

**MARIN COUNTY  
COMMUNITY DEVELOPMENT AGENCY**

ALEX HINDS, DIRECTOR

**MEMORANDUM**

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**TO:** Johanna Patri, Acting DZA Hearing Officer  
**FROM:** Neal Osborne, Planner  
**RE:** Crandall Land Division (LD 03-7) and Coastal Permit (CP 03-25)  
February 28, 2008 Continued Hearing Items H1A and H1B  
**DATE:** February 14, 2008

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Revised Project Description

On February 11, 2008, the applicant submitted revised plans to the CDA Planning Division staff in response to your comments and directions (refer to Attachment 7). The applicant previously had submitted preliminary plans directly to the DPW Land Use and Water Resources Division and Traffic Operations staff for their review, and their comments are provided in Attachment 4. The Stinson Beach County Water District also reviewed the revised plans and submitted a letter finding the revised septic system reserve area on Parcel 1 acceptable (refer to Attachment 5).

The upper driveway to Parcel 2 has been deleted and only a small portion of the northeast corner of the proposed Building Envelope on Parcel 2 would encroach into the 100-foot wetlands buffer. Mitigation Measure 7(a)-1 and recommended Condition of Approval 13 in the August 16, 2007 DZA Staff Report required that the Building Envelope shall be reduced in size to be located outside the 100-foot wetlands buffer. This condition of approval is proposed as Condition of Approval 8 in the revised Resolution (refer to Attachment 2, page 9). The existing lower driveway on Parcel 1 would be widened to 16 feet through a proposed easement for access to Parcel 2 as a common driveway. Retaining walls totaling 220 lineal feet are proposed along portions of the driveway with heights of 1-foot to 6 feet above grade. The driveway would have a maximum slope of 18% requiring 550 cubic yards of excavation and 350 cubic yards of embankment fill. A turnout area along the common driveway is proposed to allow vehicles to pass each other, and a fire truck turnaround area is proposed south of the existing residence on Parcel 1.

Staff prepared an Addendum to the Revised Initial Study and proposed Negative Declaration (refer to Attachment 3). The Addendum is based on the revised project description and the determination that the revised project would have less environmental effects than the previous proposal that was evaluated in the Revised Initial Study and Negative Declaration circulated for public review on June 8, 2007. The revised project would eliminate encroachment into the 100-foot wetlands buffer and would improve the safety of the existing driveway with a widened driveway and improved sight distance, while eliminating the potential for new traffic hazards at the switchback where the previous driveway was proposed. While the revised project would result in approximately 468 cubic yards of additional excavation for construction of the common driveway, the grading effects are minor and can be addressed through standard conditions of approval and implementation of Best Management Practices. The benefits of an improved common driveway outweigh the potential impacts from grading in comparison to the previous driveway in the 100-foot wetlands buffer and on a switchback of Panoramic Highway where a portion of the guardrail would have been removed.

Additional entitlements will be required to finalize the review of details of the common driveway design, and for the single-family residence and vehicular turnaround on Parcel 2. Design Review and Coastal Permit

approvals are required for the common driveway and retaining walls in the Panoramic Highway right-of-way, and a Coastal Permit approval is required for the single-family residence.

#### Department of Public Works Comments

The Department of Public Works staff determined that the common driveway proposal is feasible and that the submitted preliminary design details adequately verify compliance with Marin County Code and safety considerations for sight distance and vehicular access to and from Panoramic Highway (refer to Attachment 4). The Department of Public Works staff determined the application to be complete and recommend approval of the project with conditions, including the following:

- The applicant shall remove the shrubs located west of the driveway to maintain 350 feet of sight distance.
- The proposed retaining wall east of the driveway shall have a zero-foot above ground elevation starting 10 feet back from the edge of pavement to maintain 440 feet of sight distance for drivers exiting the driveway.
- The centerline radius at the entrance of the new driveway shall not be less than 30-feet [MCC §24.04.255]. A 24-foot outside wheel radius may be allowed if approved by the Fire Department.
- The vertical curve transition shall start at least 4-feet back from the edge of pavement of Panoramic Highway [MCC §24.04.285]. Be advised that vertical curve transitions shall not exceed a difference of 12% over 15 feet and a maximum driveway slope of 25%.
- Provide a driveway drainage design that prevents any direct discharge onto Panoramic Highway.

