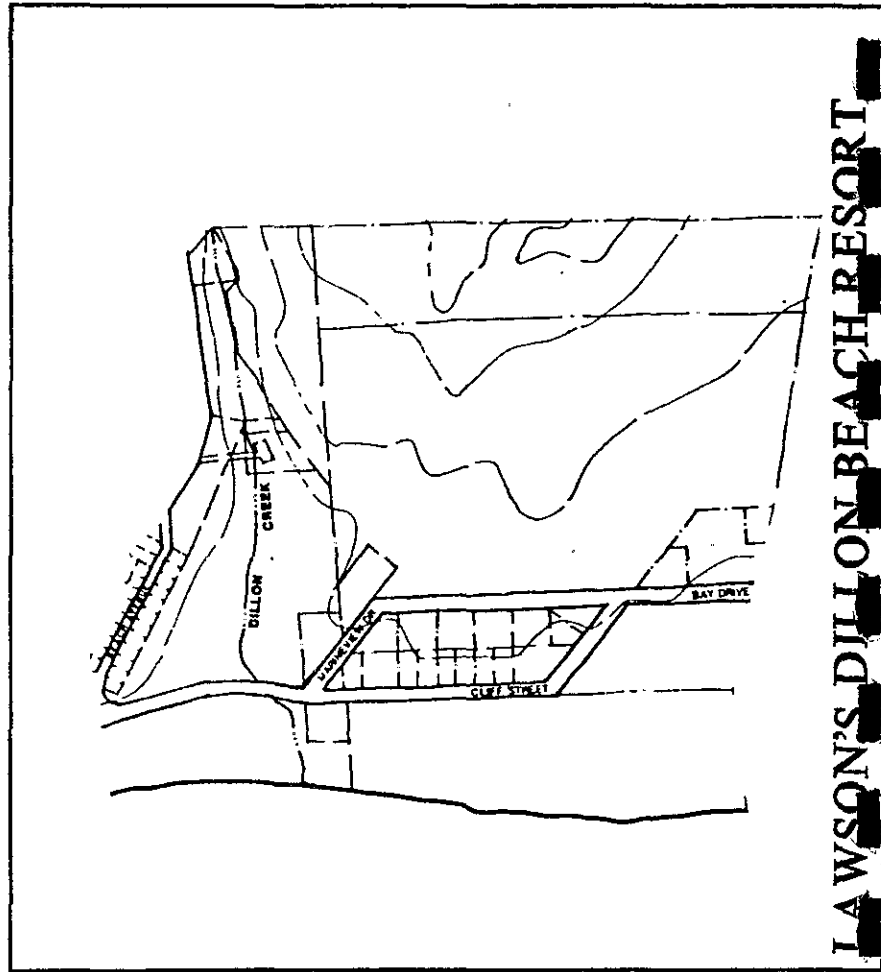
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**PLANNING
SUBAREAS**



THE VILLAGE



LAWSON'S DILLON BEACH RESORT

Figure 2-5

DILLON BEACH COMMUNITY PLAN

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**PLANNING SUBAREA
LAWSON'S LANDING**

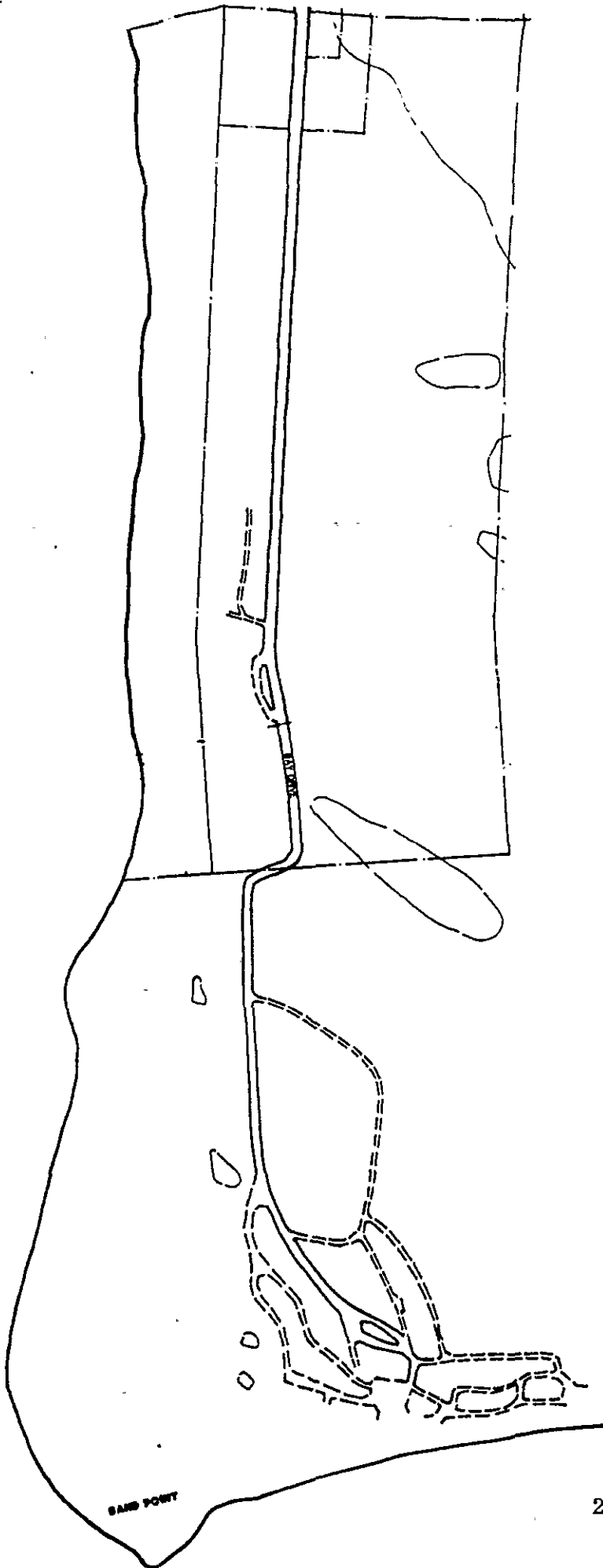


Figure 2-6

DILLON BEACH COMMUNITY PLAN

Marin County Planning Department
San Rafael, CA

Wallace, Roberts & Todd
Community and Environmental Planners
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)

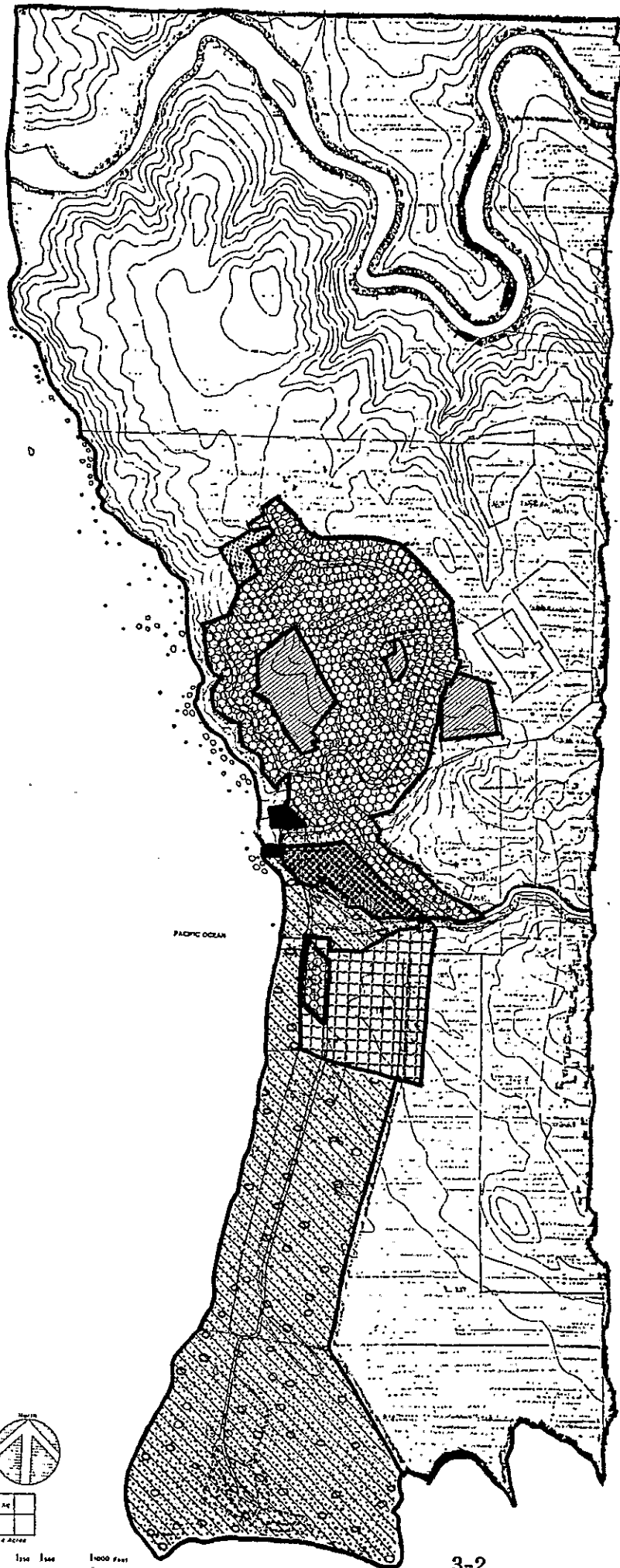
NOTES

1. "du" refers to dwelling unit.
"FAR" refers to floor to area ratio, expressed as a percent (eg. 0.2=20%).
2. 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.
3. All population densities assume 2.3 people per dwelling unit (ABAG, "Projections '87: Forecasts for the San Francisco Bay Area to the Year 2005").
4. All densities are based on gross acreage.
5. 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 fabaceus), and dune tansy (Tanacetum amporatum). 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 (Axiothella 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.

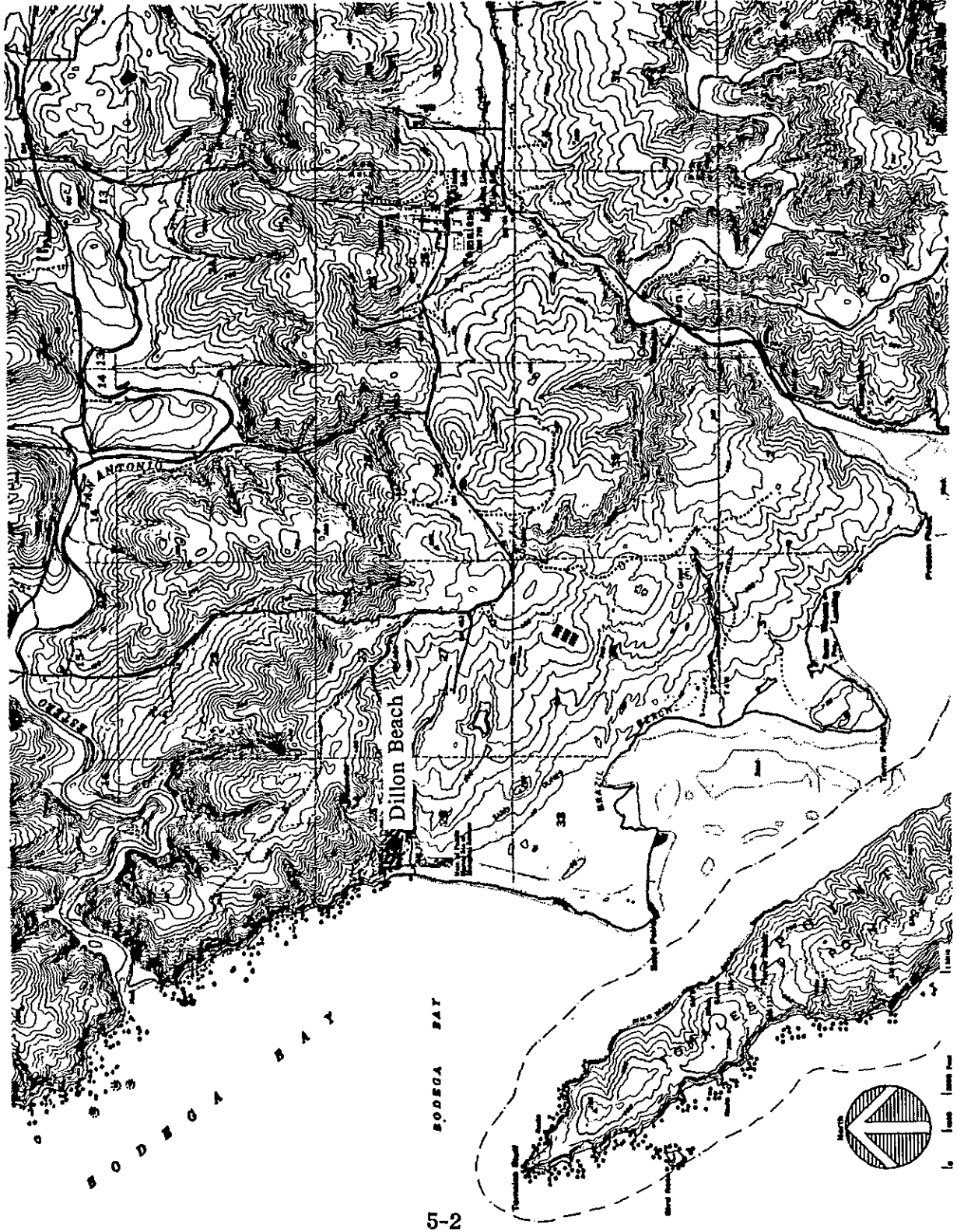
Geologic Units

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

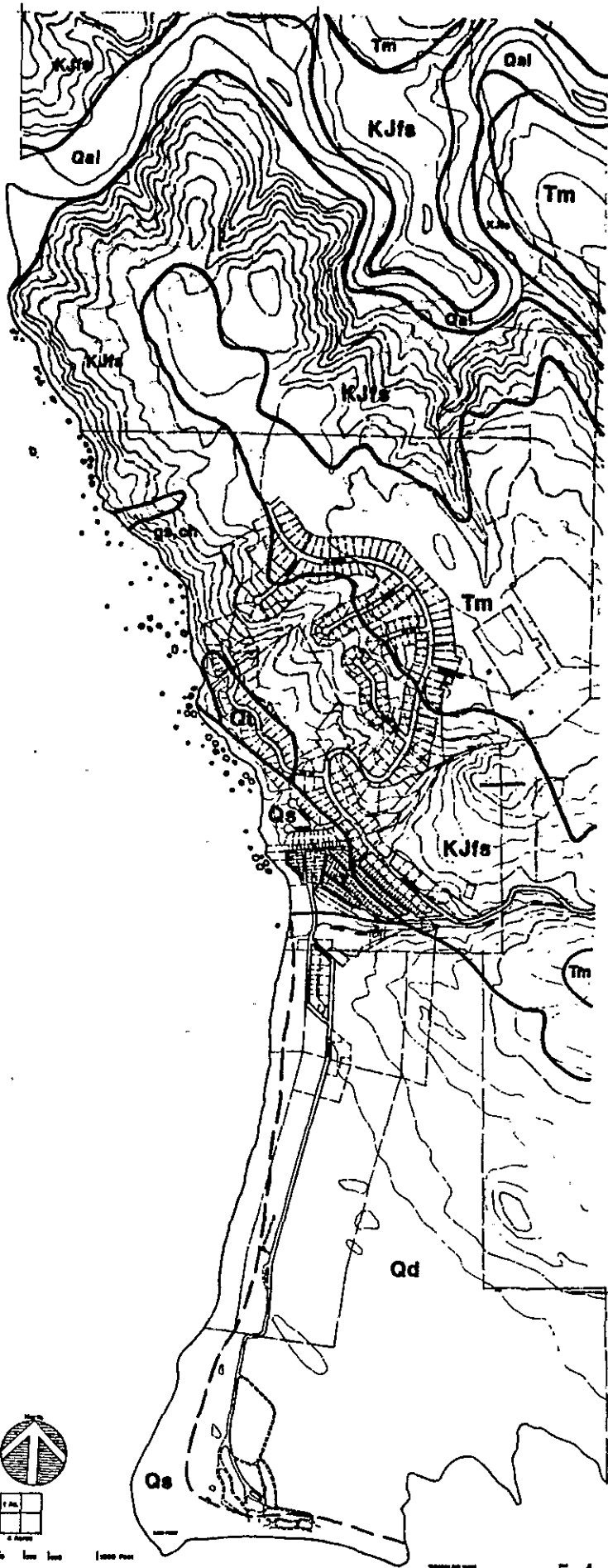
Figure 5-1

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

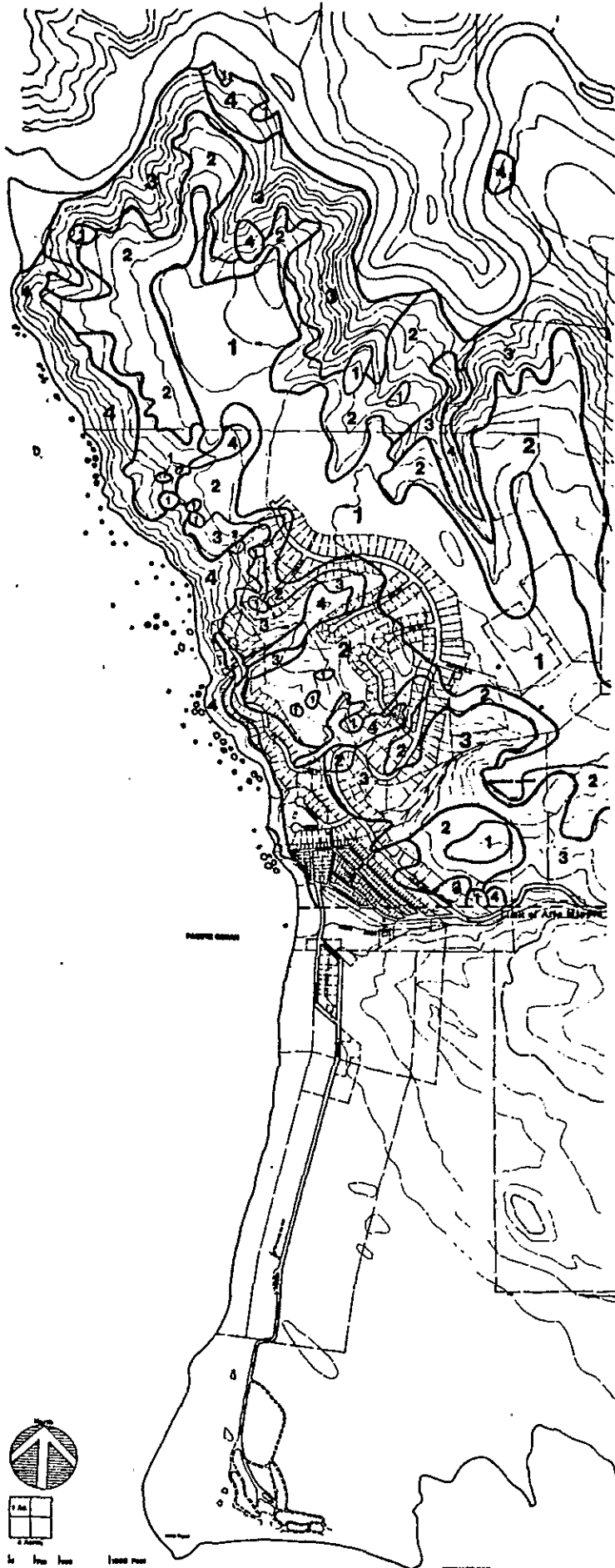
Figure 5-3 depicts relative slope stability for the northern portion of the planning area, as mapped by the California Division of Mines and Geology (Rice and Strand, 1971). The factors considered in compiling this map included the stability characteristics of the basic geological materials, steepness 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.

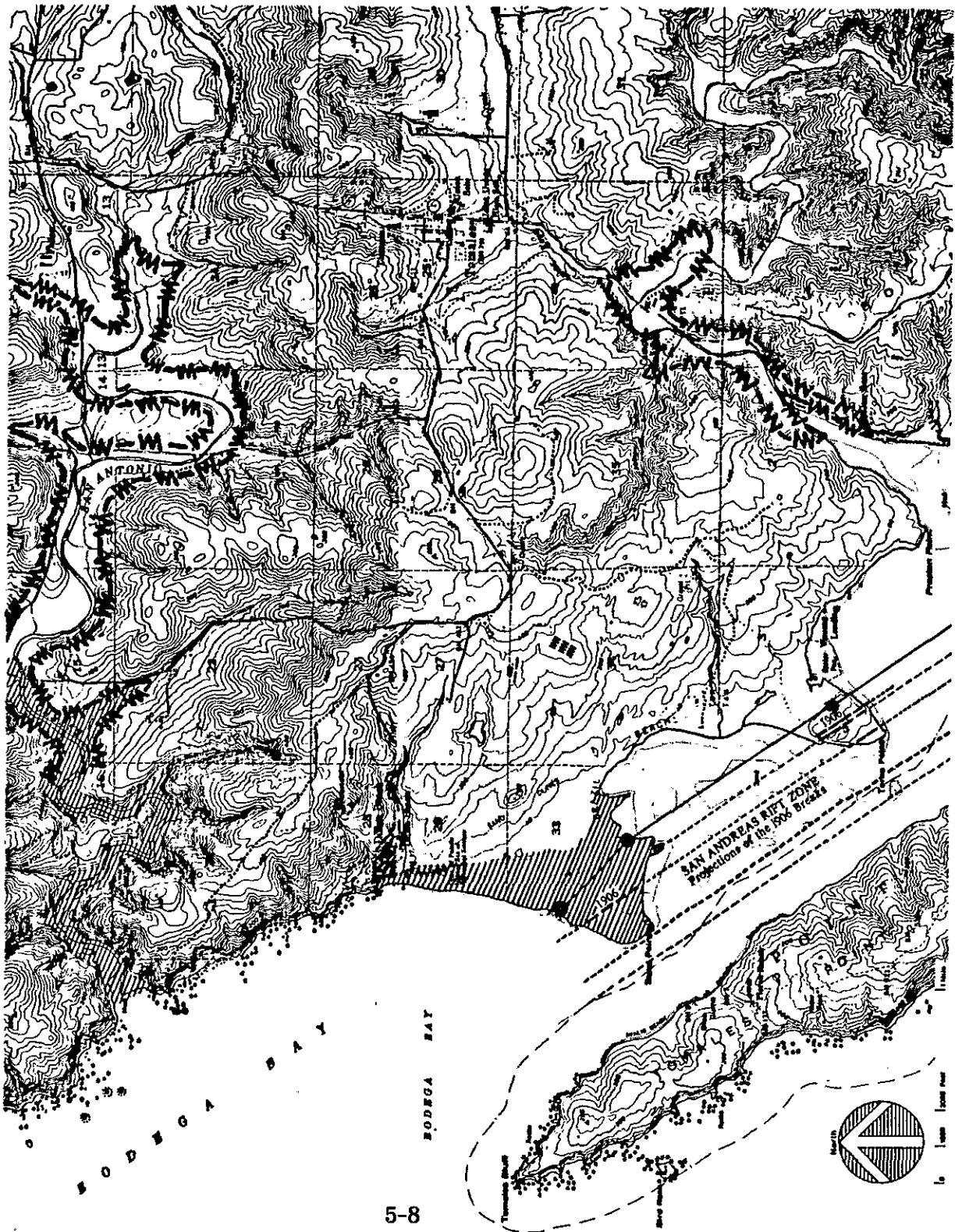
As shown in Figure 5-4, there is high liquefaction potential along the Estero de San Antonio north of Dillon Beach and along Keys Creek east of the planning area. Liquefaction is the transformation of a granular material from a solid into a liquefied state as a consequence of increase pore-water pressure. 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



5-8

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.

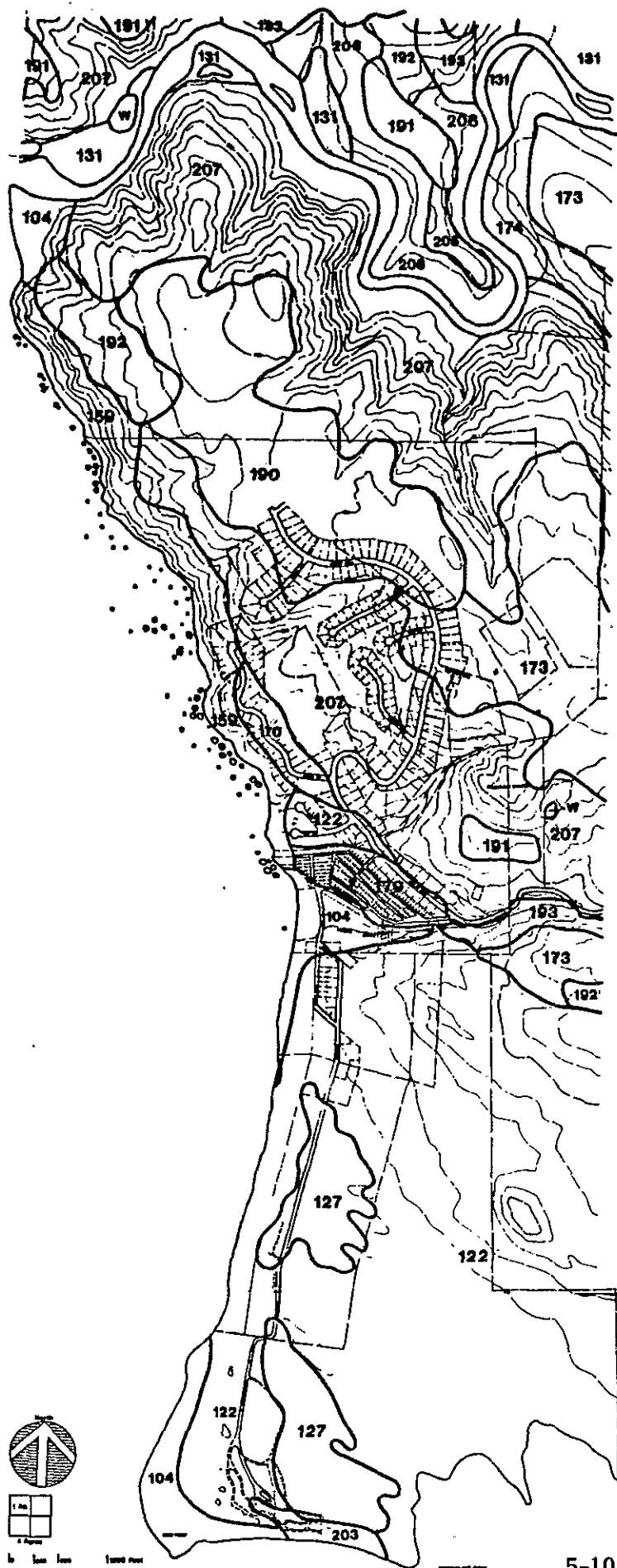
Hydrology and Drainage

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

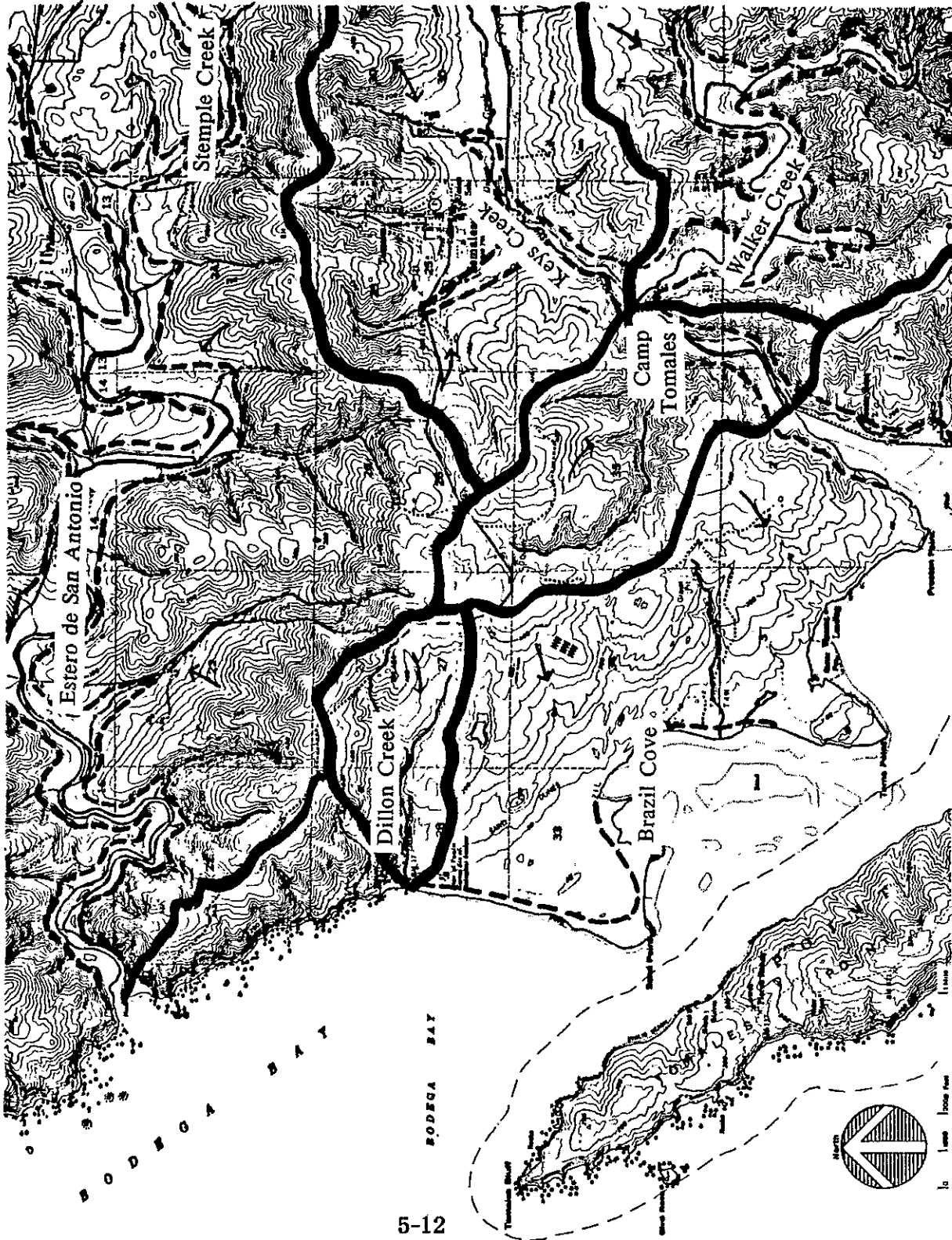


Figure 5-6

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.