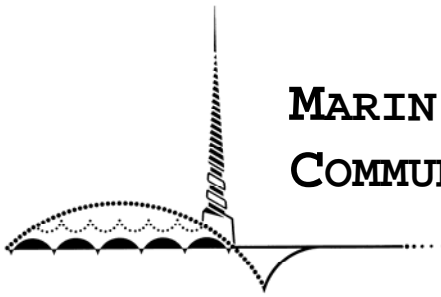
#### Conclusion

Staff recommends the grant of a Negative Declaration for the revised project, which would eliminate any encroachment into the 100-foot wetlands buffer and would provide safe vehicular access to and from the site. The applicant's design engineer submitted detailed plans of the common driveway that comply with Marin County Code as specified by the Department of Public Works above. Written acceptance of the driveway plans should be received from the Stinson Beach Fire Department before recordation of the Parcel Map.

- Attachments:
1. Revised Resolution recommending the grant of a Negative Declaration
  2. Revised Resolution recommending approval of the Crandall Land Division and Coastal permit with Conditions
  3. Addendum to the Initial Study and Proposed Negative Declaration
  4. Department of Public Works memorandum, 2/8/08
  5. Stinson Beach County Water District letter, 2/11/08
  6. Rich Souza e-mail, 2/14/08
  7. Revised Crandall Land Division Plans with the lower driveway design alternative, 2/11/08
  8. Rich Souza e-mail with preliminary revised plans, 1/25/08

C: Joyce Evans, DZA Secretary  
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DZA Supplemental Staff Report



**MARIN COUNTY  
COMMUNITY DEVELOPMENT AGENCY**

ALEX HINDS, DIRECTOR

**MARIN COUNTY DEPUTY ZONING ADMINISTRATOR**

**RESOLUTION \_\_\_\_**

**A RESOLUTION APPROVING  
THE CRANDALL COASTAL PERMIT AND LAND DIVISION  
WITH CONDITIONS**

**ASSESSOR'S PARCEL 195-233-23**

**6950 PANORAMIC HIGHWAY, STINSON BEACH**

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**SECTION 1: FINDINGS**

- I. WHEREAS, Harriet Crandall submitted the Crandall Coastal Permit and Land Division application and revisions prepared by CSW/Stuber-Stroeh Engineering Group, Inc.. The project is a revised proposal to divide an existing 3.32-acre property into two lots. The applicant submitted revised plans in response to comments received on the Draft Negative Declaration of Environmental Impact in November 2006, and further revised plans in response to directions received from the Deputy Zoning Administrator. The location of the reserve leachfield is now proposed downslope and west of the existing residence more than 320 feet from the wetland seep and 100 feet from the ephemeral stream. The proposed driveway would be a common driveway in the location of the existing driveway to the existing residence. Retaining walls totaling 220 lineal feet are proposed along portions of the driveway with heights of 1-foot to 6 feet above grade. The driveway would have a maximum slope of 18% requiring 550 cubic yards of excavation and 350 cubic yards of embankment fill. A 40-foot long turnout is provided along the driveway and a fire truck turnaround area is proposed adjacent to the existing residence. The lot shapes and sizes have been modified to provide a more regular boundary between the two proposed lots with areas of 1.64-acre for Parcel 1, and 1.68-acre for Parcel 2. Six existing accessory buildings would be removed from the property or relocated to comply with yard and creek setback requirements. Parcel 2 is proposed with a 5,940 square foot Building Envelope and a septic system area for a future single-family residence that would be located upslope and a minimum of 75 feet southeast of the existing residence on Parcel 1. The Building Envelope would be a minimum of 35 feet west of the Panoramic Highway right-of-way on the outside curve of a steep switchback. An existing spring box that is used to collect groundwater for irrigation purposes would not be modified. **The property is located at 6950 Panoramic Highway, Stinson Beach, and is further identified as Assessor's Parcel 195-233-23.**