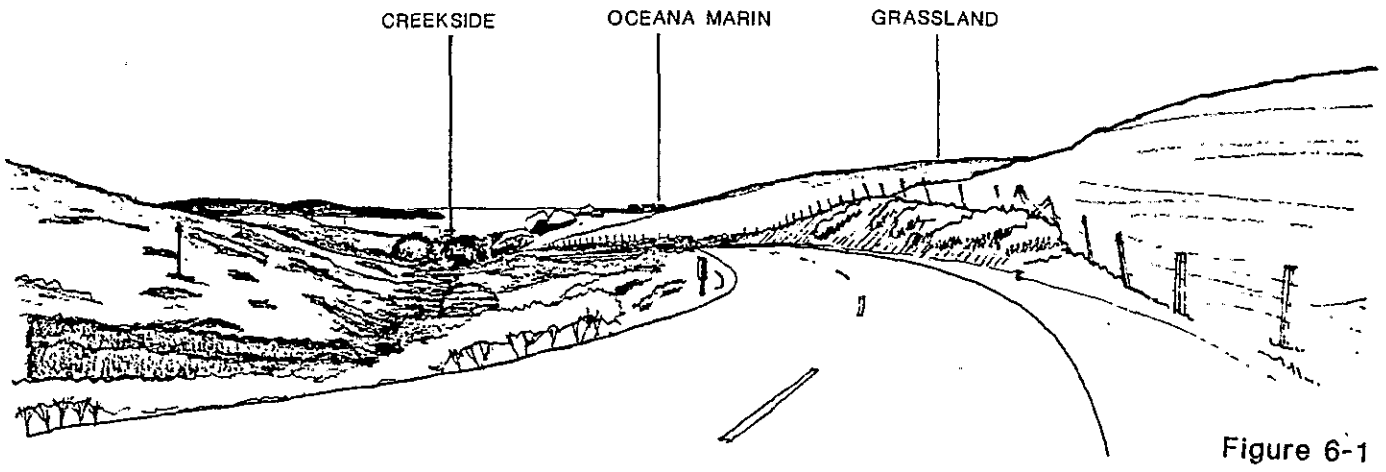


Figure 6-1

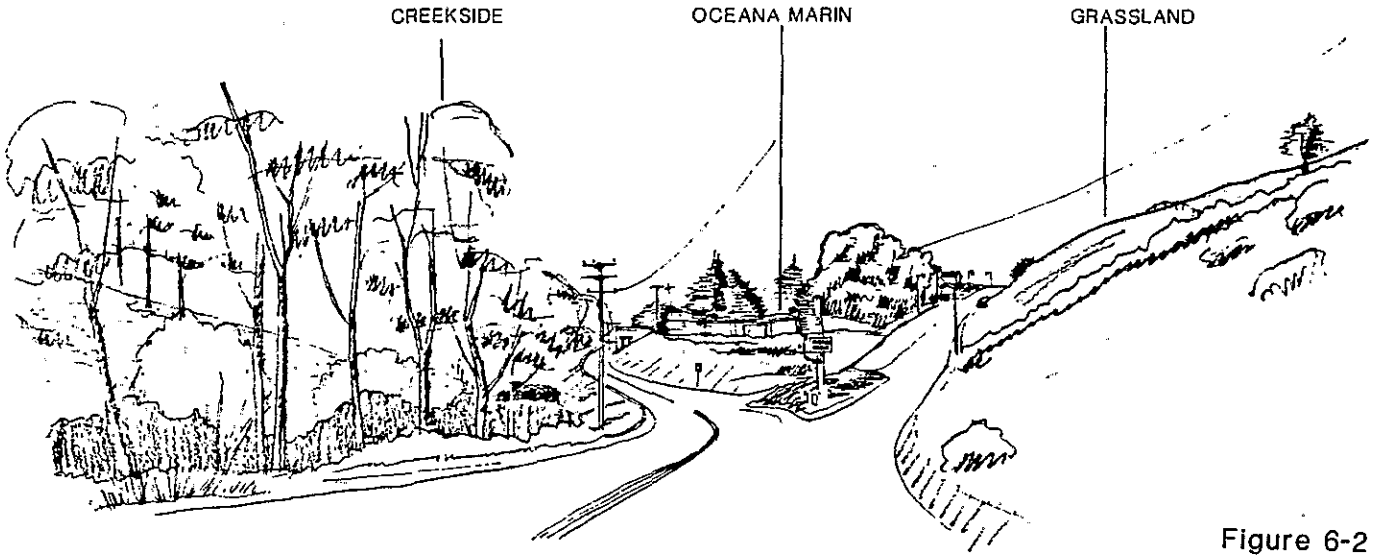


Figure 6-2

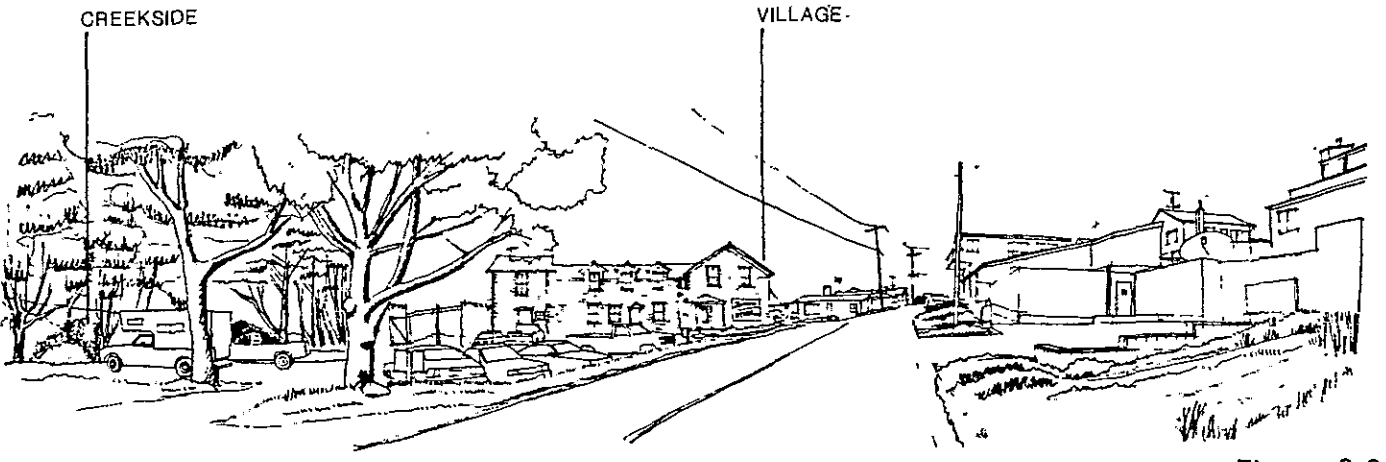


Figure 6-3

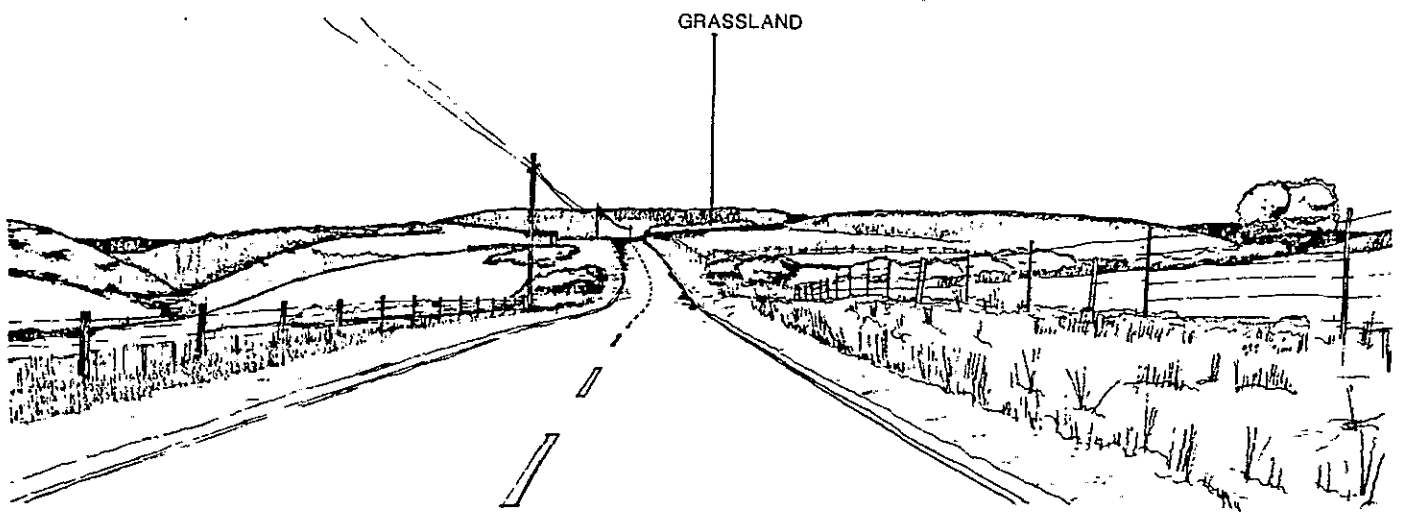


Figure 6-4

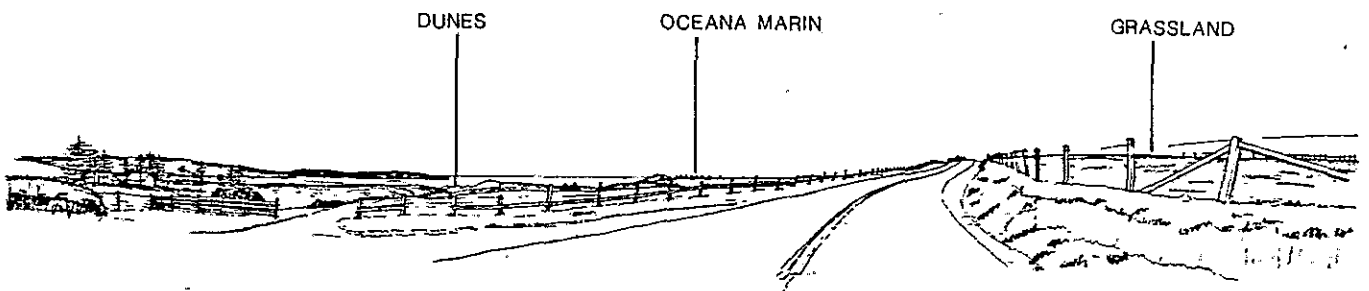
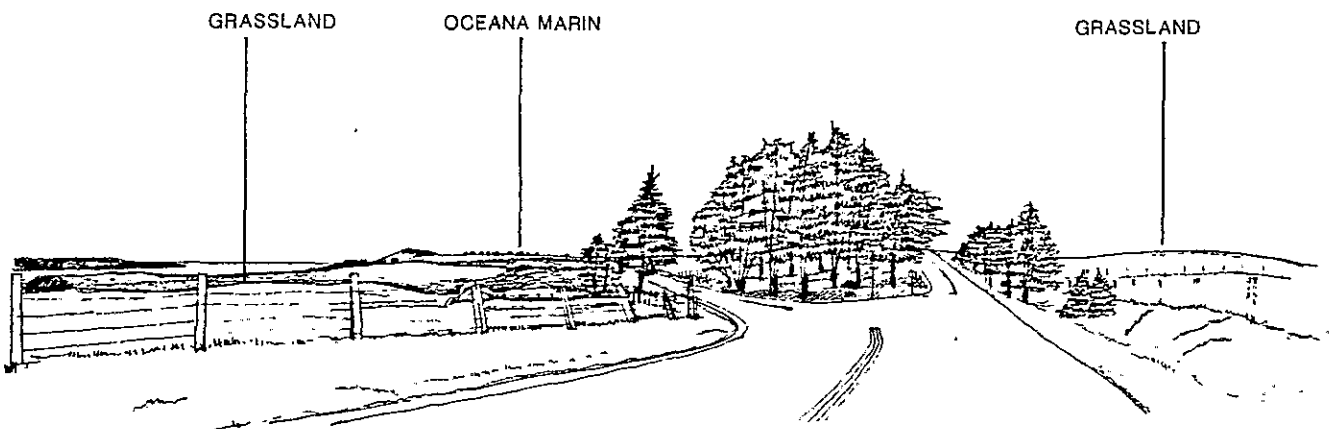


Figure 6-5



6-6

Figure 6-6

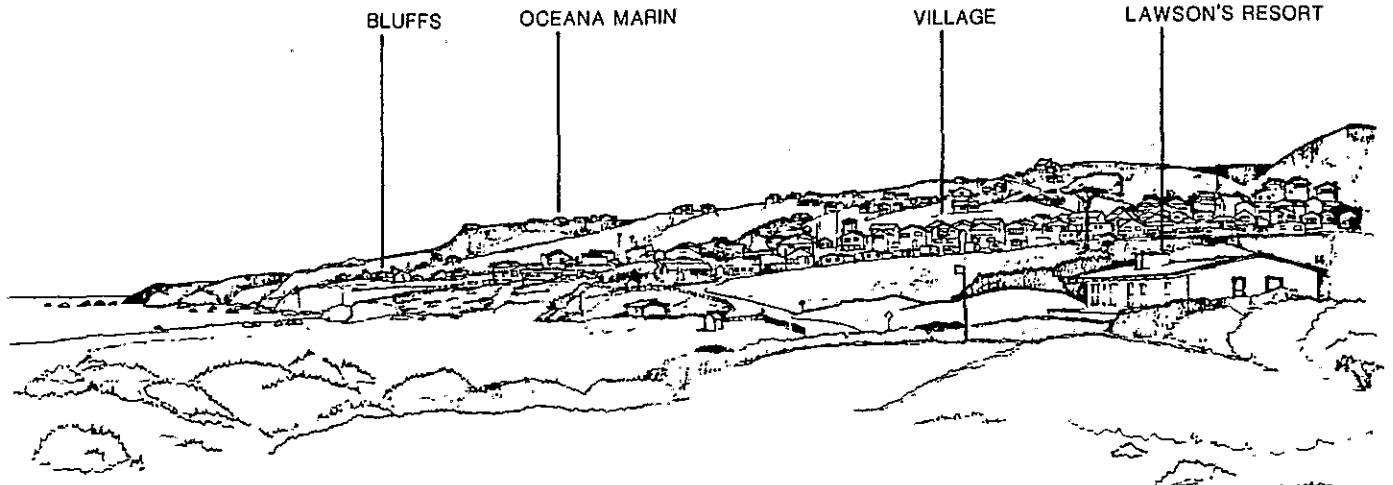


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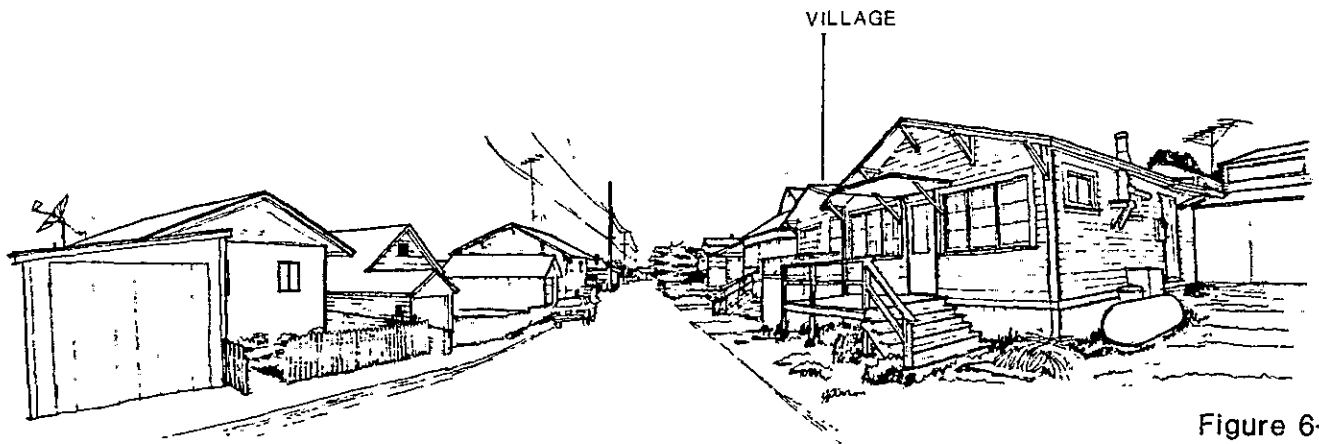


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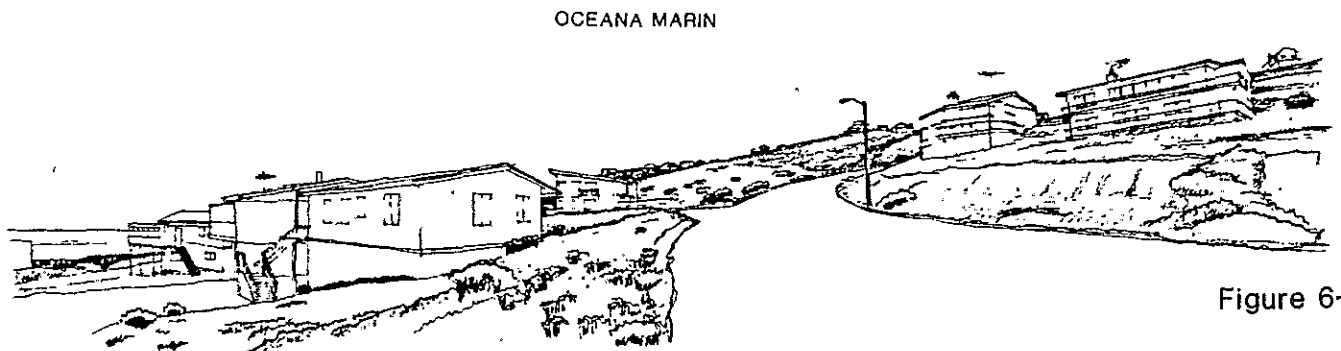


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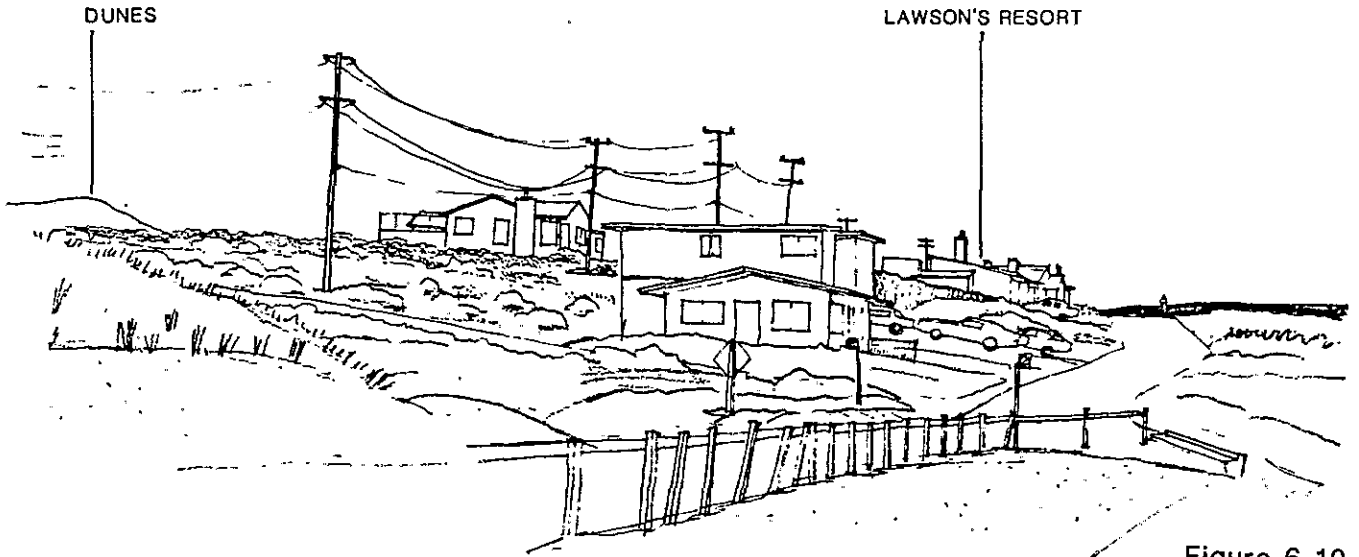


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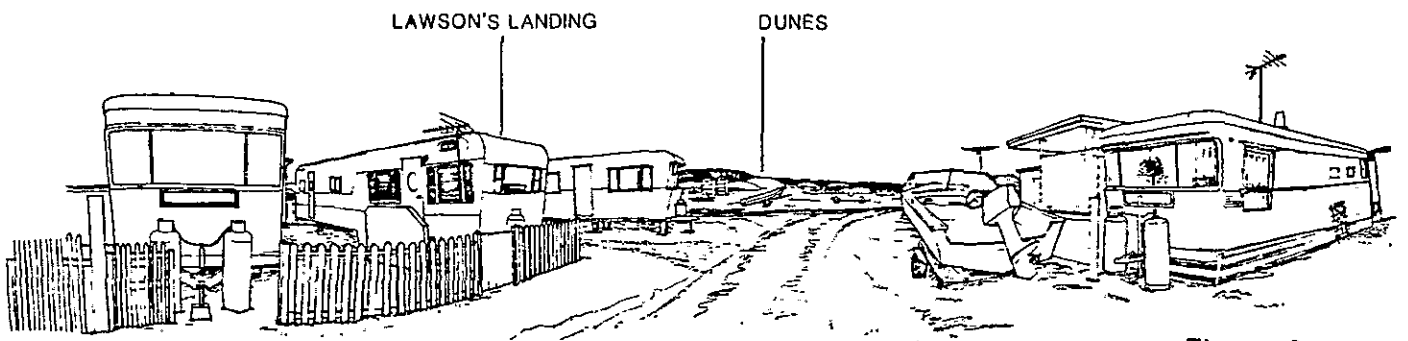


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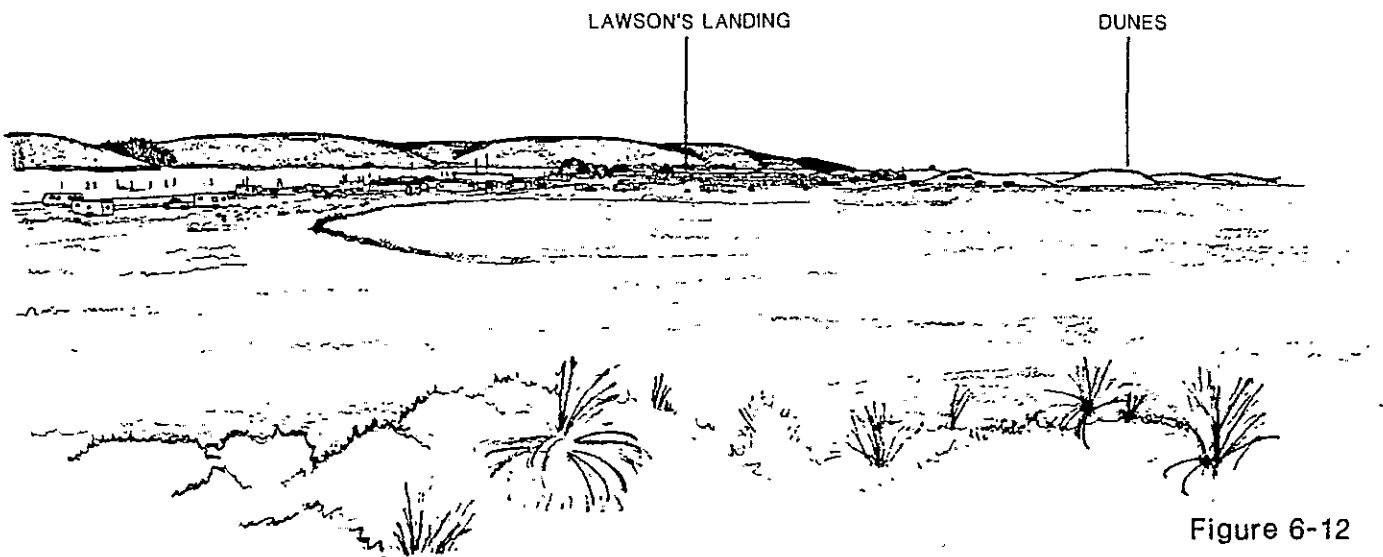


Figure 6-12

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

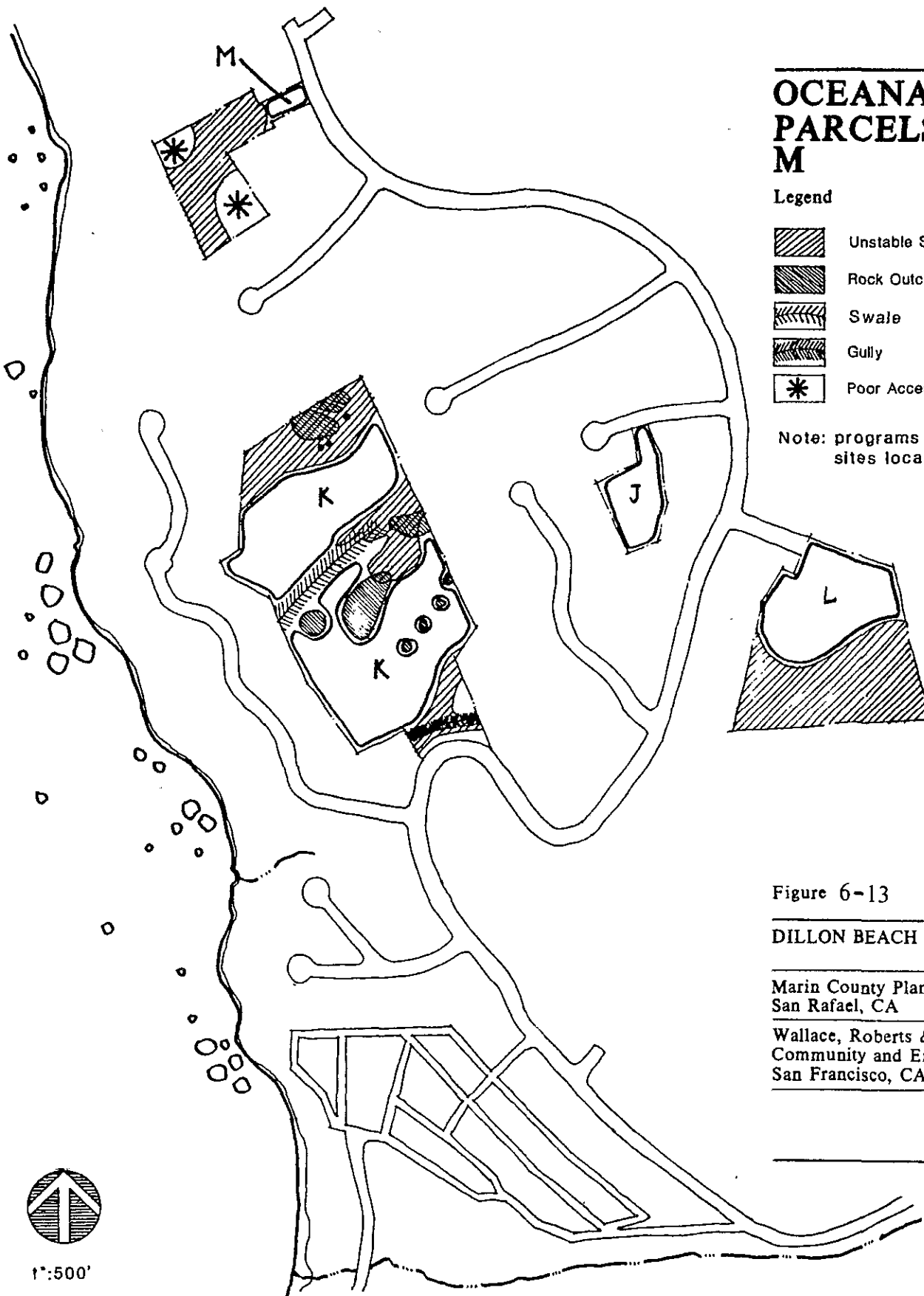


Figure 6-13

DILLON BEACH COMMUNITY PLAN

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1"=500'

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

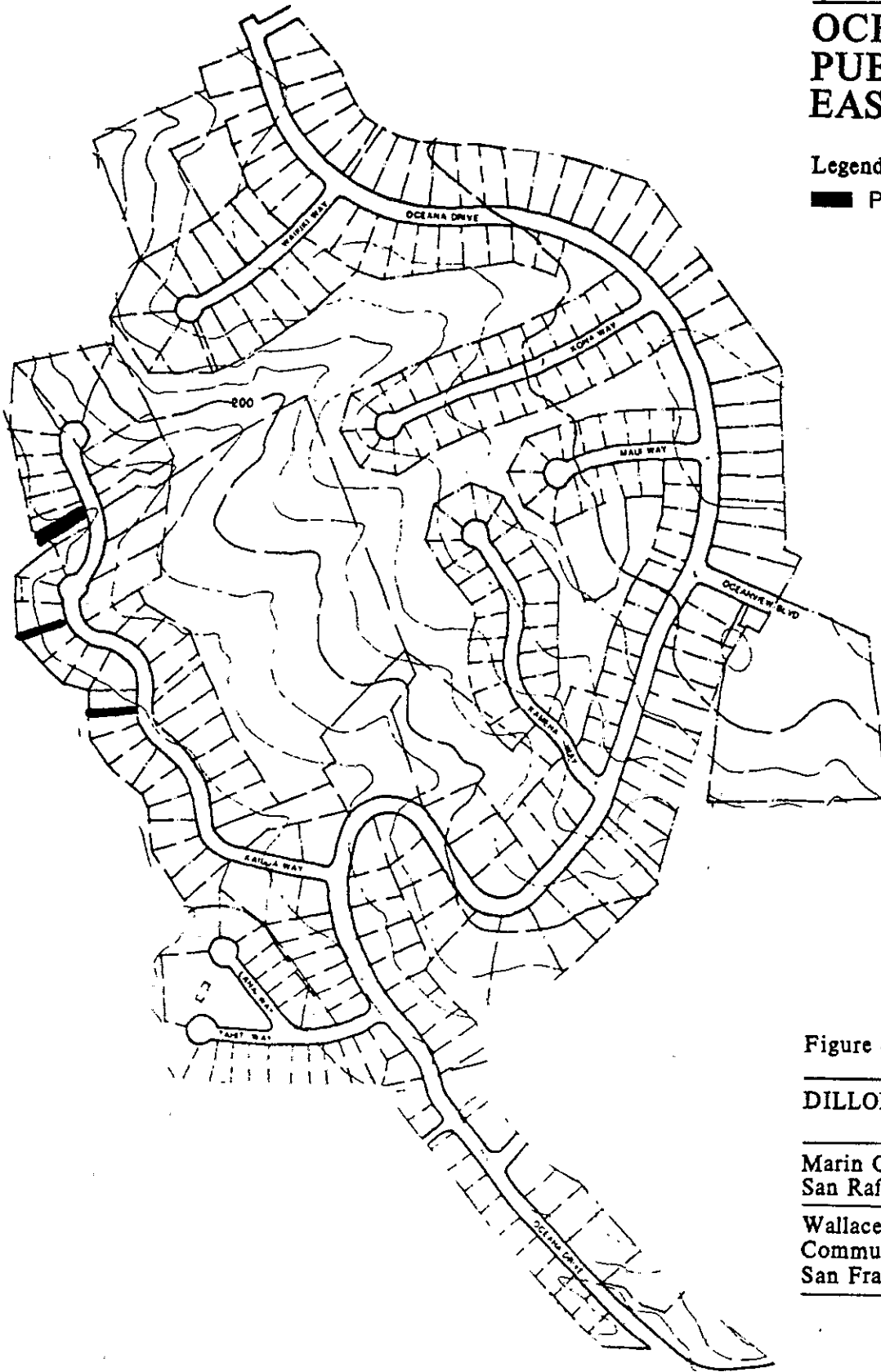


Figure 6-14

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

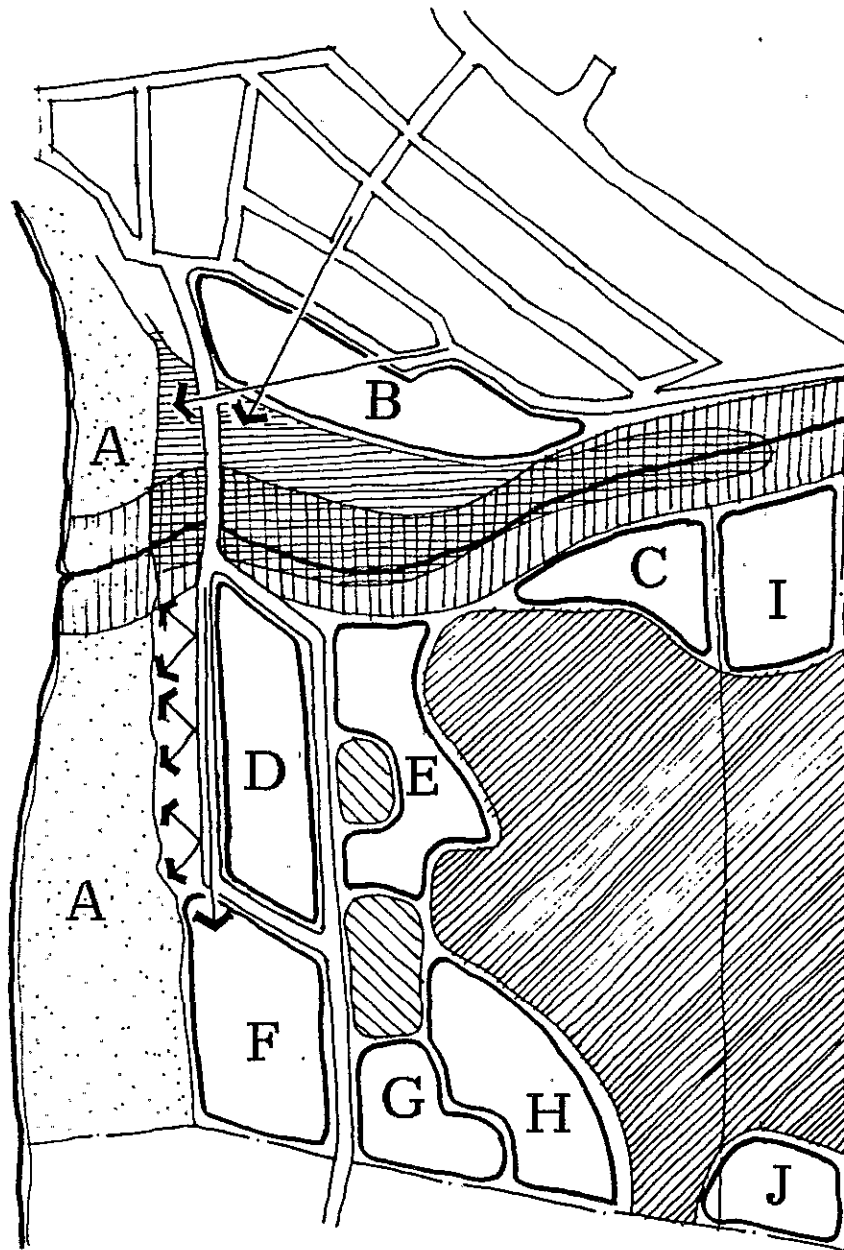


Figure 6-15

DILLON BEACH COMMUNITY PLAN

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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 9ccess 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.

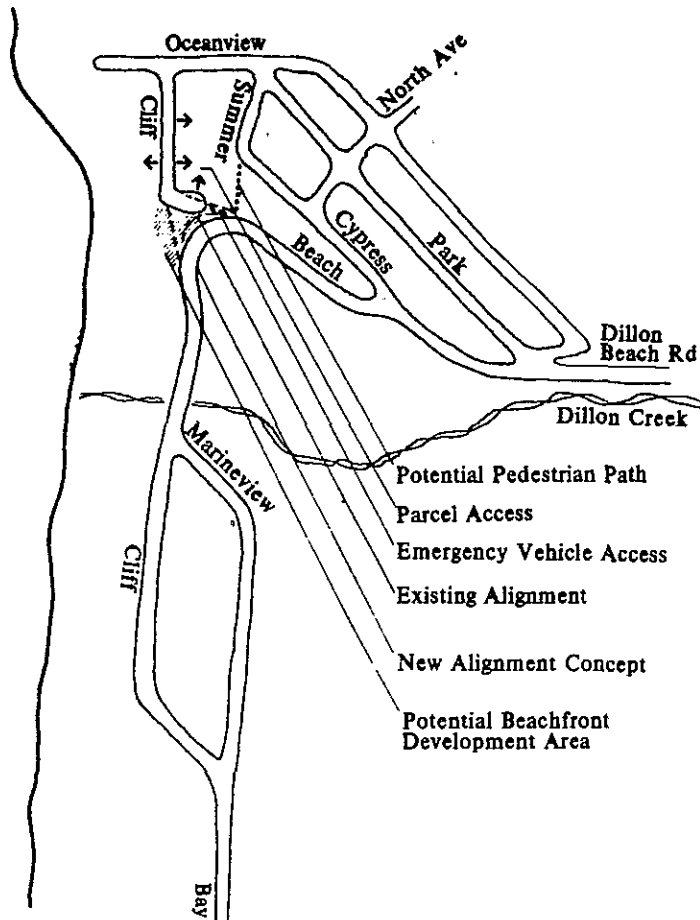


Figure 6-16

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.

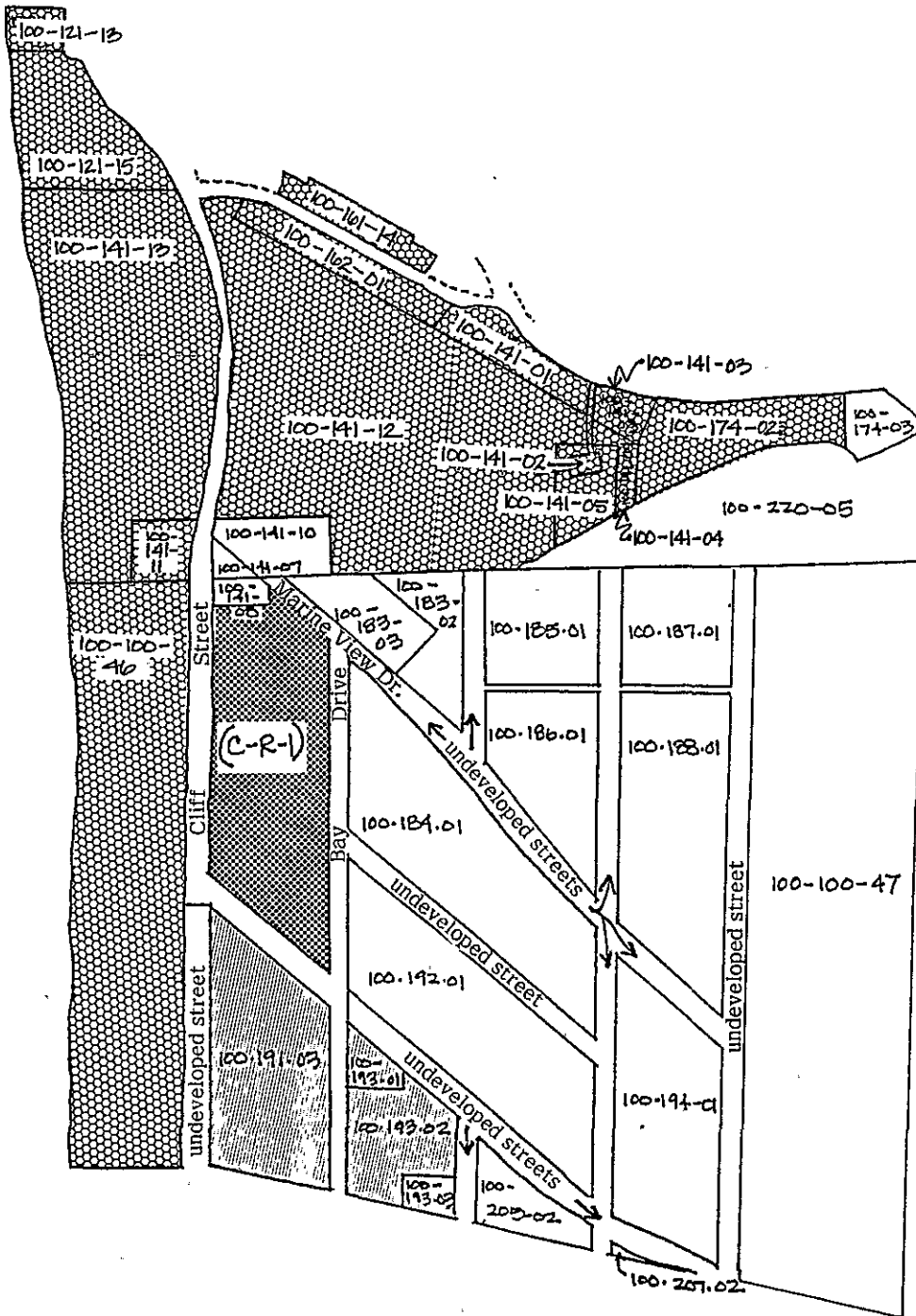
PROGRAM CD-10.16a

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




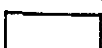
<u>A.P. #</u>	<u>Location</u>	<u>Former Zoning</u>	<u>New Zoning</u>
100-141-11	Lawson's Dillon Beach Resort	C-RMPC	C-RCR
100-141-13:			
SW corner only	Lawson's Dillon Beach Resort	C-RMPC	C-RCR
100-100-47	Lawson's Dillon Beach Resort	C-APZ-60	C-RMPC-1.2
100-141-07,08,10	Lawson's Dillon Beach Resort	C-RMPC	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-R-12
-  C-R-10
-  C-R-11

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.

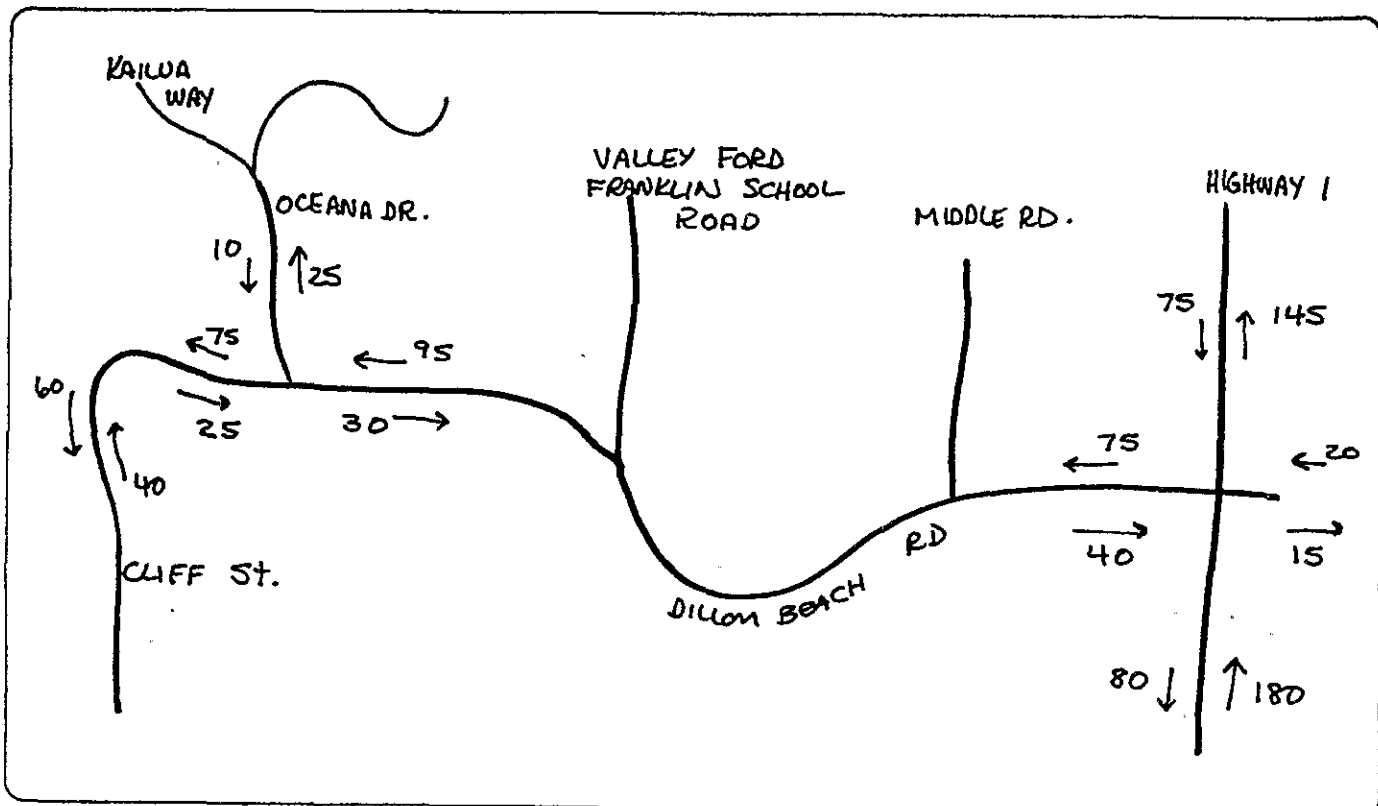
A detailed description of roadways located within the community of Dillon Beach is included in Appendix B. Typically, small single-family residential units, with varying amounts of space available for off-street parking, line the streets of the Village area of Dillon Beach. The only stop sign in the 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

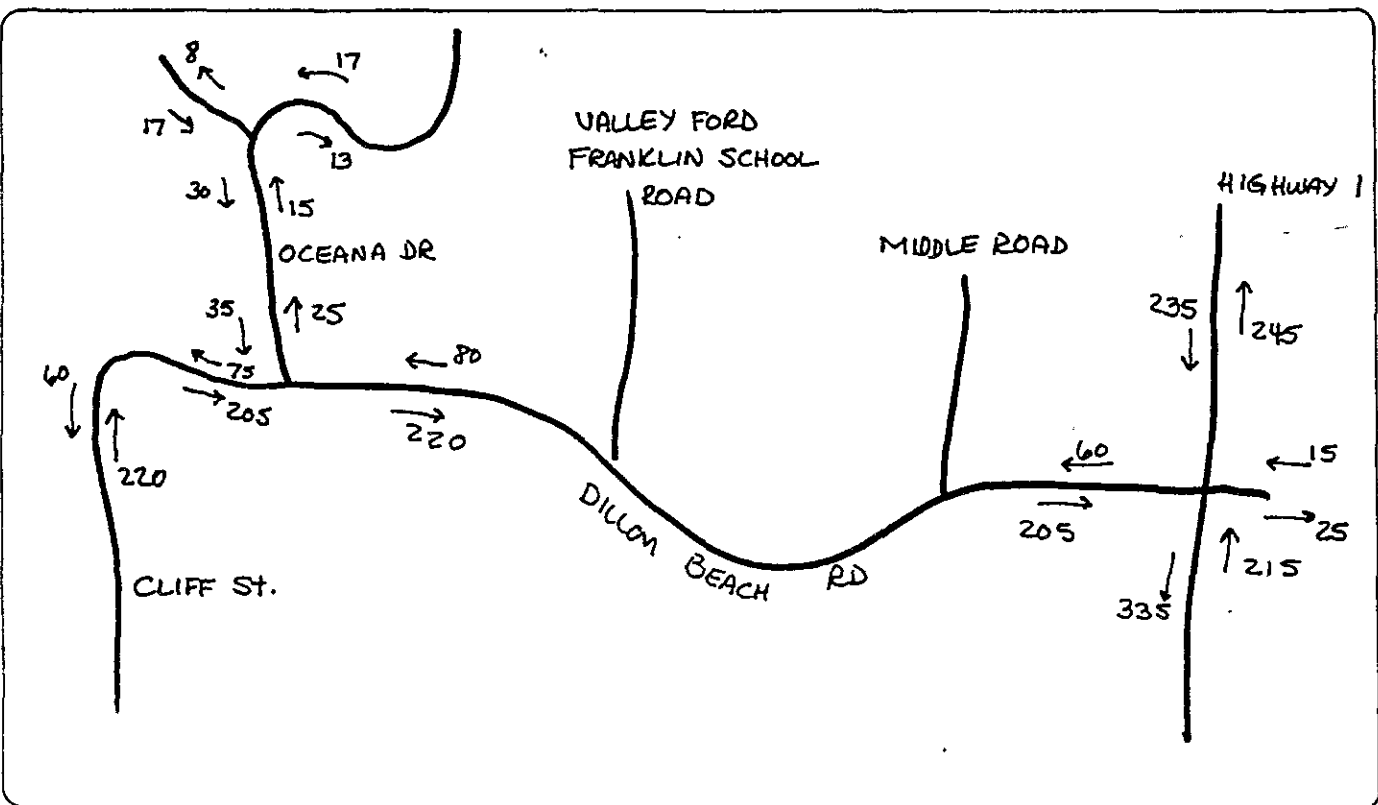

Existing summer weekday and summer Sunday peak hour traffic volumes within Dillon Beach are presented in Figure 7-1 and Figure 7-2 respectively. Sunday counts were taken by the Goodrich Traffic Group on October 4, 1987, and closely match counts taken along Dillon Beach Road by the Marin County Public 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




Goodrich Traffic Group

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

Goodrich Traffic Group

7-2

FIGURE 7-2
SUMMER SUNDAY PEAK HOUR VOLUMES
2:00-3:00 P.M.

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

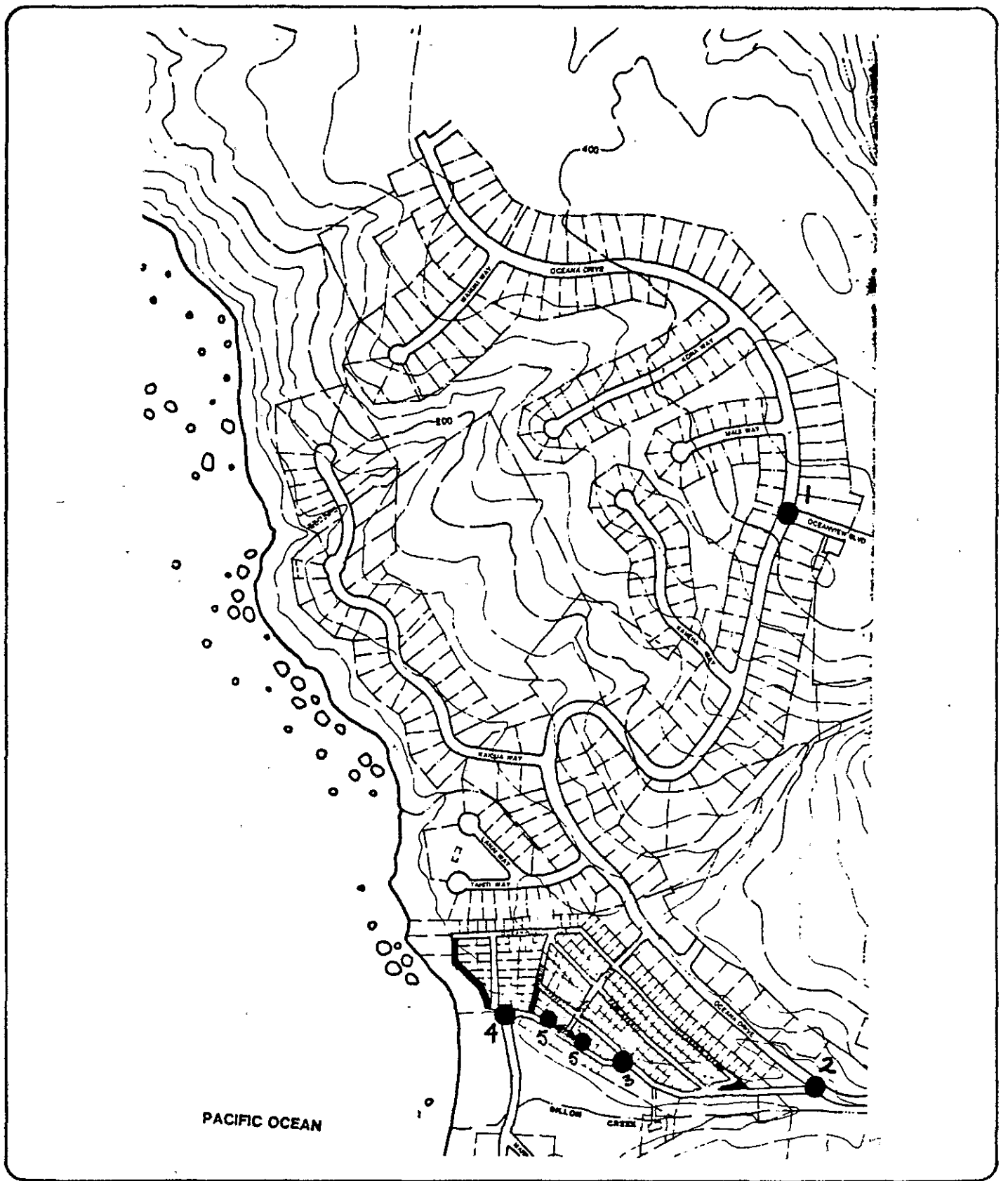
Roads in Dillon Beach are both public and privately owned. Dillon Beach Road and the Village streets are under County jurisdiction. In Oceana Marin, roadways are owned and maintained by the neighborhood homeowners' association, the Bodega Bay Club. Lawson's Dillon Beach Resort, Inc. owns the section 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

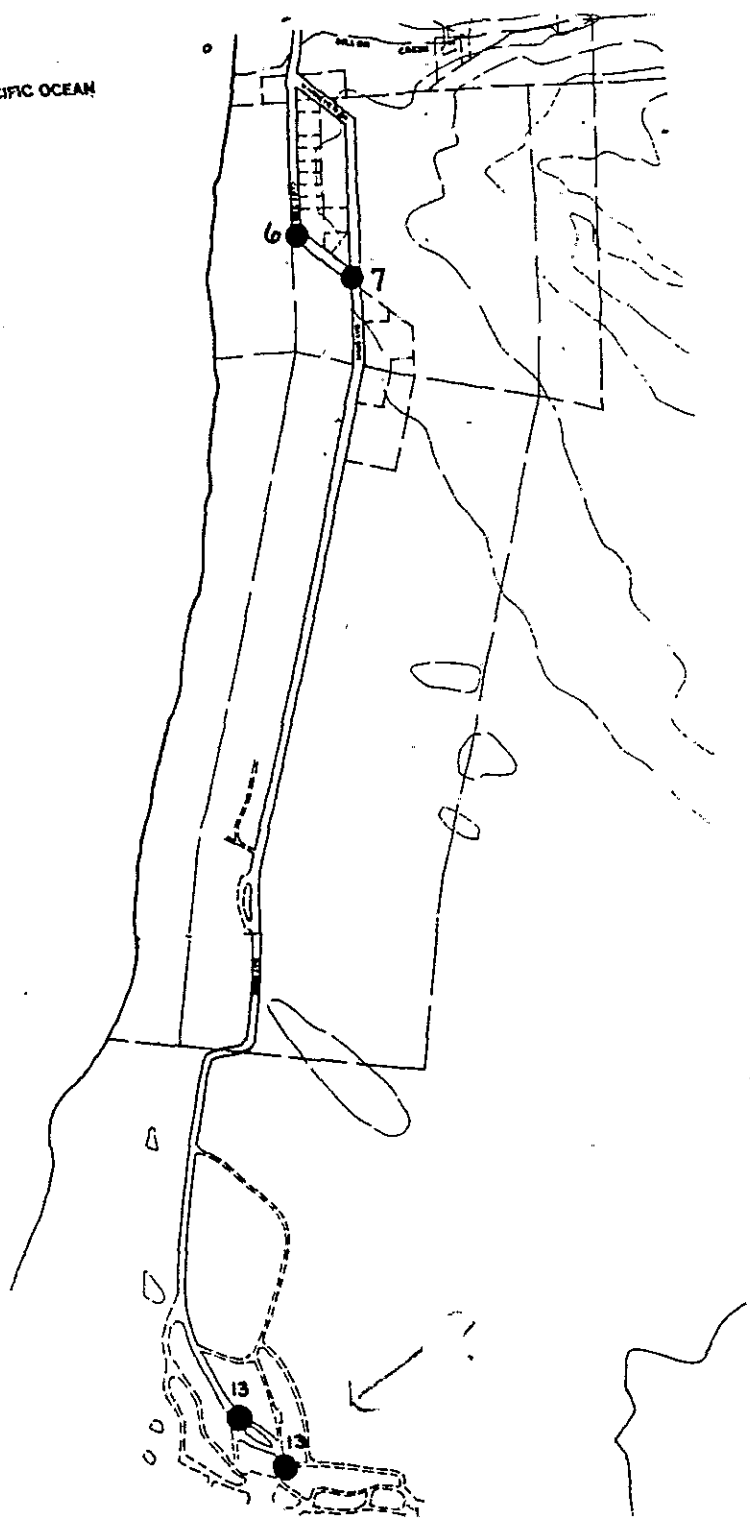
- a. The Village and Northern Section of Lawson's Dillon Beach Resort (Figure 7-3)
 - o The only stop sign is at the North/Oceanview intersection.
 - o Westbound drivers on Beach Avenue become confused at the Cypress Avenue intersection as to the correct route to the beach. Directional signs at this 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.