- II. WHEREAS the Marin County Deputy Zoning Administrator held a duly noticed public hearing on July 12, 2007, and continued public hearings on August 16, 2007, September 27, 2007, October 11, 2007, October 25, 2007, November 29, 2007, and February 28, 2008 to consider the environmental determination and merits of the project, and hear testimony in favor of, and in opposition to, the project.
- III. WHEREAS the Marin County Deputy Zoning Administrator reviewed and considered testimony in favor of, and against, a proposed Negative Declaration and determined, subject to the conditions of project approval contained herein, that this project will not result in any potentially significant environmental impacts, and qualifies for a Negative Declaration of Environmental Impact in compliance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the County's CEQA process.
- IV. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed project is consistent with the Marin Countywide Plan because:
  - A. The proposed project would comply with Marin County standards for geotechnical engineering and seismic safety, and include improvements to protect lives and property from hazard;
  - B. The proposed project would result in the division of property into two lots consistent with the density range of one unit per one acre to five acres under the governing C-SF3 general plan designation;
  - C. The proposed project would comply with governing development standards related to grading, flood control, drainage and utility improvements as verified by the Department of Public Works;
  - D. The proposed project would not cause significant adverse impacts on water supply, fire protection, waste disposal, schools, traffic and circulation, or their services; and
  - E. The proposed project would minimize soil disturbance and maximize protection of natural vegetation, wetlands, and drainage courses.
- V. WHEREAS, the Marin County Deputy Zoning Administrator finds that the proposed project is consistent with the Stinson Beach Community Plan because:
  - A. The proposed project involves a two-lot land division and future construction of a single-family residence, which is a principally permitted use on the property.
  - B. The proposed project would not adversely impact the surrounding natural environment relative to vegetation, habitats, or on-site drainage.
  - C. The proposed project would maintain adequate off-street parking to accommodate the proposed project as verified by the Marin County Department of Public Works.
  - D. The proposed project would not adversely impact the surrounding built environment relative to views from Panoramic Highway and adjacent properties, privacy for the subject and surrounding properties, and access from Panoramic Highway.

VI. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed project is consistent with the mandatory findings for Coastal Permit approval pursuant to the requirements and objectives of the Local Coastal Program, Unit I (§22.56.130I of the Marin County Code) as described below.

A. Water Supply:

The Stinson Beach County Water District has reviewed the Crandall Land Division and recommended approval of the proposed project.

B. Septic System Standards:

The Stinson Beach County Water District regulates individual sewage disposal systems in the area of the subject property. The Stinson Beach County Water District staff reviewed the project and recommended approval of the Land Division.

C. Grading and Excavation:

The proposed new lot and development site is located on steep slopes adjacent to Panoramic Highway and excavation and embankment fill will be required to construct a driveway in conformance with the turnaround, turnout, and maximum slope standards in Marin County Code. No grading would be associated with the Land Division. The future development project would result in approximately 550 cubic yards of excavation and 350 cubic yards of fill with 200 cubic yards of soil to be exported from the site. Excavations would also occur for construction of the future foundations and septic systems. All grading and excavation work would be subject to the review and approval of the Department of Public Works, Land Use and Water Resources Division, before construction with Design Review and additional Coastal Permit review to ensure consistency with Marin County LCP requirements and Best Management Practices.

D. Archaeological Resources:

Review of the Marin County Archaeological Sites Inventory indicates that the subject property is located in an area of high archaeological sensitivity. Archaeological Resources Service completed an archaeological survey of the property and found no cultural resources on site. Therefore the future grading and site development would not likely disturb cultural resources. However Mitigation Measure 14(a)-1 requires that in the event cultural resources are discovered during grading and construction, all work shall be immediately stopped and the services of a qualified consulting archaeologist shall be engaged to assess the value of the resource and to develop appropriate mitigation measures. If deemed appropriate, a Native American monitor shall be retained to determine if sacred resources exist and need protection.

E. Coastal Access:

The project site is an upland site located approximately 1/3-mile inland of the Pacific Ocean at an elevation of approximately 400 feet and would not impede coastal access.

F. Housing:

The proposed project would not result in the removal of a residential building that provides housing opportunities for people of low or moderate income, and would result in the availability of one additional housing unit within the Stinson Beach community.

G. Stream Conservation Protection:

The project site is located along an ephemeral drainage course. The drainage course is not a blue-line stream and does not contain riparian vegetation. The Land Division would comply with the streamside and riparian vegetation conservation policies of the Marin Countywide Plan, Local Coastal Program, and Marin County Code. All proposed structures and developments would be more than 100 feet from the drainage course top-of-bank. Existing structures within 100 feet of the creek would be removed and the area restored with native vegetation.

H. Dune Protection:

The project site is not located in a dune protection area as identified by the Natural Resources Map for Unit I of the Local Coastal Program.