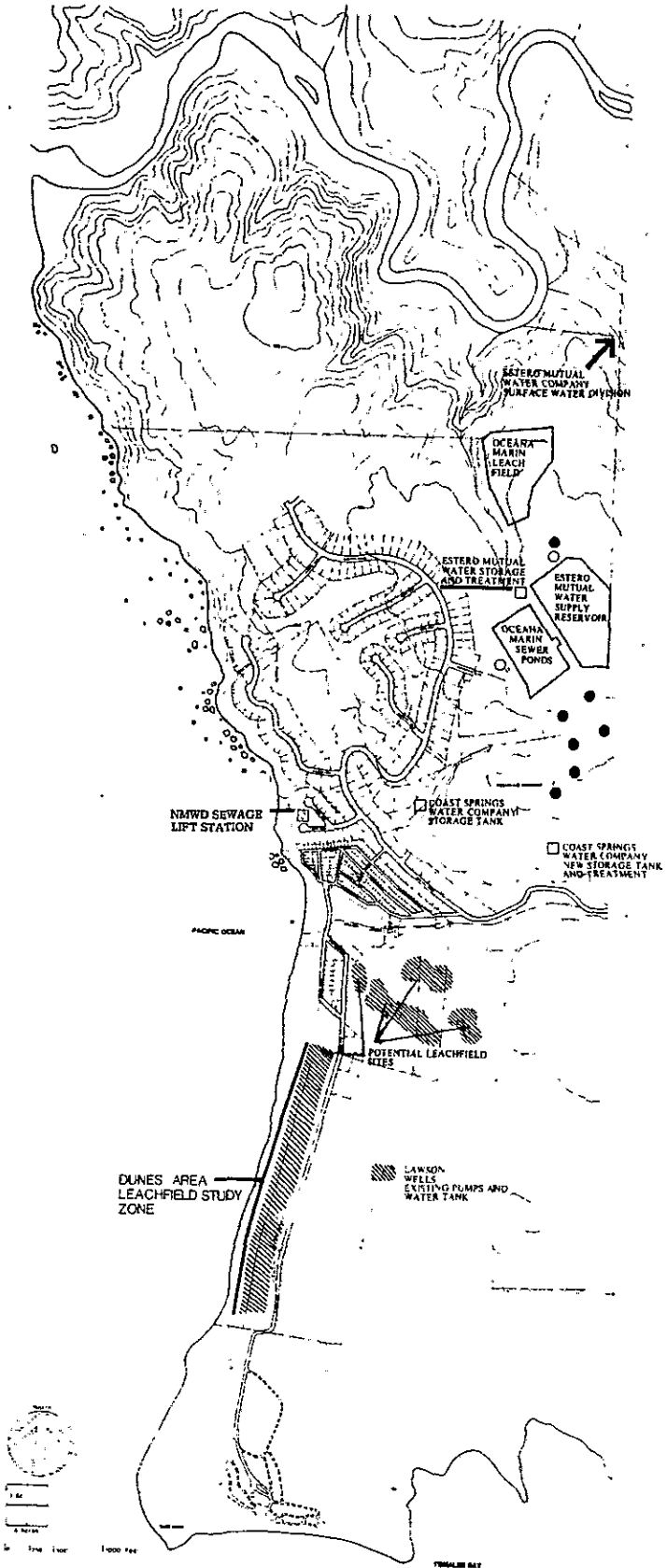


Figure 8-1

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			
<p>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.</p>	<p>(Agriculture) Monitor applications for rezonings and uses on lands near agriculture areas.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Policy EQ-1.2 (partial): <u>Community Expansion Boundary for Dillon Beach</u> shall be maintained as shown in Figure 1-1.</p>	<p>(Communitywide) Review applications for rezonings.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>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.</p>	<p>(Agriculture) Support MALT's monitoring efforts and voluntary acquisitions.</p>	<p>Board of Supervisors</p>	<p>Minor Administration Costs</p>
<p>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.</p>	<p>(Agriculture)</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-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.</u> Allowable resource-dependent activities in wetlands shall include fishing, recreational clamming, hiking, hunting, nature study, bird-watching, and boating.	(Wetlands)	--	--
Policy EQ-6.3: <u>Agricultural activities in wetlands.</u> No grazing or other agricultural uses shall be permitted in wetlands except in those reclaimed areas presently used for such activities.	(Agriculture)	--	--
Policy EQ-6.4 (partial): <u>Wetland buffers.</u> 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.	(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>
<p>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.</p>	<p>(Communitywide) Review development proposals.</p>	<p>Planning Department Building Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>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).</p>	<p>(Communitywide) Review development proposals.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>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.</p>	<p>(Communitywide) Review development proposals.</p>	<p>Planning Department</p>	<p>Development review to be reimbursed through fees.</p>
<p>Environmental Hazards</p> <p>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.</p>	<p>(Communitywide) Review applications on unstable slopes.</p>	<p>Planning Department Department of Public Works</p>	<p>Development review costs 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-1.2 (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>
Policy CD 1.6: <u>Natural landforms.</u> New development shall respect natural landforms to the greatest degree possible.	(Communitywide) Review development proposals.	Planning Department	Development review to be reimbursed through fees.
Policy CD-2.1: <u>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.</u>	(Communitywide) Review applications for new construction.	Planning Department (Bodega Bay Club)	Development review to be reimbursed through fees.
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.	(Communitywide) Review landscaping plans.	Planning Department (Bodega Bay Club)	Development review to be reimbursed through fees.
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.	(Communitywide) Review vegetation removal and landscaping plans.	Planning Department (Bodega Bay Club)	Development review to be reimbursed through fees.
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.	(Elephant Rocks) Monitor access to Elephant Rocks.	Planning Department	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>
<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>
<p>Policy CD-6.1 (continued) agencies such as the California Coastal Commission, State Coastal Conservancy, and/or the County.</p>	<p>(Oceana Marin) Coordinate with residents and agencies.</p>	<p>(See above)</p>	<p>(See above)</p>
<p>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.</p>			
<p>The Village</p>			
<p>Policy CD-7.1: Residential zoning. The County shall retain small-lot, single-family residential zoning in the Village.</p>	<p>(Village)</p>	<p>--</p>	<p>--</p>
<p>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.</p>	<p>(Village) Review applications for new structures.</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 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): Development density. 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</u> shall be allowed in all <u>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 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 expansions in 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 n areas with adequate public services and where it will not have significant adverse affects 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

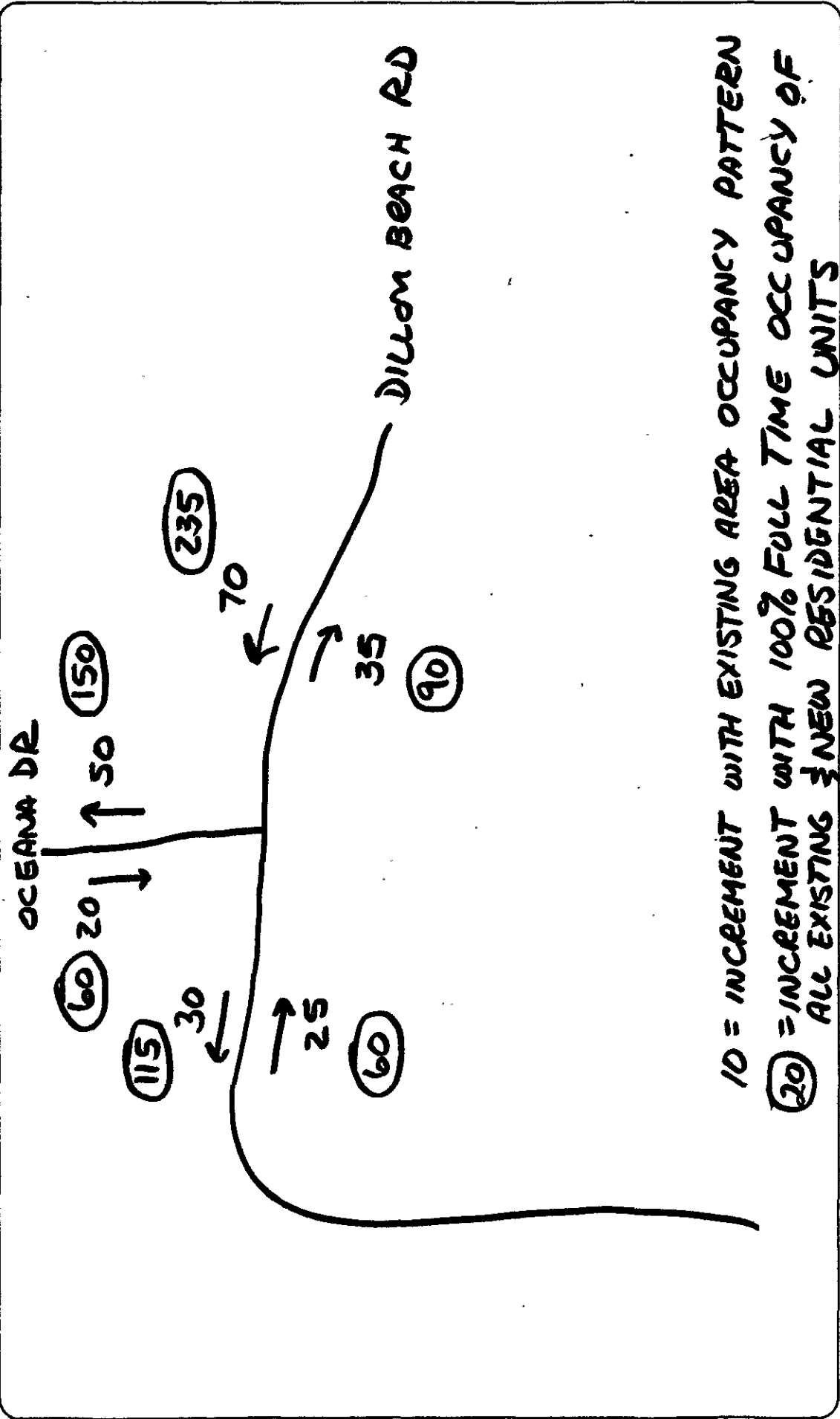
100 New Units	35 In 35 Out	50 In 20 Out
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BED & BREAKFAST

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

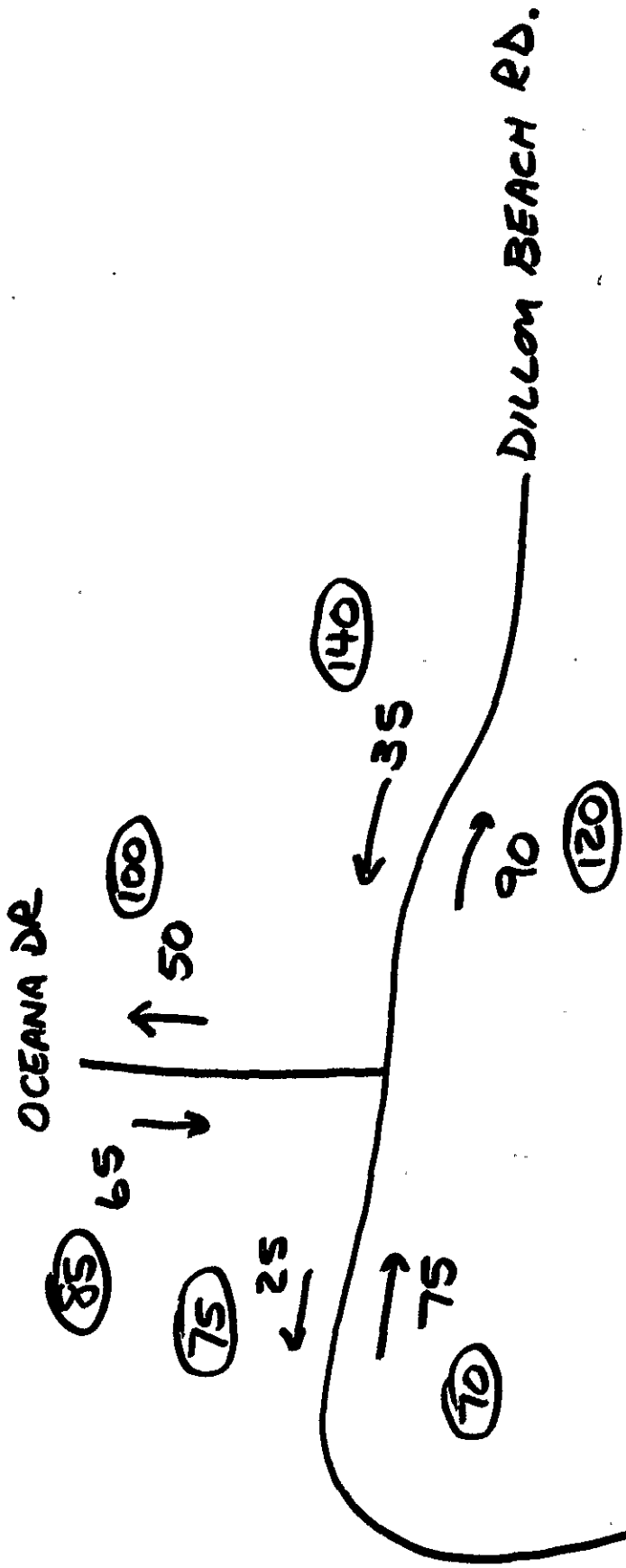


Goodrich Traffic Group

FIGURE B1

SUMMER FRIDAY PEAK HOUR VOLUMES
 ADDED VOLUMES DUE TO AREA BUILDOUT

5:00 - 6:00 PM



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

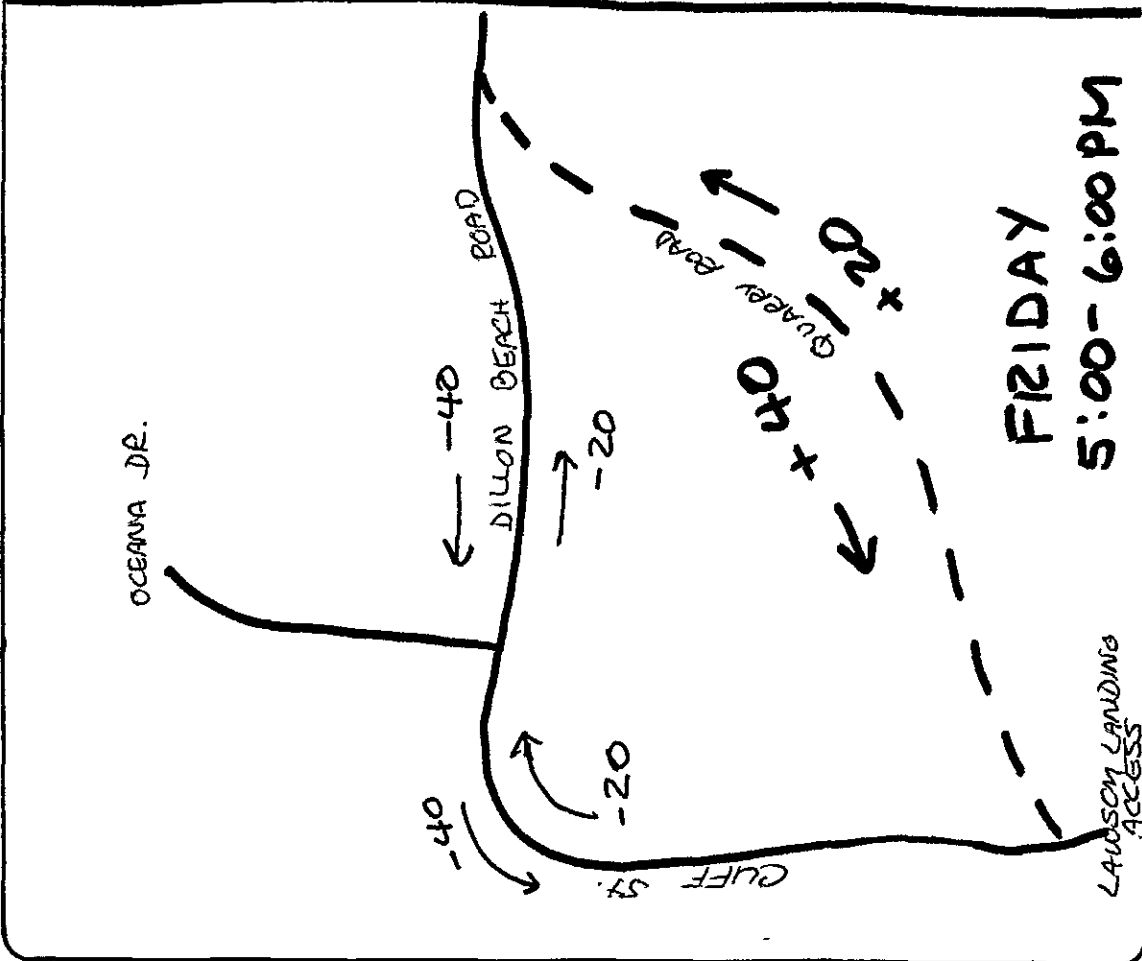
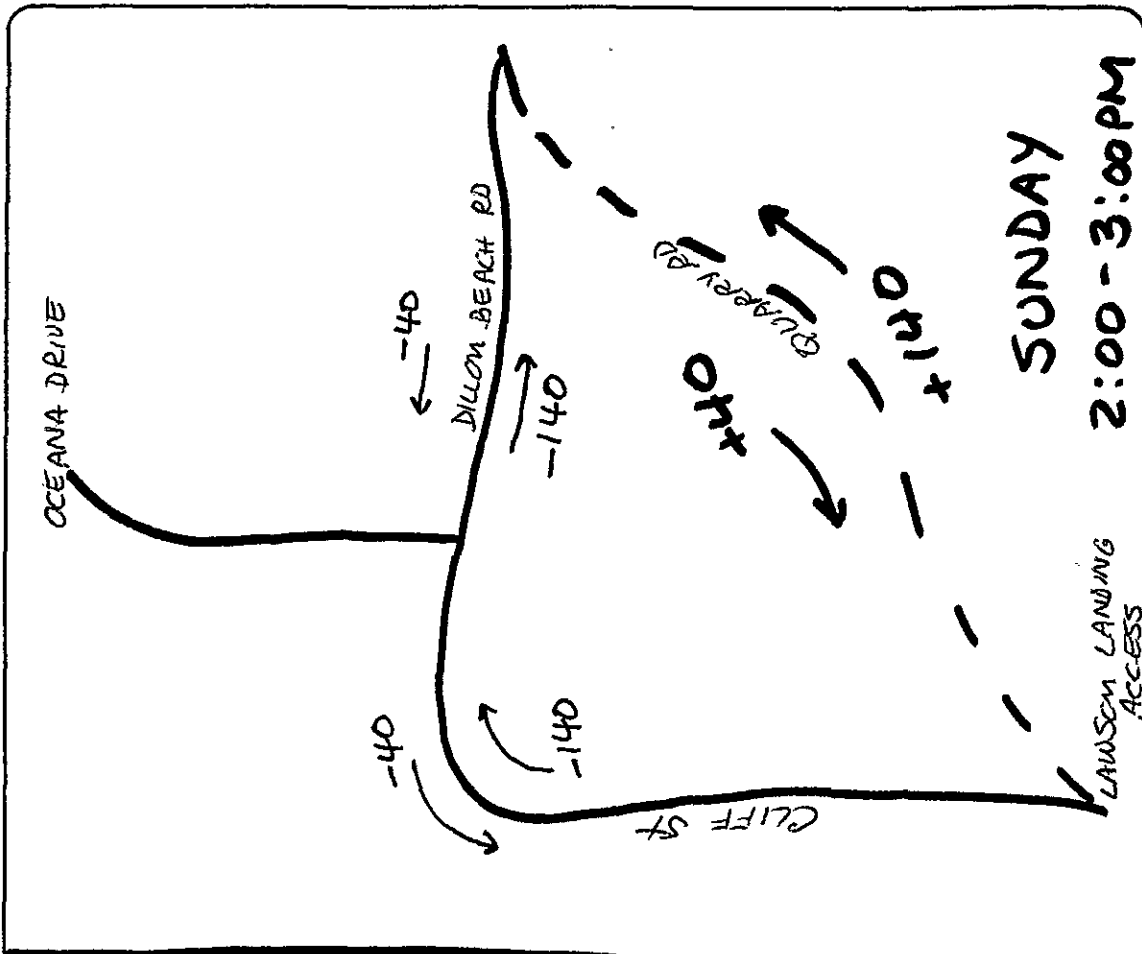
SUMMER SUNDAY PEAK HOUR VOLUMES
 ADDED VOLUMES DUE TO AREA BOROUGHT
 2:00 - 3:00 PM

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**

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

LINE #	DEVELOPMENT AREA	# OF UNITS	AVERAGE DEMAND			PEAK DEMAND		
			gpd/unit	gpd	gpm	gpd/unit	gpd	gpm
1								
2								
3	OCEANA							
4	MARIN							
5								
6	• LOW RANGE	252	250	63,000	43.8	500	126,000	87.5
7								
8								
9	• HIGH RANGE	355	250	88,750	61.6	500	177,500	123.3
10								
11								
12								
13								
14	VILLAGE	170	200	34,000	23.6	400	68,000	47.2
15								
16								
17								
18	DILLON							
19	RESORT							
20								
21	• RESIDENCES	100	250	25,000		500	50,000	
22								
23								
24	• MOTEL	30 ROOMS	75	2,250		150	4,500	
25								
26								
27	• RESTURANT	100 MEALS	7.5	750		15	1,500	
28								
29								
30	TOTAL			28,000	19.4	56,000	38.9	
31								
32								
33								
34								
35	TOTAL							
36								
37								
38	• LOW RANGE			125,000	86.8	250,000	173.6	
39								
40								
41								
42	• HIGH RANGE			150,750	104.6	301,500	209.4	
43								
44								
45								
46								
47								
48								
49								
50								

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

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

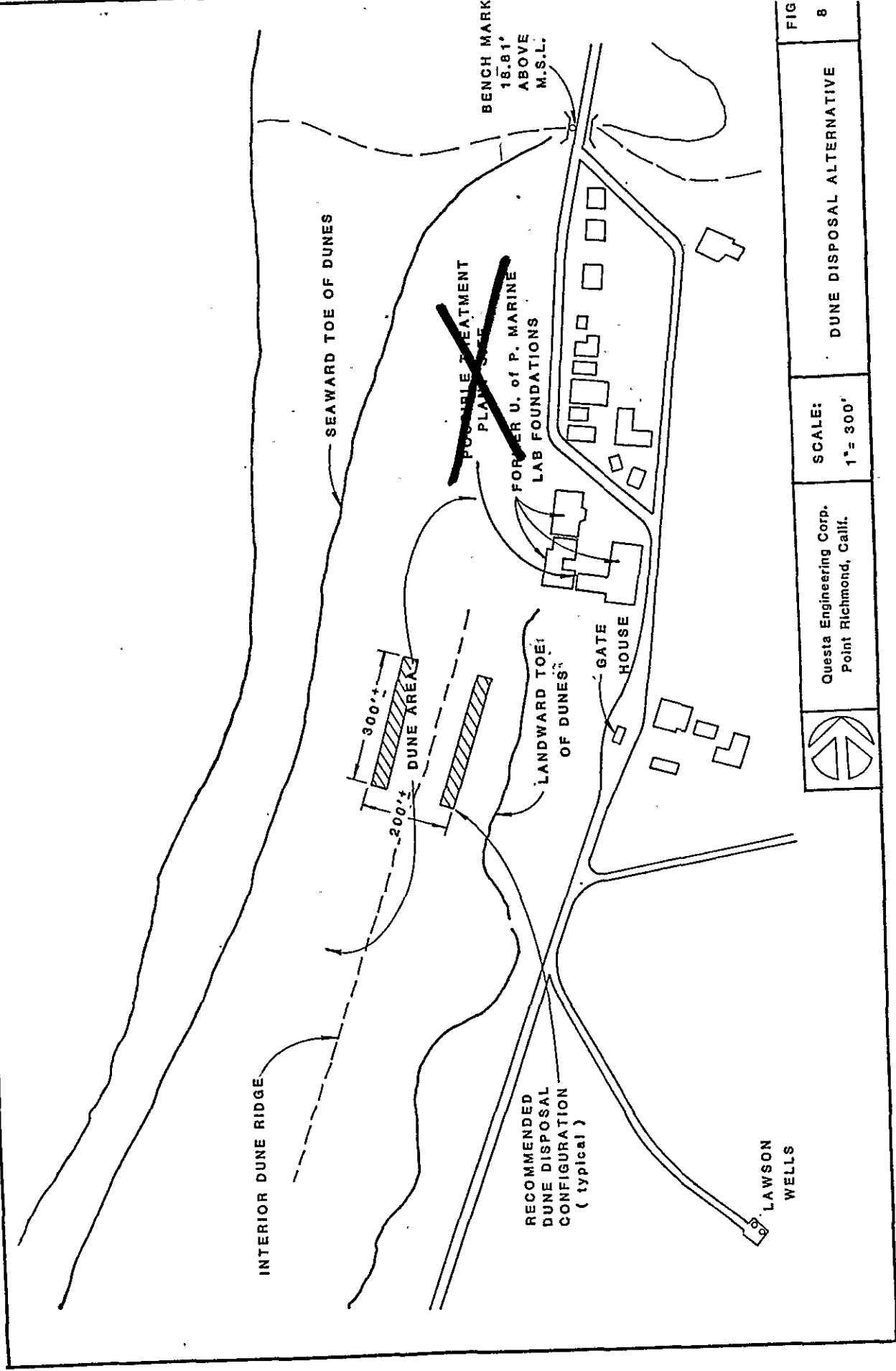



FIG 8	DUNE DISPOSAL ALTERNATIVE
Questa Engineering Corp. Point Richmond, Calif.	SCALE: 1" = 300'
	

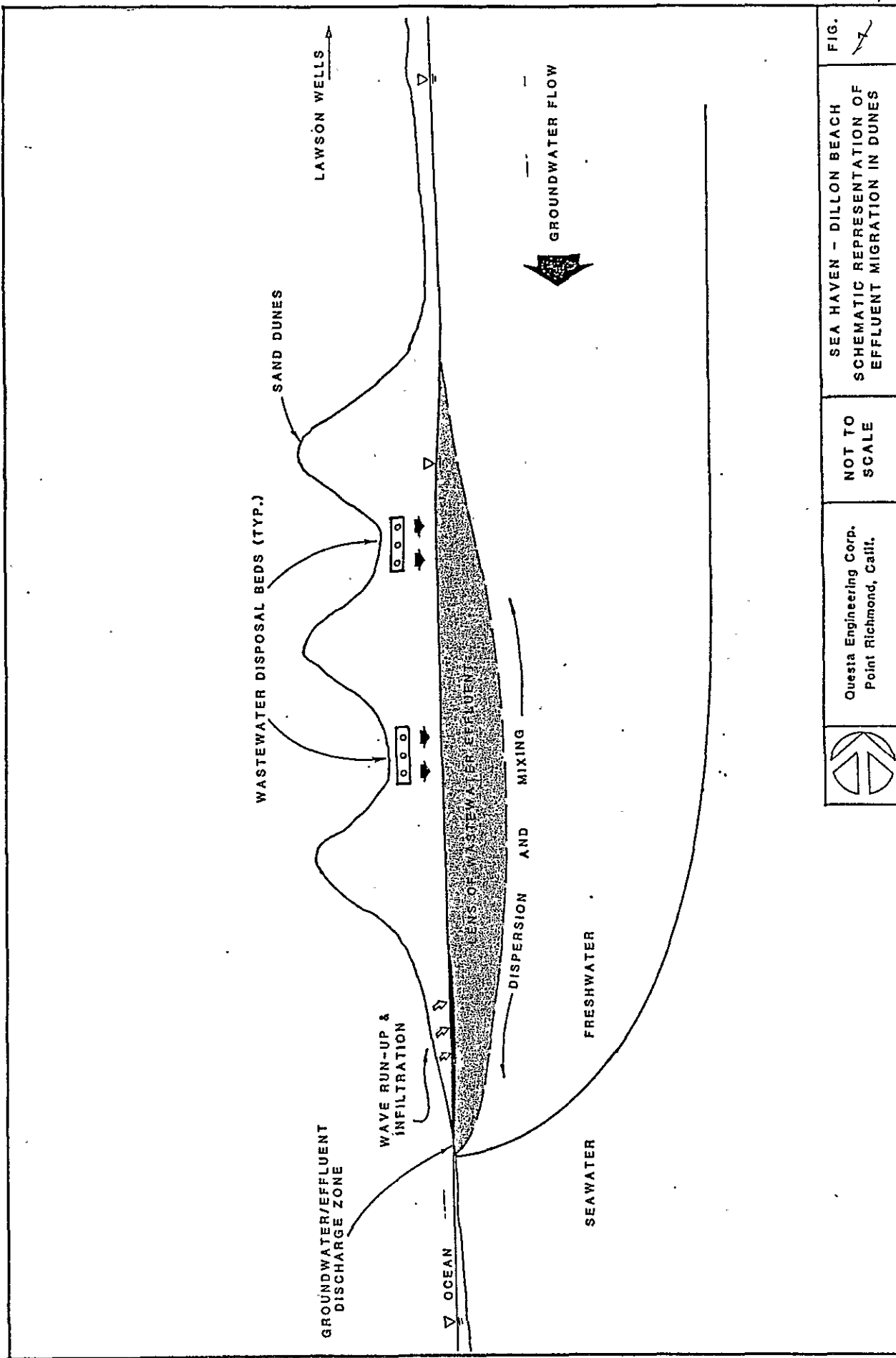


FIG. 1

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	<u>97</u>	<u>(100%)</u>

^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	--	--	27.06	--	38	60	27.06	2.2
Lawson's Dillon Beach Resort	151	239	12.09	19.8	170	269	12.09	22.3
C-R-1 Subdiv.	12	19	2.45	7.8	17	27	2.45	11.0
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



Bolinas Gridded Mesa Plan

**A PLAN FOR
THE
BOLINAS
GRIDDED MESA**

Adopted by the Marin County Planning Commission
September 24, 1984

Adopted by the Marin County Board of Supervisors
November 27, 1984

Approved by the California Coastal Commission
March 27, 1985

THE PREPARATION OF THIS PLAN
WAS FUNDED BY A GRANT FROM
THE SAN FRANCISCO FOUNDATION

Prepared by

EDAW, INC.

and

THE MESA PLAN RESOURCE GROUP

for

THE BOLINAS PLANNING COUNCIL

and

THE MARIN COUNTY PLANNING DEPARTMENT

Mark Riesenfeld

Neil Sorensen

Planning Director

Principal Planner

TABLE OF CONTENTS

<u>Section</u>	<u>Title</u>	<u>Page</u>
1.0	INTRODUCTION.....	1
1.1	Background and Issues	1
1.2	Purpose for the Gridded Mesa Plan	4
2.0	OPPORTUNITIES AND CONSTRAINTS.....	10
2.1	Physiography	11
2.1.1	Slope Configuration	11
2.1.2	Slope Stability and Bluff Slippage.....	14
2.2	Geology and Soils	16
2.3	Hydrology	18
2.4	Vegetation	19
2.5	Wildlife	20
2.6	Land Use.....	21
2.7	Utilities	24
3.0	ALTERNATIVES	32
4.0	BOLINAS GRIDDED MESA PLAN	50
4.1	Gridded Mesa Plan	50
4.2	Policies and Programs	51
4.2.1	Land Use.....	51
4.2.2	Circulation	62
4.2.3	Utilities	64
4.2.4	Housing	65
4.2.5	Economic Development	66
4.3	Implementation Strategies.....	66
4.3.1	County Actions	66
4.3.2	Bolinas Community Actions.....	68
4.3.3	Other Agency Actions	69
5.0	GRIDDED MESA PLAN IMPLEMENTATION SUMMARY	70
6.0	ACKNOWLEDGEMENTS	73

LIST OF FIGURES

<u>Figure</u>	<u>Title</u>	<u>Page</u>
2-1	Slopes Greater Than 35%	13
2-2	Slope Stability	15
4-1	Bluff Erosion Zone	54
4-2	Drainageway Setback Area	56
4-3	Area Not Suitable for On-Site Sewage Disposal	59
4-4	Residential Development Zones	61

LIST OF TABLES

<u>Table</u>	<u>Title</u>	<u>Page</u>
2-2	Water Consumption Summary	25
2-3	Estimated Flow--Arroyo Hondo	27
2-4	Present Storage Capacity	28
2-5	Dry Year Water Budget	29
2-6	Current Demand and Projected Shortfall	29

1.0 INTRODUCTION

1.1 Background and Issues

The Gridded Mesa Plan represents the most recent step in the planning process for Bolinas that stems from the Bolinas Community Plan. It focusses on a distinct portion of Bolinas called the Gridded Mesa.

When the Bolinas Community Plan was adopted in 1975, the problems and issues affecting the Gridded Mesa were recognized and discussed. Three specific recommendations regarding the Gridded Mesa were included in the 1975 Plan, including the creation of a Planning Council and the consideration of a "redevelopment" plan for the Mesa. The major impetus behind this recommendation was the expression by the community at that time was that "some method of redoing this mosaic of buildable and unbuildable lots is a major goal of the Bolinas Plan." The Local Coastal Program (LCP), adopted by the County in 1979 and certified by the State in 1980, also recognized the problems facing Bolinas and identified the need to prepare a restoration plan for the Gridded Mesa.

In order to meet the intention of both these plans, the Bolinas Planning Council was created in 1981 with the purpose of obtaining the funding suggested by the LCP and to proceed with the planning process for the Gridded Mesa. In 1982, the Bolinas Planning Council and the County submitted an application for planning funds to the San Francisco Foundation which was granted. Consultants were then retained and the planning process was initiated. The formal planning process for the Gridded Mesa Plan began in November of 1982. This document represents nearly two years of cooperative efforts by both the Bolinas community and the County of Marin.

This work does not replace the 1975 Bolinas Community Plan. Rather, it is a supplement to Section 10 of the 1975 Plan entitled "Redevelopment of the Gridded Mesa," and should be considered as part of the dynamic planning process which requires all plans to be continuously changing and improving. The process is not completed yet and will continue as changes occur on the Gridded Mesa and elsewhere in the Bolinas community.

Background

The Bolinas "Gridded Mesa" is an area of about 300 acres on a bluff overlooking Bolinas Bay and the Pacific Ocean in unincorporated west Marin County. The area was subdivided in 1927 into 5,336 20' x 100' lots. Many of these lots were sold for \$69.50 as part of a subscription promotion by the San Francisco Bulletin. This subdivision consists of a rigid grid pattern superimposed over a former dairy farm, without regard to drainage patterns, slope, bluff erosion or other natural features. The streets on the Gridded Mesa were never accepted by Marin County, and unless maintained by adjoining property owners, many streets remain often impassable. A few of the streets are paved roads maintained by the County. Over the years, some roads have eroded into the sea and others have been abandoned, leaving lots with no public access. Drainage throughout the area is adversely affected by the roadway pattern. The entire area is served by on-site sewage disposal systems.

In November 1971, the Bolinas Community Public Utility District instituted a moratorium on the issuance of water permits, thereby halting new construction on the Gridded Mesa and other areas of Bolinas. This action was based on a shortage of water, specifically during summer months and drought years. Unrestrained development of the Gridded Mesa was also a significant concern due to the limited utilities and the community desire to maintain the town's rural atmosphere. The moratorium continues to be supported by residents of the District, who have voted not to increase water resources beyond that required by the present population.

Marin County officials have agreed that the limited water supply constitutes a significant constraint on development on the Gridded Mesa. The lack of a community-wide sewage disposal system represents another significant constraint. The size of the existing parcels is also a problem. Under a "grandfather" clause in the Marin County Zoning Ordinance, the undersized lots (originally 20' x 100'), in Bolinas are designated as legal building sites even though the ordinance requires residential building sites to be 10,000 square feet in size. While these smaller lots are considered as legal sites, the building, health and safety standards established by the County tend to exclude these lots from development consideration. Where possible, these 20 x 100' parcels may be combined into larger sites meeting the development standards.

The Local Coastal Program-Unit I (LCP), which was prepared to meet the requirements of the State Coastal Act of 1976, also included a recommendation for a moratorium, providing that: "No permits for construction of residential structures on the Gridded Mesa will be issued after the lifting of the water moratorium until the Restoration Study . . . is completed."

In May 1981, residents of Bolinas formed a volunteer Planning Council as recommended by the 1975 plan. After several meetings, the Council voted to prepare a Plan for the Gridded Mesa. There was a strong consensus among Council members that the Plan should be prepared with participation by the Community and within the framework of the goals and objectives of the 1975 Bolinas Community Plan. A Mesa Plan Resource Group was established from interested community members by the Gridded Mesa Plan consultants to assist them in preparing the Plan. Some of the Resource Group had extensive expertise and knowledge of the physical and cultural characteristics of the area. The Resource Group compiled and created the data base from which the Gridded Mesa Plan evolved. Additional consultants were employed to analyze the soil and drainage conditions on the Gridded Mesa and to recommend realistic sewage disposal techniques. The results of that analysis dramatically affected the Gridded Mesa Plan. Once the physical constraints were understood, few land use alternatives appeared to be feasible.

Issues

Today, lot size varies widely over the Mesa, with a large number of the original 20' x 100' lots still remaining. The Mesa accounts for about one-half of the total dwelling units in Bolinas, but over two-thirds of the residentially zoned portion of the Bolinas Planning Area.

For the past three years, the citizens of Bolinas and Marin County officials have held discussions to resolve the problem of "second unit dwellings." These are accessory residential structures which have been constructed in areas zoned for single family use, often without building or other permits. The County has identified between 80 and 100 of these structures in Bolinas, representing the primary stock of low to moderate income rental housing in the community. Most of these units are located on the Gridded Mesa. A Second Unit Ordinance drafted by the Marin County Planning Department with assistance from the Bolinas Planning Council was approved by the Marin County Board of Supervisors, January 12, 1982. Under this Ordinance, community plan amendments may

be introduced by communities in unincorporated areas of Marin to legalize second units. On March 29, 1983, the Board of Supervisors approved a Second Unit Ordinance for Bolinas, requiring permits for all existing second units. By the end of January 1984, only 14 permits had been requested. Of these, only one has been approved and two have been withdrawn.

There are other key issues affecting the Gridded Mesa beyond the water shortage and the limitations related to the parcel size and configuration. Primarily, they are the physical characteristics of the Mesa itself, some of which cannot be changed, such as the soils, and others which are continually changing, such as the eroding bluffs and the unstable slopes. These characteristics have dramatically affected this phase of planning for Bolinas. The following sections will serve to describe the opportunities and constraints inherent in the existing environment and indicate how the current plan was affected by them.

There is a wide range of sentiment about growth among both Bolinas residents and property owners. Some people feel that Bolinas should retain its present scale and level of development; others would welcome residential and commercial growth. This issue of growth versus no-growth was a lively and influential factor throughout the planning process.

1.2 Purpose for the Gridded Mesa Plan

The Gridded Mesa Plan represents a joint undertaking of the Marin County Planning Department, the Bolinas Planning Council and the Mesa Plan Resource Group. It utilized the services of a Program Planner, Local Facilitator, and a Planning Consultant to coordinate the preparation of a plan for the Bolinas Gridded Mesa. This plan is intended to serve as an effective guide to future development and resource preservation in the area. The Mesa Plan outlines the implications for natural resources, community values, and public services of land use alternatives. The 1984 Plan was prepared within the framework of the goals, policies, and objectives of the 1975 Community Plan as well as additional goals identified by the Bolinas Planning Council and the Marin County Planning Department. The goals of the Local Coastal Program were also incorporated in the planning process.

The most important purpose of the planning process at this stage of the community's life is to first identify and accept the existing physical constraints and the existing problems resulting from unrestrained and incorrectly sited development and then determine the policies and programs necessary to implement solutions to those problems. The purpose of this plan is to protect the fragile environment of the Mesa from the documented negative cumulative impact of improper drainage and development as well as to provide a plan for the possibility of safe and orderly future development. Resolving the current problems related to drainage, sewer and water are given the highest priority.

Goals for the Gridded Mesa Planning Process

The Bolinas community has established a set of goals which it feels will help maintain or improve its welfare. These goals were stated in the 1975 Bolinas Community Plan (BCP).

In addition to the BCP goals, the LCP embodies statements of goals which influence land use planning in Bolinas. These were derived through specific community participation and reflect the county and state goals affecting Bolinas. These goals are compatible with the BCP goals. The stated goals and their origins are listed below:

1. Understand, Protect and Engender Elements of Community (BCP)
2. Achieve a Healthy Coexistence Between Man and Nature (BCP)
3. Foster Economic Development (BCP)
4. Accept and Encourage a Wide Range of Lifestyles (BCP)
5. Participate in Planning and Decision Making Affecting Bolinas and Its Surroundings (BCP)
6. Protect and Conserve State Coastal Resources (LCP)
7. Maximize Public Use and Enjoyment of State Coastal Resources (LCP)
8. Ensure Health and Safety of Persons Residing In or Visiting the Local Coastal Unit (LCP)

Marin County also has several jurisdictional obligations which add to the goals and objectives framework for this project. In particular, the County has the responsibilities of maintaining law and order, protection of lives and property and maintaining health standards.

Plan Objectives

The 1975 Plan goals are general in nature. From each general goal, more specific statements, objectives, are derived. Goals are better understood when they are further defined by objectives. The following summary list shows the relationship of the goals to the objectives stated in the 1975 Bolinas Community Plan, including the Local Coastal Program goals:

Goal 1: Understand, Protect and Engender Elements of Community

Objectives:

- o Maintain existing land use patterns (this could conflict with 1984 plan)
- o Maintain Bolinas as resident, not tourist community
- o Minimize/control impact of autos on community

Goal 2: Achieve a Healthy Coexistence Between Man and Nature

Objectives:

- o Accept reasonable mix of residential and agricultural uses
- o Respect wildlife systems
- o Respect vegetative systems
- o Preserve unique aesthetic value of landforms

Goal 3: Foster Economic Development

Objectives:

- o Prepare capital improvement programs for roads, signs, ponds, drainage

- o Monitor parks and county for employment opportunities
- o Promote cottage industry and small scale agriculture

Goal 4: Accept and Encourage a Wide Range of Lifestyles

Objectives:

- o Pursue codes for owner-built architectural diversity
- o Implement low- to moderate-income housing and rentals

Goal 5: Participate in Planning and Decision Making Affecting Bolinas and Its Surroundings

Objectives:

- o Ensure local input in planning/administration for Bolinas
- o Change BCP to reflect changing local conditions

Goal 6: Protect and Conserve State Coastal Resources

Objectives:

- o Limit stream impoundments
- o Do not alter/remove trees in major vegetative areas
- o Protect upland grassland feeding area
- o Discourage shoreline protective devices
- o Do not adversely affect archaeological/paleontological resources
- o Protect scenic and visual coastal resources

- o Avoid large-scale development changing rural village character

Goal 7: Maximize Public Use and Enjoyment of State Coastal Resources

Objectives:

- o Continue Bed and Breakfast program
- o Encourage social and economic diversity
- o Preserve views to scenic resources from roads and trails

Goal 8: Ensure Health and Safety of Persons Residing In or Visiting the Local Coastal Unit

Objectives:

- o Ensure new buildings are not threatened by cliff erosion
- o Ensure development meets Alquist-Priolo standards
- o New septic systems shall meet water quality guidelines
- o Water quality should be monitored

Conflicting Goals and Objectives

In some instances, the stated objectives (and goals) conflict with each other. While some objectives, such as "maintain existing land use patterns" and "encourage social and economic diversity," may both be desirable objectives, Bolinas cannot necessarily maintain its current land use patterns and provide low cost housing or develop cottage industries. Similarly, Bolinas may not be able to both limit stream impoundment or diversions and encourage residential development or road access to all parts of the Mesa. Where objectives conflict, it is necessary to set priorities. This does not happen as a singular event during the planning process. Since the process is dynamic, the goals

and objectives must be periodically reviewed and adjusted. Throughout this phase of the planning process the Planning Council emphasized that the goals and objectives included in the 1975 Community Plan were still valid for the 1984 Gridded Mesa Plan. However, additional objectives were identified as the process progressed. The 1975 goals and objectives, supplemented by those developed during the Gridded Mesa Plan process are used to create specific policies and programs for implementing the preferred plan.

2.0 OPPORTUNITIES AND CONSTRAINTS

Opportunities

There are several planning opportunities inherent in the Gridded Mesa. The location of the Gridded Mesa with its ocean and bay coastal areas and the accompanying views and vistas provides a unique environment. There is access to the extraordinary Duxbury Reef, a National Preserve, from the Mesa. Views and vistas of the coastal hills also contribute to the aesthetic quality of the Mesa.

On the Mesa itself, the many parts of the drainage system, including the creeks and ponded areas, define the form and quality of the rural environment. The rolling mesa land, much of which is undeveloped, provides an excellent opportunity for the community to plan a system of open area elements integrated with development. "Active" areas could be set aside for neighborhood parks or community gardens, with "passive" areas reserved for walking, sitting or observing.

Similarly, because land is available, including land well sited to take advantage of the variety of views and vistas, exceptional residential development opportunities are possible. Due to the level topographic character of most of the Mesa, as well as ease of access to the Mesa, opportunities exist to reduce the cost of residential construction. The size and location of undeveloped parcels provide opportunities for developing housing units in clusters, reducing impacts on the environment as well as construction costs.

The existing vegetation pattern contributes to the aesthetic quality of the Mesa; it provides protection and fuel, as in the case of some of the larger stands of trees. However, these vegetation elements can also become constraints. These, and other constraints are discussed below.

Constraints

Prior to the preparation of the Gridded Mesa Plan, a great deal of data had been compiled on the physical characteristics of the Mesa. Some of this data, such as the status of the water supply, is much documented and widely discussed and had become an important factor in the Bolinas Planning Process in the last 13 years. Other important data, such as the characteristics of the soils on the Mesa, were never confirmed until now.

During the development of the Gridded Mesa Plan, the known data were updated and supplemented by field work and laboratory analysis. As a result, the community and the County now have a reliable data base from which to formulate some realistic planning guidelines.

The environmental characteristics discussed in this section are described individually so that a better understanding of the existing conditions is possible. In reality, none of these characteristics is isolated. Each is a part of the whole and when one factor changes or is changed, the others are affected in some way. The soils, the geology, the slope and slope stability, the existing land use and ownership patterns, and the modified drainage patterns tend to limit the planning opportunities more than do other factors, such as the existing vegetation and wildlife characteristics. Where limiting factors overlap, cumulative constraints act to further direct the planning process. For example, soil characteristics, when considered by themselves, may limit on-site sewage disposal, construction of buildings and roads, and agriculture. When such soil limitations are combined with the constraints associated with excessive slopes or the existing surface drainage patterns, cumulative constraints may prohibit development of any kind in that area. Thus, it is often a combination of factors that constrain the planning options. The remainder of this section briefly describes the environmental characteristics having the greatest affect on the Gridded Mesa Plan.

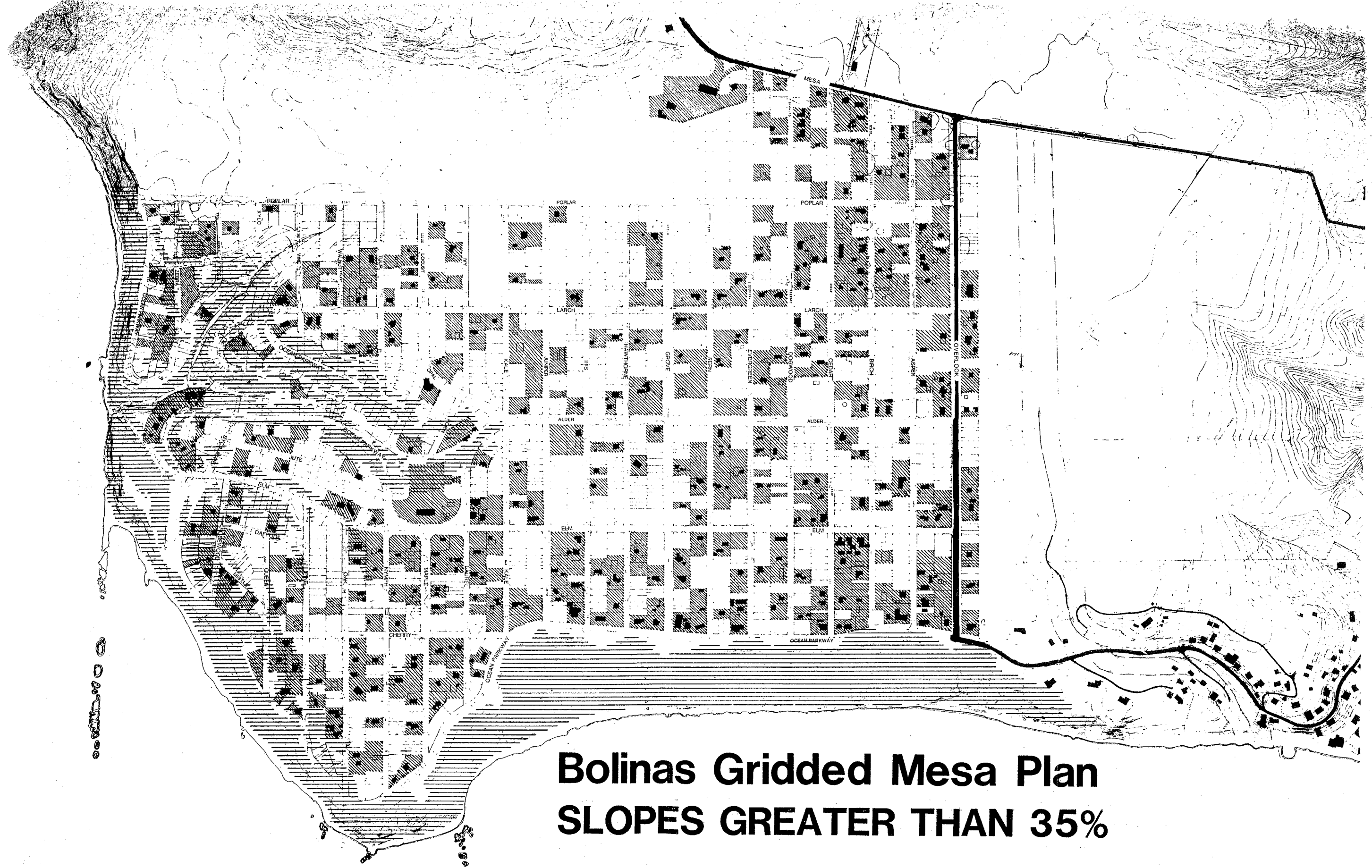
2.1 Physiography

2.1.1 Slope Configuration

The form of the land affects the Gridded Mesa Plan in several ways. Primarily, the slope of the land can inhibit or prohibit building and road construction and on-site sewage disposal systems. Most of the Mesa, particularly the eastern portion, is relatively level (less than two percent slope). The western end of the Mesa, including the major drainageways, ranges from 10 percent slope to greater than 40 percent along the bluffs and creeks. The Slope Map (Figure 2-1) indicates the general slope configuration on the Mesa.

For this plan, slopes greater than 35 percent are considered excessive and development of the areas within the slope category is not recommended. The County's Zoning

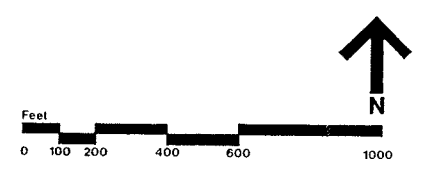
Ordinance and the Local Coastal Program restricts construction of residential units in areas with greater than 35 percent slope. As can be seen from Figure 2-1, the steepest slopes occur along the Alder Creek drainage and the bluffs along both the ocean and bay sides of the Mesa. When considered along with the constraints inherent in the Mesa soils, this factor can present significant constraints for any type of land use.



Bolinas Gridded Mesa Plan

SLOPES GREATER THAN 35%

Bolinas Planning Council
 Mesa Plan Resource Group
 Marin County Planning Department
 EDAW inc. 1983



Existing Built Parcels, 1983

Figure 2-1

2.1.2 Slope Stability and Bluff Slippage

In general, the soils on the Gridded Mesa are relatively stable, with two significant exceptions being the bluff areas and the steep slopes along the major drainage ways. (See Slope Stability map, Figure 2-2.) Slope stability can be affected by factors other than slope such as soil structure, drainage, vegetation, soil disturbance, and seismic activity. In this case, the soil structure exhibits a condition where the soil layers are not cohesive and where water moves longitudinally between these layers. Slippage can be a problem in the areas where this occurs.

The bluff slippage is a readily apparent phenomenon easily visible along the shoreline. The rate of slippage has been measured frequently and several assessments have been completed. The available data indicates that the section of the bluff above Bolinas Bay between Overlook Drive and Duxbury Point is falling away at an average rate of between 12 to 24 inches per year, and the ocean side bluff west of Duxbury Point is eroding at an average rate of nearly 30 inches per year. In any given location, slippage can be substantially greater or less than the average suggests.

Although actual annual erosion tends to be episodic in nature--with annual losses of five feet to ten feet interspersed with more stable periods--the variations appear to be related to the relative wetness of winters. The failures experienced during the winter of 1982-1983 clearly illustrate the potential for significant erosion along the bluff.

Chaparral, grasses, and other vegetation may contribute to the stabilization of slopes up to five to ten degrees steeper than similar non-vegetated areas. However, large shallowrooted trees, such as the eucalyptus and cypress, may contribute to slope destabilization by drastically altering slope conditions when they are toppled because of high winds, senescence, or soil failure.

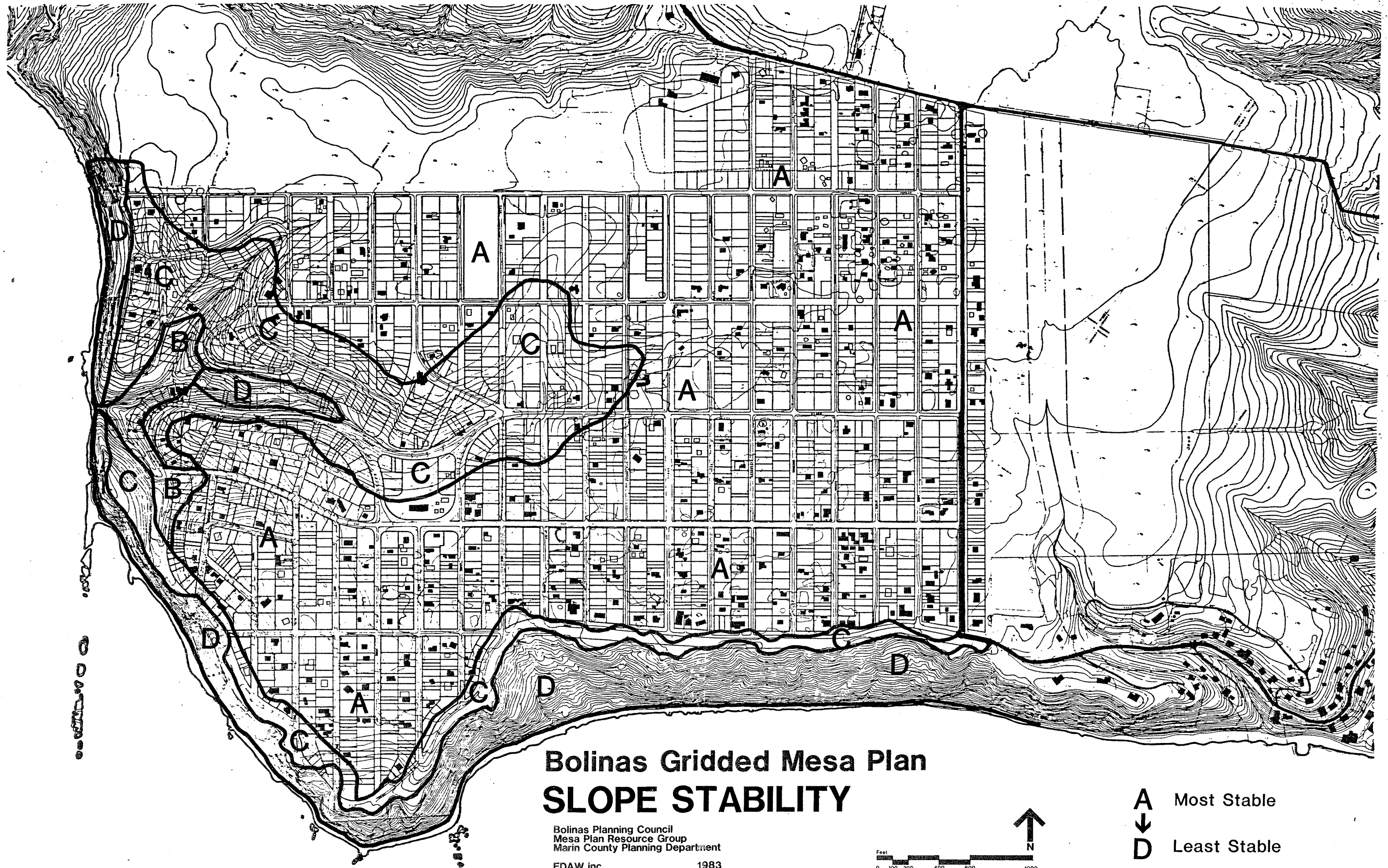


Figure 2-2

Differential rates of bluff retreat necessitate differential construction setbacks. Setbacks should be considered on a site specific basis. The Local Coastal Program setback of 150' and the Bolinas Community Plan figure of 120' discussed during the planning process were based on the formula: setback = life expectancy of structure (50 yrs., 100 yrs., 150 yrs.) × rate of retreat + safety factor (45'). (Rate of retreat figures and the safety factor are based upon studies done for the California Division of Mines and Geology in 1977 by David L. Wagner, Geology For Planning In Western Marin County, California.)