I. Wildlife Habitat:

The Natural Resources Map for Unit I of the Local Coastal Program indicates that the subject property is not located in an area of sensitive wildlife resources. Also, review of the California Natural Diversity Data Base, prepared by the State Department of Fish and Game, indicates that the subject property is not located in the habitat area for special status species. The biota survey and report prepared by LSA Associates, Inc. determined that special status species of bats are the only species of animals that could potentially occur on the subject property. These species are the pallid bat (*Antrozous pallidus*) and the Townsend' western big-eared bat (*Corynorhinus townsendii townsendii*). The avoidance of the freshwater seep and wetlands with a 100-foot buffer and maintaining the 20-foot drainage course buffer would result in no impacts to the wildlife habitat of this developed property. The project will have a minimal impact to the habitat value of the site because it involves a Land Division and the future construction of one single-family residence on a previously disturbed portion of the property adjacent to Panoramic Highway.

J. Protection of Native Plant Communities:

The Natural Resources Map for Unit I of the Local Coastal Program indicates that the subject property is located in an area containing rare plants. A review of the California Natural Diversity Data Base, prepared by the State Department of Fish and Game, indicates that the subject property is may have habitat for an endangered plant species and five other protected species. The Showy Indian Clover (*Trifolium amoenum*) may have habitat in coastal grasslands. The "Biological Resources of the Crandall Parcel Project Site" completed by Clinton Kellner of LSA Associates, Inc. concluded that the project site does not have habitat suitable for these plants. Suitable habitat may be present for Point Reyes Checkerbloom (*Sidalcea calycosa ssp rhizomata*), a California Native Plant Society List 1B plant. No *Sidalcea* plant species were located during the site survey.

The proposed Building Envelope would have 400 square feet of encroachment into the wetland buffer. However, with compliance with mitigation measures and implementation of Best Management Practices, the Building Envelope would be reduced 400 square feet and the 100-foot buffer around the small 150 square foot wetlands would not be developed and native plants would be protected from adverse impacts.

K. Shoreline Protection:

The subject property is not adjacent to the shoreline, and the project would not require additional shoreline protection.

L. Geologic Hazards:

The project site is located within 1 mile of the San Andreas Earthquake Fault Zone and would be subjected to strong ground shaking during a proximate seismic event. The Marin County Community Development Agency - Building Inspection Division will determine seismic compliance with the Uniform Building Code. In addition, as a condition of project approval, the applicant shall execute and record a waiver of liability holding the County, other governmental agencies and the public, harmless of any matter resulting from the existence of geologic hazards or activities on the subject property.

M. Public Works Projects:

The proposed project does not entail expansion of public roads, flood control projects, or public utility services.

N. Land Division Standards:

The land division would meet all land division standards.

O. Visual Resources:

The height and visual appearance of the future residential development proposal would be evaluated with a separate Coastal Permit. The residence would not result in adverse visual effects along Panoramic Highway because the proposed Building Envelope would be set back 35 feet from the front property line and at an elevation below the line of sight to the Pacific Ocean, as required by conditions of approval. The residence would not block views from Panoramic Highway or adjoining properties including the Dipsea Trail on the Golden Gate National Recreation Area property to the south.

P. Recreation/Visitor Facilities:

The project site is not governed by VCR (Village Commercial Residential) zoning regulations that would allow for a mixture of residential and commercial uses and the project would have no affect on recreation or visitor facilities.

Q. Historic Resource Preservation:

The developed property is not historically significant and the project site is not located within the designated historic preservation boundaries for Stinson Beach as identified in the Marin County Historic Study for the Local Coastal Program.

VII. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed project is consistent with the mandatory findings for Land Division approval pursuant to the requirements in Marin County Code Chapter 20.56, Action On Tentative Map Where Parcel Map Required (Section 20.56.120 Required findings) as described below. The map shall be denied for any of the following causes:

A. The proposed map is not consistent with applicable general and specific plans.

The Crandall Tentative Map is a 2-lot land division of a 3.22-acre lot that is consistent with the Marin Countywide Plan land use designation of C-SF3, Coastal Single Family, 1 unit per 1 acre to 5 acres. The resultant density would be 1 unit per 1.61 acres – consistent with the density range. The Crandall Tentative Map is consistent with the Local Coastal Program and the Stinson Beach Community Plan because it would result in one additional building site within the existing community area and would not result in adverse effects to coastal resources or the Stinson Beach Community. Overall, the project is consistent with the goals and policies of the Countywide Plan because it would create additional residential parcels within the Coastal Recreation Corridor consistent with existing low density residential development in the vicinity without adversely impacting natural resources or disrupting existing public services for water supply, fire protection, waste disposal, schools, traffic, circulation or other services. Finally, the proposed project would not result in substantial grading or tree removal, or other adverse impacts on the environment, consistent with Environmental Quality and Community Development Element policies. Therefore this negative finding cannot be made and the map can be approved.