Since the two Mesa bluff areas are different, separate bluff retreat rates are considered as follows:

Between Overlook and Duxbury Point:

$$50 \text{ yrs} \times 2'/\text{yr} + 45' \text{ (safety factor)} = 145'$$

$$100 \text{ yrs} \times 2'/\text{yr} + 45' \text{ (safety factor)} = 245'$$

$$150 \text{ yrs} \times 2'/\text{yr} + 45' \text{ (safety factor)} = 345'$$

Between Duxbury Point and Poplar Road:

$$50 \text{ yrs} \times 2.5'/\text{yr} + 45' \text{ (safety factor)} = 170'$$

$$100 \text{ yrs} \times 2.5'/\text{yr} + 45' \text{ (safety factor)} = 295'$$

$$150 \text{ yrs} \times 2.5'/\text{yr} + 45' \text{ (safety factor)} = 415'$$

Because cliff erosion is episodic, not constant, it is difficult to estimate the position of the cliff for any given year in the future. Building life expectancy is highly variable. The setback formula was used by the Mesa Plan Resource Group to determine the zone along both bluffs where no new construction should occur.

2.2 Geology and Soils

Since the Bolinas Community Plan was approved by the County in 1975, additional studies have been completed that have added to the knowledge of the Mesa. Because of these studies, the Mesa Plan has an advantage that the Bolinas Community Plan did not have. The most recent geologic analysis by Wagner (1977), and the soils analysis by Questa Engineering and WESCO (1983), provide the most current data on the structure of the Mesa. These data are critical and much of the Gridded Mesa Plan is based on them.

Geology

The Bolinas Mesa is a wave cut bench of land with a foundation of Miocene Monterey shale bedrock. Five to thirty feet of beach sands had been deposited on this bench that now stands 160 to 200 feet above sea level. Through time the beach sand has eroded and the Mesa's shale bedrock, particularly at the western end of the Mesa, has been subject to weathering and soil development. The depth of these soils ranges from less than two feet along the Mesa ridges to five feet on the sloped areas. Most significantly, these soils are rich in clay and have very slow permeabilities. Groundwater does not move freely in these soils. These conditions are significant because they provide major constraints to future development of the Mesa and suggest that some of the existing development may be in the wrong place.

Several conditions control the flow of groundwater on the Mesa. Specifically, the distance from the surface of the ground to the shale bedrock beneath, usually referred to as depth to bedrock, and the general form of the bedrock and its slope are the primary factors that affect subsurface drainage on the Mesa. Much of the Mesa is underlain by the hard and impermeable Monterey shale bedrock which is a significant obstacle to groundwater percolation. During the rainy season, rainwater passes through the beach sand deposits, perches on the shale bedrock and causes a rise in the groundwater table. On the Mesa, the underlying bedrock slopes gradually from the northeast to the southwest. The perched groundwater flows along this sloped, subsurface bedrock and eventually discharges as a series of springs along the Mesa's bluffs or is intercepted by the various elements of the Mesa-wide drainageway system. Winter groundwater levels on the Mesa range in depth from one foot below the surface in the central portion of the Mesa to more than six feet below along the Mesa's southern edge.

Contrasted with the area of Monterey shale bedrock, the terrace deposits provide a better environment for subsurface drainage of groundwater. In this general area of the Mesa, water percolates more quickly and the groundwater level is lower. The depth to bedrock is greater in this area as is the thickness of the perched beach sand deposits. While the groundwater moves more freely in this area, the Mesa's drainageways do not readily receive the groundwater discharge and do not assist in effectively lowering the Mesa's groundwater table. These drainageways have been filled with layers of fine textured alluvial sediments which restrict the flow of groundwater discharge. Roadways

and ill-placed construction have also obstructed the drainageways. Similarly, discharge to the west side of the Mesa is also blocked by Monterey shale bedrock. In short, the subsurface groundwater flows from the east side of the Mesa to the west, where it is blocked by the underlying bedrock formation, and to the south, where it emerges as springs along the southern bluff face.

In addition, groundwater ponds in localized areas where the subsoil is primarily clay or the underlying bedrock is Monterey shale. During exceptionally wet years, such as the winters of 1981 to 1982 and 1982 to 1983, the groundwater perched on the surface may merge with the groundwater perched on the bedrock to create a saturated zone extending from the bedrock to the surface of the Mesa. Subsurface sewage disposal systems fail to operate under these conditions.

Soils

There are three basic soil groups related to the land form on the Mesa: (1) those occurring on slopes; (2) those occurring in the drainageways; and (3) those found on the gently sloping terraces.

Individually, these soils exhibit special characteristics. However, only a few characteristics are significant for the Gridded Mesa Plan at this time. The soils on the sloped areas generally exhibit slow permeability and a lack of free water movement. Those in the drainageways are also limited in their permeability and are generally saturated during the rainy season. The terrace soils vary in depth to the water table during the winter months, ranging from greater than six feet along the bay side bluff to between two and three feet near the main drainageways. These characteristics represent significant constraints for development, particularly residential development, as these soils severely limit opportunities for on-site sewage disposal on the Mesa

2.3 Hydrology

Just as the Mesa's Soils restrict the development opportunities, the surface drainage characteristics also contribute to the overall drainage problems. While the western portion of the Mesa exhibits subsurface drainage constraints, the eastern portion faces surface drainage problems. The existing land form and topographic conditions combined with artificial barriers caused by the gridded development pattern with its roadway system adversely affect the natural drainage pattern.

The major drainage, specifically Alder Creek and its tributaries, cuts the Mesa from east to west. Lesser drainages are located along the Mesa Road and Terrace Avenue. A complex system of natural channels, roadside ditches, overland flow and groundwater seepage operates on the Mesa, particularly during the wet season. This system is inadequate to drain the developed areas of the Mesa and ponding occurs as a result. This ponding causes localized saturation of the surface soils and flooding of the existing septic system trenches. This results in the surfacing of effluent from the septic systems and the periodic backing up of residential plumbing. In addition, as the ponding occurs and the area retains surface water, the groundwater is recharged and the water table rises and merges with the saturated soils.

The subsurface drainage problems vary across the Mesa, and, in general, the constraints to development are severe. The most well-drained area is found along the southern bluff facing Bolinas Bay. The rest of the terrace area experiences groundwater levels which are two to five feet below the surface. This condition severely constrains the use of traditional trench-style on-site sewage disposal systems. The drainage swales (i.e., along Larch Road), exhibit the worst surface drainage conditions. This is partly due to ill-constructed roadways crossing the swale. Ponding in these areas tends to saturate the soils above the existing water table and adds to the development constraints.

2.4 Vegetation

The vegetation found on the Mesa presents less of a constraint to development than the geology, soils and slope conditions. The existing vegetation does, however, offer some opportunities for maintaining or enhancing the quality of the environment. The opportunities include providing safe habitat conditions for the existing wildlife as well as being part of the aesthetic character of the area.

While not necessarily a constraint to development, some of the existing tree species can present problems and might even be dangerous in some situations. Three of the tree species dominate the taller and most visible stands on the Mesa; tasmanian blue gum, monterey pine, and monterey cypress. The Mesa Plan Resource Group identifies many of these species now found on the Mesa to be over mature and in their decline. They are naturally shallow rooted and have outgrown their own structural support system. The poor soils and hydrological constraints described above add to the problem by causing

these species to be even more shallow rooted. The Mesa Plan Resource Group noted the following:

"Consequently breakage and windthrow in these stands is becoming a serious financial and safety problem and will likely worsen with time. Many people find they have tree problems they cannot afford to remedy. The tall trees often block sunlight and increase energy consumption. They accelerate the decay of wood buildings and block views where lower-growing species could yield a net decrease in energy consumption, preserve views and privacy, and create more comfortable microclimates. Tall trees on steep slopes and along drainage ways increase erosion. When they are windthrown they disturb large areas of soil and begin a domino series of erosion events. They overtop and suppress lower subordinate vegetation such as brush and grass that are better suited to binding the soil together. Thus, they accelerate erosion. On the positive side they are visually pleasing to many, they provide hawk nesting sites and eucalyptus can be used to dry moist areas and is an excellent source of local money. All three species are commonly used for fuel. (Gridded Mesa Plan Workbook, p. I-27, I-28.)

From a planning point of view, the existence of these dominant tree species should be incorporated into the open space and circulation system for the Mesa and wood lot opportunities should be identified where conflicts with existing or potential residential uses do not exist.

2.5 Wildlife

Like vegetation, wildlife contributes to the quality of life experienced in Bolinas and should be recognized accordingly. The natural habitats of birds and animals on and around the Mesa are diverse. Opportunities exist for preserving substantial areas of relatively undisturbed land around the Mesa as open space which can be linked to a network of open or undeveloped areas on the Mesa itself. As noted by the Mesa Plan Resource Group, the existing wildlife will thus be encouraged to remain or be attracted to the preserved areas. For planning purposes, these opportunities need to be considered as the open space or Mesa Resource area is defined.

2.6 Land Use

The existing lotting pattern and the scattered development provide both a constraint and an opportunity. As stated above, opportunities for well suited residential units with relatively low construction costs exist. On the other hand, the rigid grid pattern and the generally scattered development pattern can constrain future residential or agricultural uses on the Mesa.

The scattered ownership pattern and the variety of parcel sizes also provide constraints. Table 2-1 illustrates the parcel size and ownership pattern on the Mesa and in the Town. The County's zoning regulations call for minimum lot sizes of 10,000 square feet but allow smaller lots because the subdivision predates the current parcel size requirements in the zoning ordinance. Consolidation of lots with contiguous ownership is possible and necessary in most cases as the original 20' x 100' lots are not of sufficient size to meet the County's current building, health and safety standards.

LAND USE DATA

<u>Information</u>	<u>Marin Office of Assessor 12/82 Data*</u>	<u>Bolinas Moratorium Review Lot Survey 1979 Data</u>
Total Number of Gridded Mesa Parcels		1,281 (57%)
Total Number of Gridded Mesa 2,000 SF Parcels		125 (10%)
Total Number of Gridded Mesa 4,000 SF Parcels		341 (26%)
Total Number of Gridded Mesa 6,000 SF Parcels		208 (16%)
Total Number of Gridded Mesa 8,000 SF Parcels		164 (13%)
Total Number of Gridded Mesa 10,000 SF Parcels		381 (30%)
Total Number of Gridded Mesa 20,000+ SF Parcels		65 (5%)
Number of Gridded Masa Parcels 6,000 SF or Larger		818 (64%)
Number of Gridded Mesa Parcels 8,000 SF or Larger		610 (48%)
Number of Gridded Mesa Parcels 10,000 SF or Larger		446 (35%)
Total Number of Parcels (Not limited to Gridded Mesa)	2,345 (100%)	
Non-Taxable Parcels	65 (3%)	
Total Number of Improved and Unimproved Parcels	2,280 (97%)	
Total Number of Improved Parcels	602 (26%)	
Total Number of Unimproved Parcels	1,678 (71%)	
Total Number of Residential Parcels	2,261 (96%)	
Single Family Improved Parcels	569 (95%)	
Multi-Family Improved Parcels	14 (2%)	
Commercial Parcels and Other	19 (1%)	

* The Marin County Assessor's office has not consolidated adjacent parcels under commission ownership.

BOLINAS PARCEL OWNERSHIP

Ownership--Improved Parcels

<u>Number</u>	<u>Percent</u>	
Local	385	64.0
Marin (except Bolinas)	67	11.0
Outside Marin (State)	132	22.0
Outside State	<u>18</u>	<u>3.0</u>
Total	602	100.0

Ownership--Unimproved Parcels

<u>Number</u>	<u>Percent</u>	
Local	383	23.0
Marin (except Bolinas)	377	23.0
Outside Marin (State)	793	47.0
Outside State	<u>125</u>	<u>7.0</u>
Total	1,678	100.0

Ownership (All Parcels)

	<u>Number</u>	<u>Percent</u>
Local	768	33.7
Marin (except Bolinas)	444	19.5
Outside Marin (State)	925	40.6
Outisde State	<u>143</u>	<u>6.2</u>
Total	2,280	100.0

2.7 Utilities

Water Supply and Storage

The Bolinas Community Public Utilities District includes all of the Bolinas Mesa within its geographical jurisdiction. The District gets its water supply from Arroyo Hondo which is situated on National Park lands. The District operates on a yearly cycle with water being stored during the rainy season in two dams, Woodrat #1 and Woodrat #2. During the dry season, water from these dams is pumped into the system to keep up with demand. The flow in Arroyo Hondo is not sufficient during the summer to meet the community needs.

Flow

There is no accurate measurement of the flow at all times in Arroyo Hondo because the District can measure it only when all the water in the arroyo is trapped by the catchment or diversion dams and is going into the system. There is no feasible way for the District to measure the flows over these dams in the winter.

Table 2-2 shows the increase in water consumption from 1967 to 1983 to be from 25×10^6 gal. to 53.8×10^6 gal. This increase has occurred even though the water moratorium has been in effect since November 1971.

Table 2-2

Water Consumption Summary

1967	25 x 10 ⁶ Gallons	1973	43.1 x 10 ⁶	1978	46 x 10 ⁶
1968	28.864 x 10 ⁶ Gallons	1974	44.5 x 10 ⁶	1979	51.23 x 10 ⁶
1969	29.8 x 10 ⁶ Gallons	1975	51.48 x 10 ⁶	1980	55.43 x 10 ⁶
1970	32.259 x 10 ⁶ Gallons	1976	45.8 x 10 ⁶	1981	44.98 x 10 ⁶
1972	30.921 x 10 ⁶ Gallons	1977	33.7 x 10 ⁶	1982	51 x 10 ⁶
				1983	53.8 x 10 ⁶

Reservoir Evaporation:

Evaporation ac. ft. = 40"/yr. x surface in acres/12

Percent Consumption/Mc.

January	6.8
February	6.7
March	7.0
April	7.4
May	8.6
June	9.4
July	10.2
August	10.8
September	10.0
October	8.6
November	7.4
December	7.0

Source: Wm. J. Oswald, Ph.D. PE, "Preliminary Evaluation of the Water Supply Potential Available to the B.C.P.U.D., August 1973.

The rate of evaporation at the two reservoirs is 40 inches a year x surface in acres.

Table 2-2 also shows the rate of monthly consumption to vary between January and August from 6.8 percent of the yearly consumption to 10.8 percent. Consumption goes up in the dry season.

The flow in Pine Gulch Creek has been measured by the U.S. Geologic Survey and for similar periods, i.e., when Arroyo Hondo is susceptible to measurement--the latter's flow has been determined to be 30 percent that of Pine Gulch Creek. Pine Gulch Creek drains the San Andreas Fault (proper) and its mouth is located between the school and the nursery on the Bolinas-Olema Road. Table 2-3 estimates the flow for Arroyo Hondo based on the corresponding figures for Pine Gulch Creek. This table shows the relative flow of the arroyo in normal and "dry" years in acre feet. It shows, in "dry" years, a drop from a high of 378 acre feet in a typical winter month to 1 acre foot of flow in September--just before the beginning of the rainy season. In a wet year, the minimum flow is about 8 acre feet per month.

Table 2-4 contains figures on the District's storage capacity. The figures are in gallons for each individual storage facility, four tanks and two dams. The total storage capacity is set out in acre feet after factoring for evaporation, a five acre foot per year legal obligation to Commonweal, and unusable bottom mud and sludge. Five acre feet goes to Commonweal under a settlement made in the condemnation use whereby the District acquired one of the Woodrat sites.

There results a net safe yield for the District's storage capacity of 40.9 acre feet. The maximum flow exploitable by the District at Arroyo Hondo is 200,000 gallons per day.

Table 2-3

Estimated Flow—Arroyo Hondo

	Average Year <u>Acre-Feet</u>	100 Year Dry <u>Acre-Feet</u>
January	1,303	157
February	633	378
March	325	273
April	108	73
May	60	37
June	62	14
July	19	5
August	12	2
September	8	1
October	22	17
November	34	26
December	450	47

Source: Using U.S.G.S. records, Arroyo Hondo flow (30 percent of Pine Gulch Creek).

Consumption

The population of Bolinas is assumed to be about 1,700 people with a requirement of 120 gallons per person per day. The 120 gallon figure is not adjusted for the heavy users downtown, i.e., the bar, restaurants, and laundromat, which exceed the 120/gal. day for each person. Also excluded in this 120 gal/person/day, is leakage which further reduces the personal consumption. The recent drought increased attention to water conservation and consumption was significantly reduced at that time. As these habits erode away, the demand is expected to go up.

Table 2-4

Present Storage Capacity

	<u>Gallons</u>	
Green Tank	420,000	
Gold Tank	420,000	
Terrace Tanks	130,000	
Little Mesa	20,000	
Woodrat #2	6,500,000	net safe yield
Woodrat #1	<u>5,850,000</u>	net safe yield, minus Commonweal
	13,340,000	gallons = 40.9 acre feet

Maximum flow capacity from Arroyo Hondo 200,000 gallons/day*

* B.C.P.U.D. Daily Logs.

Based on 1,700 population at 120 gal/day, the yearly gross impact need is 228.5 acre feet.¹ Then, from Oswald's figures (Table 2-5) the need is set out for present demand. July, August and September are the critical months. The shortfall for those months approximates the capacity of one of the Woodrat reservoirs, which represents the additional storage needed just to bring the existing community up to a safe level under the present conditions, which includes a leakage factor of 38 percent, twice the state average.

¹ One acre foot equals 325,851 gallons.

Table 2-5

Dry Year Water Budget

Assume 1,700 people x 120 gal./Person Day
 Gross System Input Need = 228.5 acre feet/Year

Monthly Demand--Dry Season

	<u>Percent</u>			
June	9.4	x	228.5 acre feet	= 21.5 acre feet
July	10.2			23.3
August	10.8			24.7
September	10.0			22.8
October	8.6			19.7
November	7.4			16.9

Table 2-6

Current Demand and Projected Shortfall

	<u>Arroyo Hondo</u> <u>Stream Flow (P.2)</u>	<u>Water</u> <u>Demand</u>	<u>Shortfall</u>
June	14	21.5	7.5
July	5	23.3	18.3
August	2	24.7	22.7
September	1	22.8	21.8
October	17	19.7	2.7
November	26	16.9	<u>None</u>

During the preparation of the Gridded Mesa Plan, the Mesa Plan Resource Group's Water Committee reported that there were two source of additional water for Bolinas: establishing a system of wells along the Bolinas Ridge or creating additional storage facilities on Jack's Creek. In addition, it should be noted that Public Law 95-625 Section 318 states: "The Secretary shall cooperate with the Bolinas Public Utilities District to protect and enhance the watershed values within the seashore. The Secretary may, at his or her discretion, permit the use and occupancy of lands added to the seashore by action of the Ninety-fifth Congress by the utilities district for water supply purposes, subject to such terms and conditions as the Secretary deems are consistent with the purposes of this Act."

Sewage Systems

The existing sewage treatment plant and collection system does not serve the Gridded Mesa residences. The designed capacity of that system will accommodate the equivalent of 200 residential units including the non-residential uses in the Town. As of this writing, 165 residential units are hooked up to the system, leaving a theoretical unused capacity of 35 units. The system is infiltrated by groundwater during the wet season causing the system to overload, thereby limiting the actual excess capacity.

Current BCPUD policy indicates that the excess capacity will not be available to the Mesa, and therefore, cannot be used to solve any of the existing sewage disposal problems.

The existing on-site sewage disposal systems are affected by the characteristics of the soil and geologic formation of the Mesa. The depth of the soil is not a major constraint by itself. As described in Section 2.2, the soil depth varies from three to ten feet depending on the location, with the soil depth at the eastern end of the Mesa being the greatest. The major soil constraint is that there is inadequate depth of permeable, unsaturated soil that could accommodate on-site sewage disposal.

The terrace soils, those found on the eastern end of the Mesa, exhibit percolation rates within the criteria established for conventional and alternative on-site sewage disposal systems. In contrast, the western end of the Mesa is characterized by soils which are much higher in clay content and very slow to percolate. In general, the western end of

the Mesa is not suitable for any on-site sewage disposal system that is currently acceptable by County and State standards.

Another constraint affecting on-site sewage disposal is the shallow depth of the groundwater in the terrace soils of the Mesa. In these areas during the wet season, groundwater is found between one to six feet below the surface depending on the location with the greatest depth found closest to the southern bluffs. Conventional subsurface leaching trenches can be used in this near bluff area. Inland of the bluffs, the seasonal groundwater level is found to be high, being highest in areas near the Alder Creek drainage. Alternative disposal systems are more appropriate in these areas where the groundwater is closer to the surface.

In the nearly level (less than 2 percent slope) terrace soils at the eastern end of the Mesa little problem exists for on-site sewage disposal based on slope characteristics alone. In contrast, the slopes in the western end of the Mesa exceed 30 percent in some areas of the Alder Creek drainage. Combined with the tight soils and poor percolation characteristics of the shale area, the steep slopes contribute to make the western end of the Mesa unsuitable for on-site sewage disposal.

As stated in Section 2.3, the Mesa is drained by a network of drainageways which vary significantly in size. The main watercourse is Alder Creek which runs along the center of the Mesa from the east to the west end, emptying into the Ocean across Agate Beach. A northern tributary of this main channel originates near Poplar and Walnut Streets. These well-defined channels carry water into the summer season. Beyond these are deeper parts of the drainage in the terrace soils which can be characterized as wetland areas. The parcels located in and adjacent to these wetlands are also unsuitable for on-site sewage disposal.

Another constraint affecting on-site sewage disposal is the parcel size. Many of the existing parcels are too small to accommodate a residence using traditional on-site sewage disposal systems. Because of the poor site conditions, the land requirements for sewage disposal are so great that many parcels now existing are too small and must either be joined to other parcels or abandoned as a possible site for residential development under the current sewage disposal options.

3.0 ALTERNATIVES

Throughout the planning process for the Gridded Mesa Plan, a series of alternative plan proposals were evolved based originally on the expression of the community and the non-resident property owners and then narrowed by the specific findings of the soils investigation. Eventually, four alternatives, ranging from one that recommended no new development to one that recommended full development of all parcels greater than 4,000 square feet, were presented during the Gridded Mesa Plan Workshop series. Of the four, which are described below, three were the subject of an advisory poll of the community in November of 1983. A clear majority of voters preferred the Baseline Alternative which called for no additional growth.

The Alternatives

There are four basic alternatives, each suggesting a different intensity of residential development. These four alternatives have been identified as the Baseline Alternative, the Moderate Growth Alternative, the Regulated Moderate Growth Alternative, and the Full Buildout Alternative. Many of the elements included in the Baseline Alternative, such as the open space concepts, are also included in the others. Each alternative is governed by a set of basic assumptions.

Baseline Alternative

1. Basic Description--This alternative recognizes the existing development pattern to community character and the current impacts of the significant constraints. This alternative includes no new residential development. Based on the constraints related to the soils, slopes and bluff erosion, some areas of the Mesa can be identified that could be included in a permanent open space resource element.

2. Assumptions

Assumption 1--It is not feasible to expand the supply of water for domestic use at this time.

Assumption 2--The unused capacity of the existing sewage treatment facility is committed for future use within the area already served by the sewerage system and is not available to the current or future residents of the Mesa.

Assumption 3--It is not feasible to expand the existing sewage treatment plant at this time, nor is a new plant feasible. Correcting the infiltration problem affecting the existing collector lines will not affect the options available for the Mesa because it only improves the system available to the downtown area.

Assumption 4--The soils and geologic formation of the Mesa severely limit the use of on-site sewage disposal techniques currently recognized by the County and the Regional Water Quality Control Board. Portions of the Mesa are unsuitable for any additional on-site sewage disposal systems.

Assumption 5--Some mechanisms are available, such as the Land Trust, to make non-developable residential parcels available for other uses, such as open space or limited agricultural uses.

Assumption 6--New residential development is possible but only if water meters can be purchased, transferred or on-site water is available and meets County standards and the parcel size and soil conditions also meet County standards for residential development.

Assumption 7--It is possible that the County may require an evaluation of the existing on-site sewage disposal systems and may require correction of those systems failing to meet acceptable standards established by County regulations.

Assumption 8--The existing on-site sewage disposal systems that do not now meet the required standards can be altered, repaired, relocated or replaced to meet the county and state requirements. Some of the techniques employed toward that end include relocating the disposal systems to areas with more suitable soils or by installing holding tanks which are pumped at regular intervals. Holding tanks will only be allowed by the County for a short-term solution. The western portion of the Mesa has the most severe constraints. Fixing the failing systems in this area may require expansion of the existing sewage treatment facility or constructing a new facility.

Assumption 9--The existing disposal systems that are failing will probably have to be fixed before any new development can occur. No predictions can be made on

the amount of land available for future development because it is not possible to predict how much of the currently undeveloped land may be required to fix the existing systems that now fail.

3. Key Elements of the Baseline Alternatives

- A. The existing development on the Mesa remains essentially the same. The existing roadway network is modified to reestablish the natural surface drainage pattern of the Mesa as part of the program to improve the overall on-site sewage disposal system. Some of the existing unpaved or gravel covered roads will become cul-de-sacs or part of the open space system in the Resource Area. All existing residential units would have adequate fire and other emergency access.
- B. A 100-year Bluff Erosion Setback line is established. No new construction of habitable structures is permitted in the area designated between the setback line and the existing bluff edge.
- C. A Mesa Resource Area is established as an overlay zone over the Mesa. The Resource Area roughly corresponds to the most severely constrained soils and the areas of steepest slope. This Resource Area includes the elements of a permanent open space system as well as pedestrian, bicycle and equestrian trails. Neighborhood park areas could be included as part of the Resource Area if useful parcels become available for this type of use. This alternative does not include the taking of any parcel for park use. Limited agricultural or horticultural projects could also be located in this area. If non-buildable parcels are made available to the Land Trust or the BCPUD they could be considered for park development if appropriate. This Resource Area can also include areas to be planted as wildlife habitat and wind breaks.
- D. As an extension of Resource Area, a community recreation center could be established near the existing Mesa fire station.

4. Costs and Tradeoffs

A. Community Goals

This alternative does not accomplish the goal expressed during the development of the Community Plan and reiterated during the Mesa Plan process of a residential development program averaging six new units per year over a twenty year period. Existing units could be lost as the existing health and safety regulations are enforced by the County. Little possibility exists for low and moderate income housing. It does, however, support the goals stating concern for protection of the community's environment and of state coastal resources.

B. Public Services

- (1) The costs of rehabilitating the existing on-site sewage disposal systems are not known at this time since the level of effort will not be known until each system can be evaluated.
- (2) There would be no increases in costs to the school since the school population is not increased by this alternative.
- (3) There would be no increase in costs to the fire district.
- (4) There are no additional costs anticipated for the County's law enforcement program as a result of this alternative.
- (5) There are no additional costs anticipated for other County emergency services.

C. Land Ownership

- (1) This alternative will have a significant impact on the uses that individual property owners can make of their land. If no new development is possible because the utilities are limited and the area has severe physical limitations, then many of the existing parcels are of limited use.

- o Parcels located in the area with the greatest constraints for on-site sewage disposal would probably not be suitable for development even if additional water were available, although a site-by-site evaluation must be conducted to verify specific conditions.
- o Parcels located along the bluffs, particularly immediately adjacent to the edge are not suitable for development with this alternative. Owners of these parcels may wish to consider the opportunities presented by the Land Trust and other mechanisms which enable them to recover some value for their land.
- o Parcels located between the area back of the bay facing the bluff and the main drainage ways are not suitable for conventional on-site sewage disposal systems. Rehabilitation of the existing disposal systems could require the owners of those systems to increase the size of their lots to accommodate the appropriate sewage treatment system as required by the County.

If on-site rehabilitation is not feasible in the areas with the most soil constraints, specifically the western portion of the Mesa, a sewage treatment plant might be considered as a necessary technical solution. Owners of undeveloped parcels within the areas with the greatest constraints may wish to consider the opportunities presented by the Land Trust or the BCPUD for donation or trade.

Moderate Growth Alternative

1. Basic Description: This alternative assumes that the existing on-site disposal systems that now fail have been corrected and an accounting of the potentially developable land has been revised and the decision can be made by the community and the funds are available from one or more sources, to increase the supply of water to the community for domestic use. With the increased supply of water, some of the now undeveloped or underdeveloped parcels of land on the Mesa can be

considered for development. Sewage treatment on the Mesa utilizes on-site disposal techniques, both conventional systems and those alternatives approved by the County and the Regional Water Quality Control Board (absorption beds, sand trenches and mound systems). The increase in residential units on the Mesa could range from approximately 40, if only the existing large size parcels (greater than 10,000 square feet) are developed, to approximately 120 if all the undeveloped parcels were consolidated and redistributed (through sale or trade) as parcels greater than 10,000 square feet (depending on the soil suitability zone). The range of development could increase the population of the community by 105 to 315 persons. As with the Baseline Alternative, an open space system or Resource Area, becomes an important element in the physical structure of the community.

2. Assumptions

Assumption 1--Additional development on the Mesa does not occur until the existing systems are determined to be adequate or are repaired, removed, relocated, replaced or connected to a sewage treatment facility of some kind.

Assumption 2--It is politically, physically and economically feasible to expand the supply of domestic water for the entire community, including the Mesa. Expanding the supply could include new sources of supply, new or expanded storage facilities and new or rehabilitated distribution systems.

Assumption 3--The unused capacity of the existing sewage treatment facility is committed for future use within the area already served by the sewerage system and is not available to the current or future residents of the Mesa.

Assumption 4--The soils and geologic formation of the Mesa severely limit the use of on-site sewage disposal techniques currently recognized by the County and the Regional Water Quality Control Board. Portions of the Mesa are unsuitable for any acceptable on-site disposal technique.

Assumption 5--It is not feasible to expand the existing sewage treatment plant at this time, nor is a new plant feasible. Correcting the infiltration problem affecting the existing collector lines will not affect the options available for the Mesa because it only improves the system available to the Town.

Assumption 6--Lot consolidation is possible and desirable. Private individuals can sell to others. Private individuals can trade parcels. Private individuals can sell or trade to the Land Trust. The Coastal Conservancy may be involved in a lot consolidation program.

Assumption 7--New residential development is possible because the expanded water supply allows additional water meters and water service to be allocated. The soil and slope conditions suggest that some areas of the Mesa are less suitable for development than others. The County will review each application for development permit against the environmental constraints and determine whether or not the subject parcel can be developed.

Assumption 8--Additional development does not necessarily have to occur within the existing grid pattern established by the original development plan for the Mesa. The existing pattern can be modified to include residential development alternatives such as clustering of development adjacent to a shared sewage disposal system.

Assumption 9--The increased population will result in an increased number of trips to and from the Mesa. Access will have to be studied and probably improved. This increased traffic to the Town will have to be accommodated by either on- or off-street parking. Parking areas will be required in or near the center of the Town. The existing on-street parking areas in Town are not sufficient to accommodate the increased demand for parking.

Assumption 10--The new development on the Mesa is subject to the economic controls exhibited by the market at the time of development. No phasing program occurs.

3. Key Elements of the Moderate Growth Alternative

- A. The undeveloped parcels within the existing grid pattern are developed at a rate of six units per year over the next twenty years. The parcels most likely to be developed first are those whose size, soil and slope conditions meet the County's minimum standards for on-site sewage disposal systems. The extent

of the new development is directly related to the availability of water and the capacity of the Mesa's soils to accept on-site sewage disposal. Each application for development permits will be considered on its individual merits. Not every parcel shown by this alternative will be developed. This alternative represents a maximum level of development if all unbuilt parcels could be consolidated, reallocated and developed. The opportunity exists for clustering residential units around or adjacent to common sewage disposal systems.

- B. A 100-year Bluff Erosion Setback line is established. No new construction of habitable structures is permitted in the area designated between the setback line and the existing bluff edge.
- C. A Mesa Resource Area is established as an overlay zone over the Mesa. The Resource Area roughly corresponds to most constrained soils and steepest slopes. This Resource Area includes the elements of a permanent open space system as well as pedestrian, bicycle and equestrian trails. Neighborhood park areas could be included as part of the Resource Area if useful parcels become available for this type of use. This alternative does not include the taking of any parcel for park use. Limited agricultural or horticultural projects could also be located in this area. If non-buildable parcels are made available to the Land Trust or the BCPUD they could be considered for park development if appropriate. This Resource Area can also include areas to be planted as wildlife habitat and wind breaks.
- D. The existing roadway network is modified to improve access to and from the Mesa and to reestablish the natural surface drainage pattern of the Mesa as part of the program to improve the overall on-site sewage disposal system. Some of the existing unpaved or gravel covered roads will become cul-de-sacs or part of the open space system in the Resource Area. All existing residential units would have adequate fire and other emergency access.
- E. As an extension of the Resource Area, a community recreation center could be established near the existing Mesa fire station.

4. Costs and Tradeoffs

A. Community Goals

- (1) This alternative is consistent with the 1975 Community Plan to the extent that a maximum limit of development can be identified which is similar to the limit discussed during the development of the Community Plan. The extent of the potential for development is not clear at this time and cannot be specifically identified until an evaluation of the existing disposal systems has been completed and a sewage disposal system rehabilitation program is implemented. If no undeveloped parcels were required to complete the rehabilitation program approximately 75 new residential units could be developed (20-22 @ 10,000 square feet, 8-10 @ 20,000 square feet, and 40-43 @ 40,000 square feet). Combined with the development potential in the sewered area of the Town and other suitable parcels in the Planning Area, this development potential exceeds the goals commonly expressed by the community, including a healthy coexistence of man and the environment.
- (2) This alternative does not meet the community's expressed goal of regulated phased growth. It is however reasonable to assume that the allowed growth would occur throughout the planning period.

B. Public Services

- (1) The costs of rehabilitating the existing on-site sewage disposal systems is not known at this time since the level of effort will not be known until the results of a system by system evaluation.
- (2) The costs of expanding the water system could range between \$1,600,000 and \$2,162,000 depending on the system alternative chosen.
- (3) If 75 new units were developed there is a potential to increase the elementary school age population by approximately 50 elementary school students. This represents a maximum increase, the actual

increase will probably be less if less than 75 units are developed. The existing school currently has unused capacity and will not need to be expanded. Additional teaching staff will probably be required. High school age students can be accommodated by the existing Tamalpais High School in Mill Valley.

- (4) If the maximum development occurs, the increased development will probably require some expansion of the existing fire protection program.
- (5) Increasing the population on the Mesa would result in an increase in the need for additional law enforcement. The County Sheriff and his staff would be in Bolinas more frequently than with the Baseline Alternative.
- (6) With this alternative, all community services will experience a greater demand. The costs of providing these services will have to be paid through increased taxes, bond sales, grants, or assessment districts.

C. Land Ownership

- (1) Once the sewage disposal system rehabilitation program has been implemented, property owners with parcels of adequate size and acceptable slope configuration as stipulated by existing county ordinance, as well as exhibiting soils suitable for on-site sewage disposal can seek development approvals from the County. Property owners with parcels smaller than the minimum allowed in each zone or who are unable to consolidate, trade or sell their parcels in the existing market may want to consider sales, trades or gifts to the Land Trust or the BCPUD.

Regulated Moderate Growth Alternative

- I. Basic Description: This alternative assumes that the existing on-site disposal systems that now fail have been corrected and an accounting of the potentially developable land has been revised and the decision can be made by the community and the funds are available from one or more sources, to increase the supply of

water to the community for domestic use. With the increased supply of water, many of the now undeveloped or underdeveloped parcels of land on the Mesa can be considered for development. Sewage treatment on the Mesa utilizes on-site disposal techniques, both conventional systems and those alternatives approved by the County and the Regional Water Quality Control Board (absorption beds, sand trenches and mound systems). The increase in residential units on the Mesa could range from approximately 40, if only the existing large size parcels (greater than 10,000 square feet) are developed, to approximately 120 if all the undeveloped parcels were consolidated and redistributed (through sale or trade) as parcels greater than 10,000 square feet (depending on the soil suitability zone). The range of development could increase the population of the community by 105 to 315 persons. As with the Baseline Alternative, an open space system or Resource Area, becomes an important element in the physical structure of the community.

2. Assumptions

Assumption 1--Additional development on the Mesa does not occur until the existing systems are determined to be adequate or are repaired, removed, relocated, replaced or connected to a sewage treatment facility of some kind.

Assumption 2--It is politically, physically and economically feasible to expand the supply of domestic water for the entire community, including the Mesa. Expanding the supply could include new sources of supply, new or expanded storage facilities and new or rehabilitated distribution systems.

Assumption 3--The unused capacity of the existing sewage treatment facility is committed for future use within the area already served by the sewerage system and is not available to the current or future residents of the Mesa.

Assumption 4--The soils and geologic formation of the Mesa severely limit the use of on-site sewage disposal techniques currently recognized by the County and the Regional Water Quality Control Board. Portions of the Mesa are unsuitable for any acceptable on-site disposal technique.

Assumption 5--It is not feasible to expand the existing sewage treatment plant at this time, nor is a new plant feasible. Correcting the infiltration problem affecting

the existing collector lines will not affect the options available for the Mesa because it only improves the system available to the Town.

Assumption 6--Lot consolidation is possible and desirable. Private individuals can sell to others. Private individuals can trade parcels. Private individuals can sell or trade to the Land Trust. The Coastal Conservancy may be involved in a lot consolidation program.

Assumption 7--New residential development is possible because the expanded water supply allows additional water meters and water service to be allocated. The soil and slope conditions suggest that some areas of the Mesa are less suitable for development than others. The County will review each application for development permit against the environmental constraints and determine whether or not the subject parcel can be developed.

Assumption 8--Additional development does not necessarily have to occur within the existing grid pattern established by the original development plan for the Mesa. The existing pattern can be modified to include residential development alternatives such as clustering of development adjacent to a shared sewage disposal system.

Assumption 9--The increased population will result in an increased number of trips to and from the Mesa. Access will have to be studied and probably improved. This increased traffic to the Town will have to be accommodated by either on- or off-street parking. Parking areas will be required in or near the center of the Town. The existing on-street parking areas in Town are not sufficient to accommodate the increased demand for parking.

Assumption 10--A mechanism can be developed by the county and the community to regulate the growth of the Planning area including the Mesa so that the planned community services can remain adequate.

3. Key Elements of the Moderate Growth Alternative

- A. The undeveloped parcels within the existing grid pattern are developed over time. The parcels most likely to be developed first are those whose size, soil

and slope conditions meet the County's minimum standards for on-site sewage disposal systems. The extent of the new development is directly related to the availability of water and the capacity of the Mesa's soils to accept on-site sewage disposal. Each application for development permits will be considered on its individual merits. Not every parcel shown by this alternative will be developed. This alternative represents a maximum level of development if all unbuilt parcels could be consolidated, reallocated and developed. The opportunity exists for clustering residential units around or adjacent to common sewage disposal systems.

- B. A 100-year Bluff Erosion Setback line is established. No new construction of habitable structures is permitted in the area designated between the setback line and the existing bluff edge.
- C. A Mesa Resource Area is established as an overlay zone over the Mesa. The Resource Area roughly corresponds to most constrained soils and steepest slopes. This Resource Area includes the elements of a permanent open space system as well as pedestrian, bicycle and equestrian trails. Neighborhood park areas could be included as part of the Resource Area if useful parcels become available for this type of use. This alternative does not include the taking of any parcel for park use. Limited agricultural or horticultural projects could also be located in this area. If non-buildable parcels are made available to the Land Trust or the BCPUD they could be considered for park development if appropriate. This Resource Area can also include areas to be planted as wildlife habitat, wind breaks, and fuel supplies.
- D. The existing roadway network is modified to improve access to and from the Mesa and to reestablish the natural surface drainage pattern of the Mesa as part of the program to improve the overall on-site sewage disposal system. Some of the existing unpaved or gravel covered roads will become cul-de-sacs or part of the open space system in the Resource Area. All existing residential units would have adequate fire and other emergency access.
- E. As an extension of the Resource Area, a community recreation center could be established near the existing Mesa fire station.

4. Costs and Tradeoffs

A. Community Goals

- (1) This alternative is consistent with the 1974 Community Plan to the extent that a maximum limit of development can be identified which is similar to the limit discussed during the development of the Community Plan. The extent of the potential for development is not clear at this time and cannot be specifically identified until an evaluation of the existing disposal systems has been completed and a sewage disposal system rehabilitation program is implemented. If no undeveloped parcels were required to complete the rehabilitation program approximately 75 new residential units could be developed (20-22 @ 10,000 square feet, 8-10 @ 20,000 square feet, and 40-43 @ 40,000 square feet). Combined with the development potential in the sewered area of the Town and other suitable parcels in the Planning Area, this development potential exceeds the goals commonly expressed by the community. Once the rehabilitation program is implemented, the reduction in the development potential will probably bring the total number of suitable parcels closer to the community goal.

B. Public Services

- (1) The costs of rehabilitating the existing on-site sewage disposal systems is not known at this time since the level of effort will not be known until the results of a system by system evaluation.
- (2) The costs of expanding the water system could range between \$1,600,000 and \$2,162,000 depending on the alternative chosen.
- (3) If 75 new units were developed there is a potential to increase the elementary school age population by approximately 30 elementary school students. This represents a maximum increase, the actual increase will probably be less if less than 75 units are developed. The existing school currently has unused capacity and will not need to be expanded. Additional teaching staff will probably be required. High

school age students can be accommodated by the existing Tamalpais High School in Mill Valley.

- (4) If the maximum development occurs, the increased development will probably require some expansion of the existing fire protection program.
- (5) Increasing the population on the Mesa would result in an increase in the need for additional law enforcement. The County Sheriff and his staff would be in Bolinas more frequently than with the Baseline Alternative.
- (6) With this alternative, all community services will experience a greater demand. The costs of providing these services will increase.

C. Land Ownership

- (1) Once the sewage disposal system rehabilitation program has been implemented, property owners with parcels of adequate size and acceptable slope configuration as stipulated by existing county ordinance, as well as exhibiting soils suitable for on-site sewage disposal can seek development approvals from the County. Property owners with parcels smaller than the minimum allowed in each zone or who are unable to consolidate, trade or sell their parcels in the existing market may want to consider sales, trades or gifts to the Land Trust or the BCPUD.

Full Buildout Alternative

- I. Basic Description: This alternative, based on the construction of a sewage treatment facility and an adequate supply of water, illustrates how the Mesa might look if all parcels 4,000 square feet in size or larger, excluding those with slope and bluff setback constraints, were developed.

2. Assumptions

Assumption 1--It is politically, physically and economically feasible to expand the supply of water for domestic use at this time.

Assumption 2--The existing sewage treatment plant can be expanded as the demand for new residential development occurs, or a new sewage treatment facility can be constructed with a capacity sufficient to serve the fully developed Mesa.

Assumption 3--The existing on-site sewage disposal systems are subject to a rehabilitation program prior to the completion of a sewage treatment plant and collector system. The County will do an evaluation of the existing systems prior to preparing and implementing a sewage disposal system rehabilitation plan.

Assumption 4--An opportunity exists under full buildout growth to establish a contractual agreement which regulates growth of the planning area including the Mesa so that the planned community services can remain adequate.

3. Key Elements of the Full Buildout Alternative

- A. The existing grid development pattern remains the same and the unbuilt areas are filled in.
- B. An interim zoning pattern is established while the sewage disposal system rehabilitation program is implemented. This zoning pattern corresponds to the parcel size recommendations based on sewage disposal requirements (10,000 square feet, 20,000 square feet, 20,000-40,000 square feet).
- C. A 100-year Bluff Erosion Setback line is established. No new construction of habitable structures is permitted in the area designated between the setback line and the existing bluff edge.
- D. A Mesa Resource Area is established as a permanent open space element. This area corresponds to that portion of the central and western portion of the Mesa where the slopes are greater than 35 percent, the soils are unstable, and the major drainageways occur. A pedestrian, bicycle, equestrian

circulation system can be developed within this Area. Neighborhood park spaces, if desirable, can also be established as part of the Resource Area if land becomes available for such a purpose. Limited agricultural or horticultural projects could also be located in this area.

- E. The existing roadway network will be retained and upgraded to provide access to and from the projected residential development.
- F. As an extension of the Resource Area, a community recreation center could be established near the existing Mesa fire station.

4. Costs and Tradeoffs

A. Community Goals

This alternative does not accomplish the goal expressed during the development of the Community Plan and reiterated during the Mesa Plan process of a residential development program averaging six new units per year over a twenty year period. However, it does support the goals of fostering economic development.

B. Public Services

- (1) The costs of rehabilitating the existing on-site sewage disposal systems is not known at this time since the level of effort will not be known until the results of a system by system evaluation are known.
- (2) A new sewage treatment facility and collector system could cost \$20 million (1983 dollars).
- (3) In order to supply water to the new development, an agreement with a water agency outside the area would be required. No local supply would be adequate.
- (4) The alternative would result in an increase in the elementary school age population of approximately 360 students. These students can not be

accommodated in the existing facilities. New facilities would be required.

- (5) As the population on the Mesa increases toward full buildout, the fire district would incur increased costs for equipment and operating expenses.
- (6) As the population on the Mesa increases toward full buildout the County services would be required on a greater frequency and additional costs would be incurred.

C. Land Ownership

- (1) This alternative provides the current land owners with the greatest number of options for using their land. With this alternative, the parcels greater than 4,000 square feet can be developed as single lots, sold or otherwise consolidated with other parcels, donated to the Land Trust or the BCPUD for community purposes or left alone.

4.0 BOLINAS GRIDDED MESA PLAN

The Bolinas Gridded Mesa Plan seeks to meet the goals of the community as expressed by the 1975 Bolinas Community Plan and the Local Coastal Program. The Plan's primary objective is to improve conditions on the Mesa to benefit the health and welfare of the residents of the existing community while preserving native species diversity and habitat and conserving the nature of the environment for residents and visitors as well as to provide a plan for the possibility of safe and orderly development in the future. The Plan addresses those problems currently faced by Bolinas, particularly those related to sewage, water and protection of the coastal environment.

The Gridded Mesa Plan recognizes that the Mesa area is a portion of the Bolinas community within which are areas where residential infill and relocation opportunities exist. One of the major premises of the Plan is that this area of Bolinas was subdivided in 1927 without regard to necessary infrastructure or environmental constraints and that attention must now be addressed to the resulting problems. Any future development that occurs must be consistent with the now recognized environmental constraints prevalent in the area. Relocation may be required to provide safe living conditions and enhance the environment. The following pages describe the characteristics of the Gridded Mesa Plan, its policies and recommended implementation strategies.

4.1 Gridded Mesa Plan

The 1984 Gridded Mesa Plan deals with improving the existing conditions and determining the development capacity of Mesa. No realistic land use or circulation plan can be recommended until the existing problems are solved and an accurate inventory of development or use opportunities can be completed. The Mesa Plan should be implemented in less than five years. After the Plan is implemented, the 1975 Bolinas Community Plan should be reevaluated and updated for the entire Bolinas Planning Area. Existing residents and non-resident property owners should be encouraged to acquire additional parcels to solve their sewage disposal problems or to create adequate parcel size for future development.

4.2 Policies and Programs

The primary objective of the Gridded Mesa Plan is to solve the problems that threaten the health and welfare of the residents of the existing community. This objective overrides all the objectives stated in the 1975 Community Plan. Although the implementation recommendations included in that plan called for continuous monitoring of the performance of the Plan and the identification of "trouble spots," it is clear that the extent of those possible problems was not completely understood at that time. This Plan addresses those "trouble spots." Central to this concept is that the highest priority in addressing these problems will be given to the least costly and least disruptive means possible. The least costly and least disruptive means to solve problems shall be attempted before other measures which may be more costly or more disruptive are applied.

The objectives discussed below are taken directly from the 1975 Bolinas Community Plan and supplemented with 1984 objectives. The policies and programs are specific to the Gridded Mesa Plan and do not necessarily relate to the remainder of the community.

4.2.1 Land Use

There is potential for new residential development on the Mesa if the water supply can be increased. However, this potential is limited by Mesa soils which limit the feasibility of existing and future use of septic tanks and leachfields for sewage disposal on the Mesa. Therefore, while there is a substantial amount of undeveloped land on the Mesa, much of this has no development potential using septic tanks. Development opportunities are also limited by existing parcel sizes and configuration.

The potential for residential development represented by the Plan is less than was assumed during the consideration of the Alternatives. The difference is due to an increased understanding of the constraints inherent on the Mesa.

Given these constraints, the potential exists for 68 to 75 new residential units to be developed on the Mesa. This range assumes that a parcel consolidation program can be implemented since most of the available parcels are below the minimum size needed to allow on-site sewage disposal or do not meet County development standards. The size of

the parcels that can be developed for residential use varies depending on its location on the Mesa.

The range of development potential may change as the effects of the improvement programs recommended by this Plan are evaluated. As the programs are implemented, the availability of water and land will be identified and the residential development potential can be measured as the land needed to repair existing problem septic systems and effectuate a drainage and circulation plan.

The policies set forth below discuss several observed constraints and opportunities for development and, in part, focus on difficulties associated with rebuilding structures in higher risk areas. However, notwithstanding any other provisions of the plan, residential structures destroyed by fire, earthquake or other natural disasters shall be permitted to be rebuilt.

Objective: Any new construction proposed for environmentally-sensitive or potentially dangerous areas, including single-family construction, shall be assessed in relation to its impacts: Cliff Erosion Zone, Drainage Patterns, slope policy area, Alquist-Priolo Seismic Safety Zone, Coastal Commission Permit Zone, Marin Countywide Plan Conservation Zone, and suitability of soils for septic systems, and the cumulative impact of septic systems on groundwater mounding and soil nitrate accumulation. Countywide Conservation Zone standards should be developed for this purpose. (1975 Bolinas Community Plan)

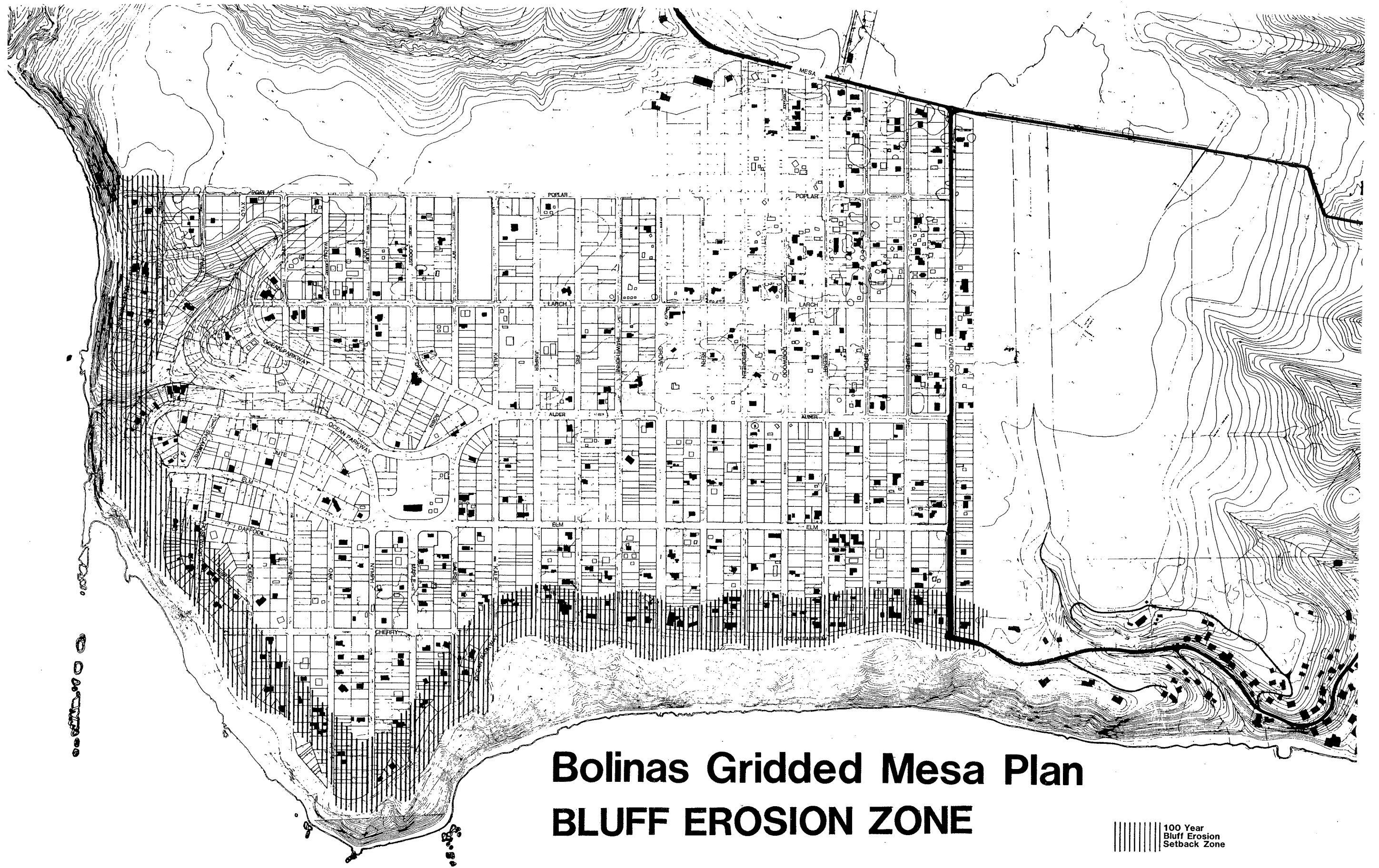
Policy LU-1: There shall be no residential development or substantial construction near the bluffs. (1975 Land Use Policy 6--revised for the Gridded Mesa Plan)

Programs:

LU-1.1--Establish a Bluff Erosion Zone along the Bolinas Bay side of the Mesa. The extent of this Zone shall be based on a 100-year life expectancy for a residential unit. The Zone shall extend from Overlook Drive to Duxbury Point and shall include all land from the edge of the bluff to a line 245 feet inland. This edge shall be reexamined and adjusted as necessary every five years. No new construction and no residential additions amounting to greater than 10 percent of the existing total floor area or 120 square feet (whichever is greater) shall be permitted in this


zone on a one-time basis. Replacement construction will be permitted provided that it conforms to current building and environmental health codes and the waiver provisions of Program LU-1.3 below. (Figure 4-1) Time Frame: Immediately.

LU-1.2--Establish a Bluff Erosion Zone along the Pacific Ocean side of the Mesa. The extent of this Zone shall be based on a 100 year life expectancy for a residential unit. This Zone shall extend from Duxbury Point to Poplar Road and shall include all land from the edge of the bluff to a line 295 feet inland. This edge shall be reexamined and adjusted as necessary every five years. No new construction and no residential additions amounting to greater than 10 percent of the existing floor area or 120 square feet (whichever is greater) shall be permitted in this zone on a one-time basis. Replacement construction will be permitted provided that it conforms to current building and environmental health codes and the waiver provisions of Program LU-1.3 below. (Figure 4-1) Time Frame: Immediately.



Bolinas Gridded Mesa Plan

BLUFF EROSION ZONE


 100 Year
 Bluff Erosion
 Setback Zone

Bolinas Planning Council
 Mesa Plan Resource Group
 Marin County Planning Department
 EDAW inc. 1983

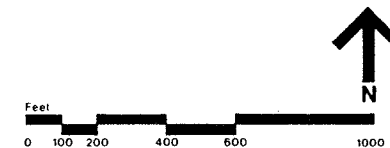


Figure 4-1

LU-1.3--The restrictions imposed by LU-1.1 and 1.2 can be waived on an individual basis if a site specific engineering report prepared by a licensed engineer can show that hazardous conditions do not exist on that site or that the site-related constraints can be adequately overcome and that construction on that specific site will not contribute to the cumulative negative effects, specifically groundwater mounding, nitrate accumulation and bluff erosion on the Mesa. Any construction (new construction or additions) within either bluff erosion zone will require that permit issuing agencies (e.g., the County, BCPUD) be held harmless for any loss due to erosion. Time Frame: Immediately.

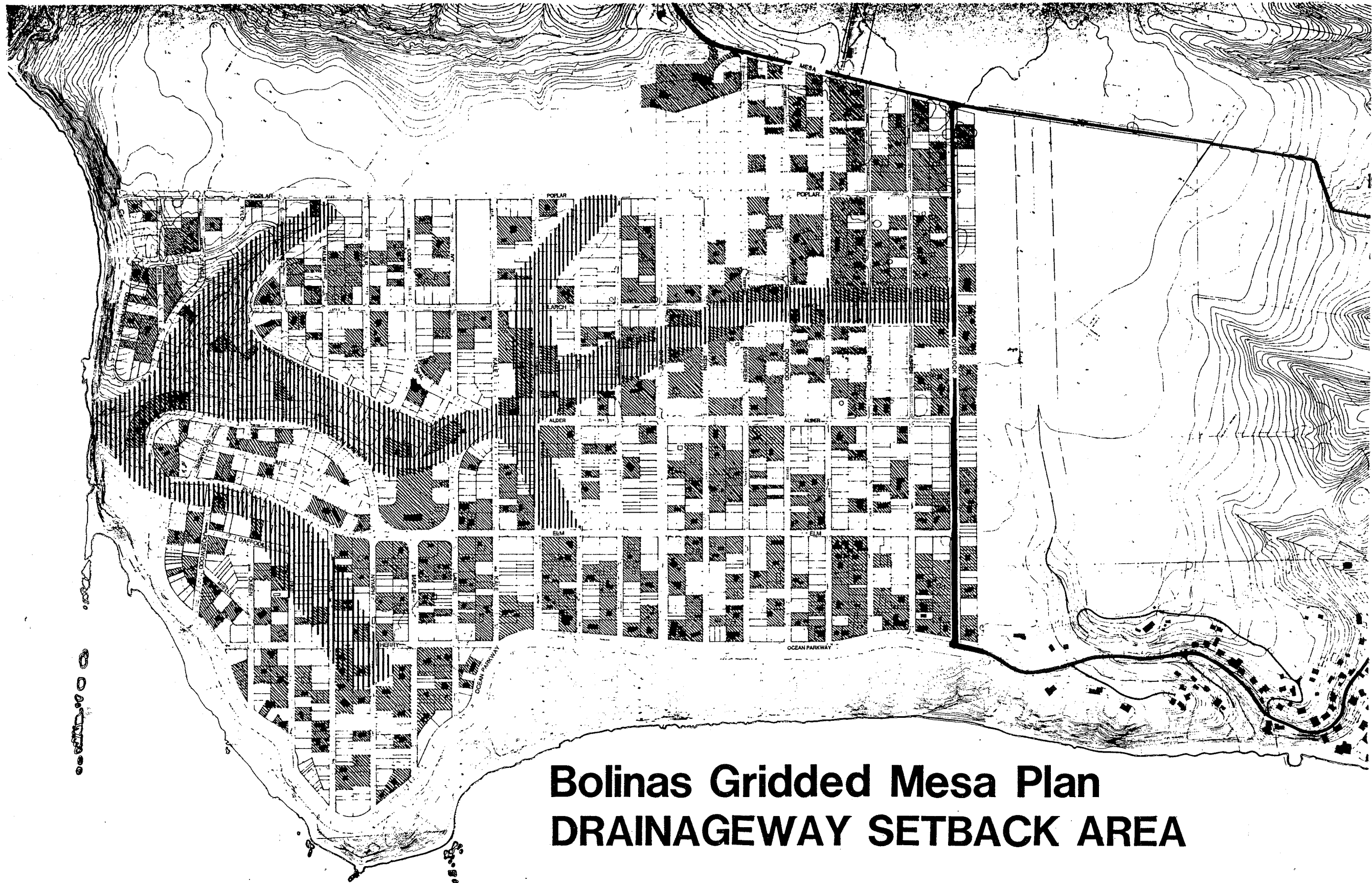
Policy LU-2: There shall be no residential development along the Mesa's major drainageways. (1975 Land Use Policy 6--revised for the Gridded Mesa Plan)

Programs:

LU-2.1--Establish a setback along Alder Creek including its northern tributary (originating near Poplar Road and Walnut Road). The extent of the setback varies with the physiography of the drainage and is shown by Figure 4-2. No new construction shall occur within this setback area except as allowed by Stream Protection Policy 4 of the LCP (page 19, LCP Unit 1). Time Frame: Immediately.

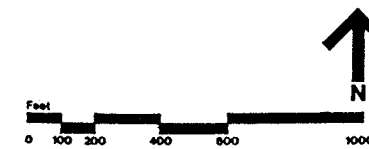
LU-2.2--Replacement construction of single family homes located in the drainageway areas will be permitted provided that it conforms to current building and environmental health codes and provided that engineering data clearly demonstrates how the reconstruction will not impair the functioning and maintenance of the drainageways.

Policy LU-3: An overall surface drainage plan for the Gridded Mesa and adjoining areas shall be made and implemented as soon as possible to help alleviate septic system failures. Lot consolidation, access and road plans and improvements all await this. Piecemeal drainage plans which do not conform to an overall plan are a damage to other property, the cliffs and houses downslope. On-site and surface drainage and improvement of existing drainage should be a first priority. The road plan should be made in conjunction with the drainage system. (1984 Gridded Mesa Plan).



Bolinas Gridded Mesa Plan DRAINAGEWAY SETBACK AREA

Bolinas Planning Council
 Mesa Plan Resource Group
 Marin County Planning Department
 EDAW Inc.



Existing
 Built Parcels,
 1983

Figure 4-2

Programs:

LU-3.1--Prepare a Mesa-wide drainage plan. Time Frame: Immediately.

LU-3.2--Implement a Mesa-wide drainage program based on the recommendations of the Questa report (1983), including:

- a. On-site drainage improvements by individual property owners but coordinated with Master Drainage Plan.
- b. Install new, or larger, culverts under the existing roads.
- c. Clear and enlarge existing drainage ditches.
- d. Establish a system of underdrains along existing road rights-of-way. Install perforated lateral drains (3 to 4 inches in diameter) along the roads running north to south. Install main collector lines (8 to 10 inches in diameter--non perforated) along the roads running east to west.

Time Frame: Begin immediately.

LU-3.3--Implementation of this program will be the responsibility of the County, the BCPUD and the Fire Department. An application for outside funding will probably be necessary. Time Frame: Immediately.

Policy LU-4: There shall be no residential development on the Mesa in areas with restrictive soils where on-site sewage disposal systems are found to fail. Approval of new septic tank installations is dependent upon the recognition of the cumulative impacts of septic systems, including groundwater mounding and soil nitrate accumulation. If a determination of the cumulative impacts indicates that adjacent properties are excluded from development if a second unit is added to an existing development, then the primary unit would be given priority. (This policy applies as long as on-site sewage disposal systems are used on the Mesa.) (1975 Land Use Policy 6--revised for the Gridded Mesa Plan)

Programs:

LU-4.1--Establish a restricted area on the Mesa corresponding to Zone V identified by the Questa Report of September 1983 (Figure 4-3). No new residential construction which utilizes on-site subsurface sewage disposal systems shall be allowed in this zone. Replacement residential construction of legally constructed homes which utilize on-site subsurface sewage disposal systems may be permitted provided that it conforms to current building and environmental health codes and other policies of this plan. Further study may reveal some areas within this zone which are suitable for inclusion in a different zone. Time Frame: Immediately.

LU-4.2--The County shall, prior to the issuance of new septic permits in the R-10 area, study the cumulative impact of ground water mounding on south bluff erosion.

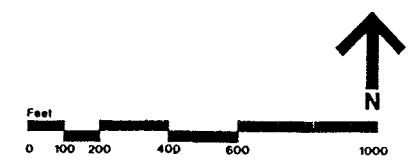
Policy LU-5: The minimum parcel sizes for residential development on the Mesa shall be restricted by location if on-site sewage disposal systems are used. There shall be three areas for development corresponding to the constraints to on-site sewage disposal inherent in the soils. The minimum lot size in these three areas shall be 10,000, 20,000 and 40,000 square feet, respectively. In the area requiring a minimum parcel size of 10,000 square feet, 20 to 22 new residential units are possible if a lot consolidation program is implemented. Similarly, in the area requiring a minimum parcel size of 20,000 square feet, 8 to 10 new residential units are possible, and in the area requiring a minimum parcel size of 40,000 square feet, 40 to 43 new residential units are possible. Further study may reveal some areas within this zone which are suitable for inclusion in a different zone (see Program LU-5.5). Assessment of a site for a zoning change must include consideration of the cumulative impacts of on-site sewage disposal, including groundwater mounding and soil nitrate accumulation. (1984 Gridded Mesa Plan Policy)

NB--This range of development potential is based on an aggregation of undeveloped parcels within each zone with no reflection of the diverse ownership pattern. During the process of improving or repairing the existing on-site sewage disposal systems, the development potential may decrease.



Bolinas Gridded Mesa Plan AREA NOT SUITABLE FOR ON-SITE SEWAGE DISPOSAL

Bolinas Planning Council
Mesa Plan Resource Group
Marin County Planning Department
EDAW inc. 1983

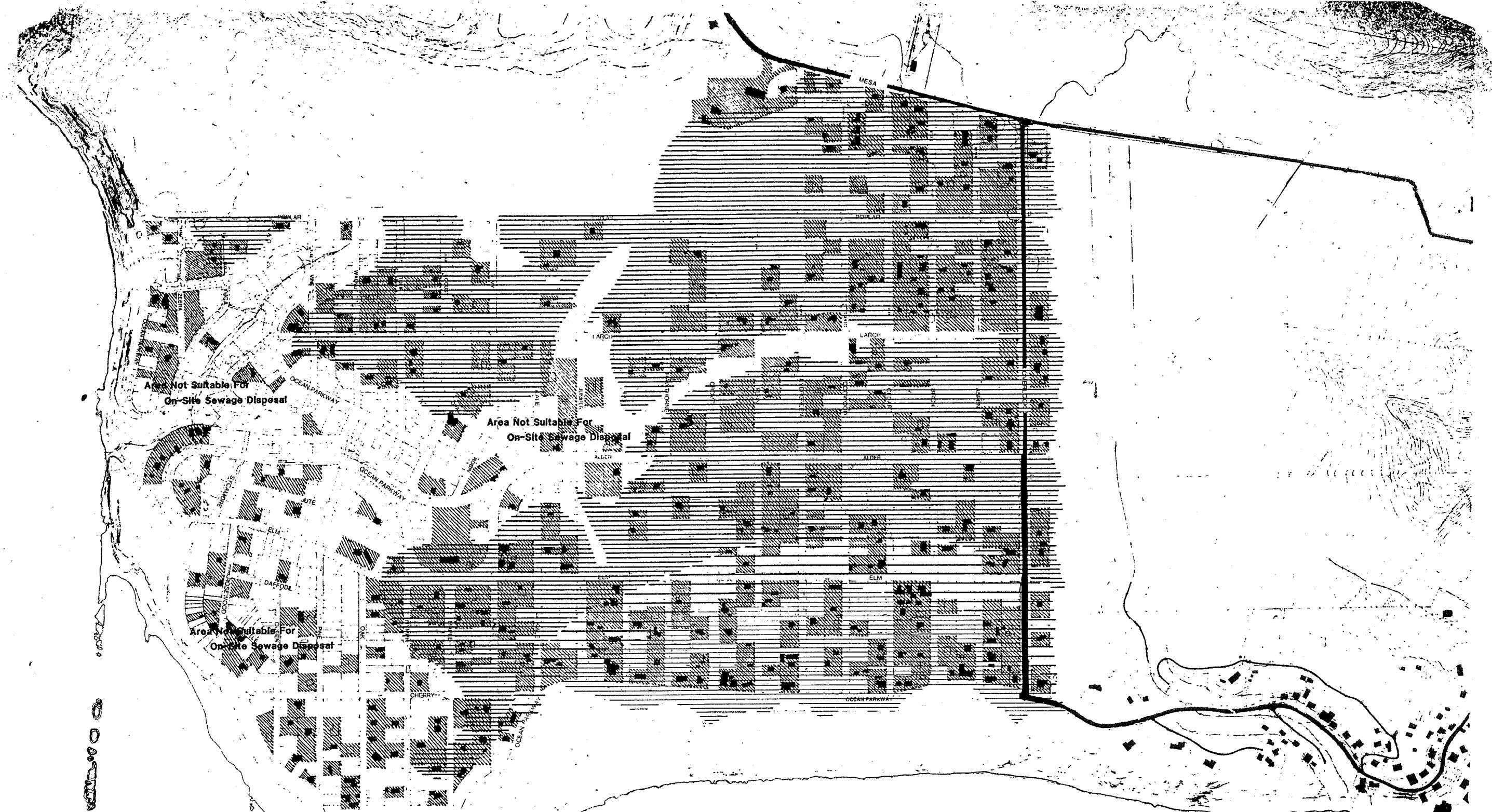


Existing
Built Parcels,
1983




Figure 4-3

Programs:

- LU-5.1--Establish a residential development zone (C-R-A-B2) on the Mesa corresponding to the extent of the T1 soils identified by Questa (1983). Require the minimum lot size in this zone to be 10,000 square feet (Figure 4-4). Time Frame: Immediately. Development potential: 20 to 22 residential units.
- LU-5.2--Establish a residential development zone (C-R-A-B3) on the Mesa corresponding to the extent of the T2 soils identified by Questa (1983). Require the minimum lot size in this zone to be 20,000 square feet. County adjusts zoning regulations to reflect Mesa R-20 zone. County and community pursues lot merger and consolidation program on Mesa. Coastal Conservancy funds should be sought to implement this program (Figure 4-4). Time Frame: Immediately. Development potential: 8 to 10 residential units.
- LU-5.3--Establish a residential development zone (C-R-A-B4) on the Mesa corresponding to the extent of the T3 and T4 soils identified by Questa (1983). Require the minimum lot size in this zone to be 40,000 square feet. County adjusts zoning regulations to reflect Mesa R-40 zone. County pursues lot merger program on Mesa. Coastal Conservancy funds should be sought to implement this program (Figure 4-4). Time Frame: Immediately. Development potential: 40 to 43 residential units.
- LU-5.4--Establish a Mesa-wide groundwater mounding monitoring program during the wet season to determine the areas with the most constraints on development using on-site sewage disposal. Time Frame: Immediately.
- LU-5.5--Establish an appeal mechanism for each zone so that individual property owners may have their site considered according to its own specific physical characteristics. No waivers or variances can be granted until the cumulative impacts can be determined. Time Frame: Immediately.
- LU-5.6--Establish a methodology for reviewing individual sites during the wet season which includes testing the soil for permeability, percolation, effects on groundwater, nitrate impacts and other cumulative effects. Time Frame: Immediately.



Bolinas Gridded Mesa Plan RESIDENTIAL DEVELOPMENT ZONES

-  10,000 Square Feet Minimum
-  20,000 Square Feet Minimum
-  40,000 Square Feet Minimum

 Existing Built Parcels, 1983

Bolinas Planning Council
Mesa Plan Resource Group
Marin County Planning Department
EDAW inc. 1983

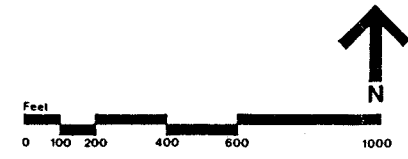


Figure 4-4

Policy LU-6: There shall be a permanent Mesa Resource Area which includes undeveloped open space, developed recreation, community gardens or agricultural uses, circulation, wildlife habitats, view and vista preservation areas. (1984 Gridded Mesa Plan)

Programs:

LU-6.1--Establish Mesa Resource Conservation Areas as an overlay to the future land use on the Mesa. The Bolinas Planning Council shall undertake a study of uses on the Mesa and shall recommend appropriate uses and their implementation. These shall include: (1) identification, enhancement and protection of wildlife habitats, seeking to preserve a maximum number of species of wildlife and of native vegetation on the Mesa; (2) an area set aside to establish a community tree nursery; (3) neighborhood parks; (4) butterfly reserves; (5) community gardens; (6) an arboretum; (7) bicycle paths; (8) footpaths; (9) play areas; (10) nature study areas; and (11) observation points. The location of these activities and uses is dependent on the natural landscape features and the availability of land for protection and/or acquisition for these uses. Time Frame: After drainage and road plan.

(Insert maps of Pedestrian trails and Mesa Resource Conservation Areas and Uses.)

Programs:

E-1.1--Amend the Local Coastal Program to include cottage industries and small-scale agriculture in the Coastal Zone. Time Frame: As soon as possible.

4.2.2 Circulation

Objective: Revise the grid pattern of roads on the Mesa to provide access to all developed parcels, minimize the impact caused by vehicular movement, define neighborhood areas, and to respect the natural drainage pattern on the Mesa. (1984 Gridded Mesa Plan)

Policy C-1: Solutions to the most significant traffic and circulation problems shall be a high priority of the Gridded Mesa Plan. (1984 Gridded Mesa Plan)

Programs:

C-1.1--Prepare a Circulation Policy Plan shall be developed to include (Time Frame: Begin 1984):

1. Plan for keeping traffic slow, minimizing straight-a-ways and minimizing arterial intersections.
2. Providing all-weather access to all houses and structures.
3. Facilitating drainage and improving wildlife and scenic resources by avoiding the crossing of drainage systems except with adequate culverts, and avoiding steep slopes and those prone to slide.
4. Reducing overall road area to a more compact and efficient system and the improvement of Terrace Avenue. One method to be considered is the installation of speed reduction devices in the pavement.
5. Minimizing the extent and costs of improvements while providing access. Maximum the tasks that may be accomplished by coordination of neighborhood efforts with those of the BCPUD.
6. Create safe and well designed bicycle trails and footpaths throughout the community.
7. Define small neighborhoods by restricting or eliminating through traffic.

C-1.2--Establish a Mesa Assessment District, or other appropriate financing mechanism, for the purpose of planning and providing access and coordinating circulation with the Mesa-wide drainage program. Time Frame: As soon as circulation and drainage plans are completed.

C-1.3--Abandon unneeded roads and return these areas to their natural state. Time Frame: After circulation and drainage plans are completed.

4.2.3 Utilities

Objective: Pursue studies on Redevelopment/resubdivision of the Gridded Mesa to reduce road, drainage, septic tank, and environmental impact problems of the small lot/grid plan. (1975 Bolinas Community Plan)

Improve the water system (1984 Gridded Mesa Plan)

Policy U-1: The existing water system shall continue to be upgraded or repaired where necessary to eliminate the current loss of water throughout the system. The existing water system may need to be supplemented with additional capacity to serve additional new residential units consistent with the drainage, roadway, and septic system maintenance plans. (1984 Gridded Mesa Plan)

Programs:

U-1.1--Conduct a "water audit" to determine the actual amount of water usage in Bolinas. Time Frame: First year.

U-1.2--Eliminate the leakage in the collection and distribution system, specifically the pipeline along Arroyo Hondo and the distribution lines across the Mesa. Time Frame: By end of fifth year of Plan.

U-1.3--BCPUD prepares a water needs plan pursuant to Policy U-1. Time Frame: Following preparation of a revised roadway and drainage plan and when a survey of existing septic systems provides data that would indicate the land suitable and available for future development.

U-1.4--The BCPUD will submit to its voters a plan and funding program to supplement the existing water system to accommodate remaining available building sites within the District. Time Frame: When water plan complete.

U-1.5--All water conserving devices shall be encouraged.

Policy U-2: Develop new strategies to solve existing sewage disposal problems.

Programs:

U-2.1--County and the BCPUD shall develop a program of joint cooperation in the maintenance of existing septic systems and the review of new systems. The Department of Environmental Health in cooperation with the State and BPUD will investigate and consider any feasible proposal that calls for the construction of an alternative sewerage treatment plant. The nature of this cooperative program will be developed immediately following the adoption of the Mesa Plan. Time Frame: Immediately.

U-2.2--The County shall, as part of such a program, in cooperation with BPUD assist in securing funds for septic tank rehabilitation provided that the developed parcel meets all other applicable County Codes. Time Frame: After drainage plan is implemented.

4.2.4 Housing

Objective: Pursue at the State and County levels the development of an owner/resident building code amendment to reduce the cost of shelter. (1975 Bolinas Community Plan amended for the 1984 Gridded Mesa Plan.)

Policy H-1: Provide safe and healthy low cost housing opportunities on the Mesa and in the Town. (1984 Gridded Mesa Plan)

Programs:

H-1.1--Establish a housing organization, as part of the Land Trust or the Ecumenical Association for Housing, to determine ways to provide low cost housing opportunities on the Mesa. Time Frame: Immediately.

H-1.2--Establish a "Self-Help" housing construction program on the Mesa through the Land Trust or the Ecumenical Association for Housing. Time Frame: Begin immediately.

Policy H-2: Utilize existing structures for low cost housing. (1984 Gridded Mesa Plan)

Programs:

H-2.1--Inventory the existing structures in the Planning Area to determine the potential for developing low and moderate income housing. Utilize existing structures for low-cost housing. Existing structures located in the area already sewerred should be given priority attention. Time Frame: Begin immediately.

4.2.5 Economic Development

Objective: Expand the economic base of the community by providing opportunities for cottage industries and small-scale agriculture. (1984 Gridded Mesa Plan)

Policy E-1: Cottage industries and small-scale agriculture shall be allowed on the Mesa and the balance of the Planning Area. (1984 Gridded Mesa Plan)

Programs:

E-1.1--Amend local Coastal Program to include cottage industries and small-scale agriculture. Time Frame: Immediately.

4.3 Implementation Strategies

4.3.1 County Actions

1. The County adopts the Gridded Mesa Plan including the policies and programs contained therein.
2. The County establishes the Bluff Erosion Zone as an area where residential development and construction is limited.
3. The County establishes guidelines for reviewing development proposals within the Bluff Erosion Zone on a case by case basis.

4. The County establishes a drainage setback area where residential development is prohibited.
5. The County cooperates with BCPUD and the Bolinas Fire Department to formulate a comprehensive plan for improving the Mesa-wide drainage which incorporates individual on-site drainage programs to avoid adverse cumulative impacts. The comprehensive plan includes grading and excavation to improve cross-Mesa flow and eliminate ponding, culverting throughout the roadway network, realigning the roadway network and the possible installation of a subsurface storm sewer system. The County implements the drainage plan in conjunction with BCPUD and the Bolinas Fire Department. Planning and implementation for drainage programs will be undertaken as funding becomes available.
6. The County assists in the preparation of grant requests for special projects related to implementing the Initial Phase of the Gridded Mesa Plan.
7. The County establishes a restricted development zone on the Mesa corresponding to Zone V from the Questa Report.
8. The County establishes three residential development zones on the Mesa where the minimum lot sizes are 10,000 square feet, 20,000 square feet, and 40,000 square feet, respectively.
9. The County establishes a Mesa-wide groundwater mounding monitoring program.
10. The County enforces existing programs for residential site evaluation and permit approval.
11. The County works with BCPUD to develop a circulation plan.
12. The County assists in establishing a funding mechanism for the circulation plan.
13. The County works with BCPUD to develop a cooperative program for maintaining existing septic systems and reviewing new systems.

14. The County continues to communicate directly with the Bolinas community to establish a greater mutual understanding of the Gridded Mesa Plan.

4.3.2 Bolinas Community Actions

1. The Bolinas Planning Council adopts the Gridded Mesa Plan including the policies and programs contained therein.
2. BCPUD recognizes the Bluff Erosion Zone and new residential hookups in that area consistent with the policies of this plan.
3. BCPUD establishes guidelines for reviewing development proposals within the Bluff Erosion Zone on a case by case basis.
4. BCPUD recognizes the drainage setback area where new residential development is limited consistent with plan policies and programs.
5. BCPUD cooperates with the County and the Bolinas Fire Department on the development and implementation of a Mesa-wide drainage plan.
6. The Bolinas Fire Department cooperates with the County and BCPUD on the development and implementation of a Mesa-wide drainage plan.
7. BCPUD recognizes a restricted development zone corresponding to Zone V of the Questa Report.
8. The Bolinas Planning Council prepares a Mesa Resource Conservation Area Plan.
9. BCPUD works with the County to develop a circulation plan.
10. BCPUD continues to upgrade or repair the existing water system.
11. BCPUD will submit to its voters a plan and funding program to supplement the existing water system.

12. BCPUD will work with the County to develop a cooperative program for maintaining existing septic systems and reviewing new systems.

4.3.3 Other Agency Actions

1. The Coastal Commission approves an amendment to the Local Coastal Program to include the Gridded Mesa Plan and language relating to 1) phased growth based on utility system capacity, and 2) cottage industries.
2. The Regional Water Quality Control Board approves the alternative sewage disposal systems proposed for use on the Mesa.
3. The Land Trust becomes the housing action agency in Bolinas.

5.0 GRIDDED MESA PLAN IMPLEMENTATION SUMMARY

Program	Action Required	Agency Involvement	Estimated Costs
<u>ADOPTION OF GRIDDED MESA PLAN</u>			
<u>LAND USE</u>			
1. Establish Bluff Erosion Zone (LU-1.1, LU-1.2) 1985	Public hearings. Formal approvals.	Bolinas Planning Council County Planning Commission Board of Supervisors Coastal Commission	No estimate is available. Costs to be determined.
2. Establish Bluff Erosion Zone Site Review Guidelines (LU-1.3) 1985	Define edge of bluff. Define extent of zone.	County Planning Department (Possibly Public Works) BCPUD	No estimate is available. Costs to be determined.
3. Establish Drainageway Setback (LU-2.1) 1985	Refine existing County Planning and Building Department guidelines to apply to Bolinas. Prepare drainage setback map. Establish restrictions.	County Planning Department County Building Department BCPUD	No estimate is available. Costs to be determined.
4. Prepare Mesa-Wide Drainage Plan (LU-3.1) 1985	Assess drainage constraints based on 1983 Questa report. Identify drainage opportunities. Identify funding sources.	County Planning Department County Public Works Bolinas Planning Council BCPUD	Administrative costs if done by County and BCPUD staff. \$20,000 to \$30,000 if Plan done by consultant. Cost of construction is dependent on final Plan. Implementation could range from \$2,000,000 to \$4,000,000.
5. Establish a Restricted Development Zone (LU-4.1) 1985	Adopt Guesta Zone V as Restricted Development Zone. Publish map.	County Planning Department County Building Department BCPUD	No estimate is available. Costs to be determined.
6. Establish Three Residential Development Zones (10,000 square feet, 20,000 square feet, 40,000 square feet) (LU-5.1, LU-5.2, LU-5.3) 1985	Adopt Gridded Mesa Plan recommendations. Publish map. Prepare narrative explaining conditions, restrictions and procedures.	County Planning Department County Building Department Environmental Health Department Planning Commission Board of Supervisors BCPUD	No estimate is available. Costs to be determined.
7. Establish a Groundwater Monitoring Program (LU-5.4) 1985	Budget funds for program (or obtain grant). Contract with professional consultant.	Environmental Health Department	\$10,000 to \$15,000 consultant's fee.

Program	Action Required	Agency Involvement	Estimated Costs
8. Establish Residential Site Review Guidelines (LU-5.5, LU-5.6) 1985	Review existing zoning--amend if necessary. Review existing permit approval process--amend if necessary (allowing for the continuation of agricultural practices). Review existing permit approval process--amend if necessary.	County Planning Department County Building Department Environmental Health Department Planning Commission Board of Supervisors	No estimate is available. Costs to be determined.
9. Establish Mesa Resource Conservation Area (LU-6.1) After drainage and road plans	Analyze land uses on Mesa. Identify areas to be used for specific purposes. Review existing zoning--amend if necessary.	County Planning Department Bolinas Planning Council	No consultant's cost if BPC does work on voluntary basis. Printing and distribution costs.
<u>CIRCULATION</u>			
10. Prepare a Circulation Policy Plan (C-1.1) Begin 1985	Review existing conditions after Drainage Plan completed.	County Department of Public Works Bolinas Planning Council BCPUD	Administrative for County BCPUD. Consultant's costs could range from \$200,000 to \$300,000 depending on the extent of engineering involved.
11. Establish a Funding Mechanism to Plan and Coordinate Circulation Plan and Drainage Plan (C-1.2) As soon as circulation and drainage plans are completed	Obtain funding through Community Development Block Grant Program, the Buck Fund of the San Francisco Foundation or by way of an Assessment District.	County Planning Department Planning Commission Board of Supervisors Bolinas Planning Council BCPUD Bolinas Fire Department	Administrative costs for County. \$10,000 to \$15,000 if consultant does planning. Bond counsel fees are included in Assessment District costs dependent on Drainage Plan and final Circulation Plan. Implementation costs will depend on the extent of road construction specified by the Circulation Plan. Could be between \$2,000,000 and \$4,000,000.
12. Abandon Unneeded Roads (C-1.3) After circulation and drainage plans are completed	Adopt Circulation Plan. Implement Circulation Plan.	BCPUD	Administrative costs for BCPUD. Implementation costs could be offset by volunteer action. Contracted labor would depend on final Circulation Plan.
<u>UTILITIES</u>			
13. Conduct Water Audit (U-1.1) Begin 1984	Compare water drawdown for storage facilities with water use at meters.	BCPUD	\$7,500 to \$9,000.
14. Eliminate Leakage in Water System (U-1.2) 1984-1989	Repair and upgrade system. Replace faulty meters.	BCPUD	\$2,500,000 to \$4,000,000.
15. Prepare Water Needs Plan (U-1.3) After circulation and drainage plans are completed	Calculate projected water needs. Prepare engineering reports. Identify funding sources	BCPUD	\$20,000 to \$25,000 for engineering studies. \$1,000,000 to \$2,000,000 to expand water system.

Program	Action Required	Agency Involvement	Estimated Costs
16. Submit Water Plan to Voters (U-1.4) When plan complete	Prepare project description. Prepare ballot.	BCPUD	Printing costs. Election costs.
17. Develop Program for Maintenance and Review of On-Site Sewage Disposal Systems (U-2.1) 1985	Determine condition of existing systems. Establish guidelines. Establish cooperative agreement.	Environmental Health Department BCPUD	No estimate is available. Costs to be determined.
18. Maintain an Active Enforcement Program Regarding Failing Septic Systems (U-2.2) Begin after drainage plan is implemented	Enforce existing laws pertaining to health standards. Identify alternative systems acceptable to County and State agencies.	Environmental Health Department Regional Water Quality Control Board BCPUD	No estimate is available. Costs to be determined.
<u>HOUSING</u>			
19. Establish a Housing Organization to Determine Ways of Providing Low Cost Housing Opportunities (H-1.1) 1985	Utilize Land Trust. Work with established housing organizations (Ecumenical). Seek funding from available sources.	County Planning Department Bolinas Planning Council Land Trust	No estimate is available. Costs to be determined.
20. Establish Self-Help Construction Program. (H-1.3) 1985	Create or adapt existing programs to allow owner-builder or occupant-builder activities to occur.	County Building Department County Planning Department Bolinas Planning Council Land Trust Ecumenical Association for Housing Marin County Housing Authority	Depends on program.
21. Inventory Structures in Planning Area to Determine Housing Potential (H-2.1) 1985	Survey existing buildings in town to determine if potential exists to create low cost housing opportunities. Identify funding sources if remodeling or rehabilitation activities are required.	County Planning Department Bolinas Planning Council Land Trust	Depends on program.
<u>ECONOMIC DEVELOPMENT</u>			
22. Amend Local Coastal Program to Include Cottage Industries and Small Scale Agriculture (E-1.1) 1985	Change wording in LCP.	Coastal Commission	No estimate is available. Costs to be determined.

6.0 ACKNOWLEDGEMENTS

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