B. The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

The proposed design or improvement of the Crandall 2-lot land division is consistent with the Marin Countywide Plan land use designation of C-SF3, Coastal Single Family, 1 unit per 1 acre to 5 acres. The Crandall Tentative Map is consistent with the Local Coastal Program and the Stinson Beach Community Plan because it would result in one additional building site with a shared common driveway for access from Panoramic Highway. The Building Envelope would be reduced in size with conditions of approval and would be located with adequate setbacks from Panoramic Highway and 100-feet from the wetlands seep. Future development would be designed to minimize visual impacts, grading, and disturbance of the coastal resources through a subsequent Coastal Permit review process. Overall, the project is consistent with the goals and policies of the Countywide Plan because it would create additional residential parcels within the Coastal recreation Corridor consistent with existing low density residential development in the vicinity without adversely impacting natural resources or disrupting existing public services for water supply, fire protection, waste disposal, schools, traffic, circulation or other services. Finally, the proposed project would not result in substantial grading or tree removal, or other adverse impacts on the environment, consistent with Environmental Quality and Community Development Element policies. Therefore this negative finding cannot be made and the map can be approved.



- C. This site is not physically suitable for the type of development.

The site has moderate to gradual slopes where the driveway and Building Envelope are proposed, and the soil types can accommodate residential development including an individual on-site septic system. The Building Envelope would be located outside the 100-foot wetlands buffer and more than 100 feet from the ephemeral stream. Therefore this negative finding cannot be made and the map can be approved.

- D. The site is not physically suitable for the proposed density of development.

The site has moderate to gradual slopes where the driveway and Building Envelope are proposed, and the lot size can accommodate residential development including an individual on-site septic system. Further, the project would not result in significant adverse physical impacts related to unstable soil conditions or drainage alterations. Therefore this negative finding cannot be made and the map can be approved.

- E. The design of the subdivision or proposed improvement is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The design of the land division is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the subject property is an infill site in a residential area, the Building Envelope would be reduced, and development standards have been required to protect the environment with minimal grading and tree removal, and erosion control measures. The areas of the property that would provide primary habitat value for wildlife along the ephemeral creek and around the wetlands seep would be avoided. In addition, existing vegetation would be retained to the greatest extent feasible because the proposed Building Envelope would be reduced in size 400 square feet to be located outside the 100-foot wetlands buffer area. The project would avoid the woodlands area of the site and minimize additional effects to the habitat qualities of the site. Therefore this negative finding cannot be made and the map can be approved.

- F. The design of the subdivision is not likely to cause serious public health problems.**

The design of the land division and proposed improvements are not likely to cause serious public health problems because the proposed project would result in the installation of access and drainage improvements along the existing roadway serving the property. Finally, conditions of approval require the applicant to comply with fire safety, access, water and sanitary service standards as required by the Stinson Beach County Water District, the Stinson Beach Fire Department, and the Department of Public Works. Therefore this negative finding cannot be made and the map can be approved.

- G. The design of the subdivision or type of improvement will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.**

The design of the land division would not conflict with any easements for access or use of the property within the proposed land division. In addition, the proposed lot configuration has been designed to utilize existing, but relocated, utility easements burdening the property to avoid the need for additional private easements on or across the site. Therefore this negative finding cannot be made and the map can be approved.

## SECTION 2: CONDITIONS OF PROJECT APPROVAL

NOW, THEREFORE, LET IT BE RESOLVED, that the Deputy Zoning Administrator approves the Crandall Coastal Permit (CP 03-25) and Land Division (LD 03-7) application subject to the following conditions:

1. Pursuant to Marin County Coastal Zoning Code Section 22.56.130I, and Marin County Subdivision Code Section 20.56.120, this Coastal Permit and Land Division approval permits the division of an existing 3.32-acre property into two lots. The location of the reserve leachfield is approved downslope and west of the existing residence more than 320 feet from the wetlands seep and 100 feet from the ephemeral stream. The lot shapes and sizes are approved with a slightly irregular boundary between the two proposed lots, with areas of 1.64-acre for Parcel 1, and 1.68-acre for Parcel 2. Six existing accessory buildings shall be removed from the property or relocated to comply with yard and drainage course setback requirements. Parcel 2 is approved with a 5,540 square foot Building Envelope and a septic system area for a future single-family residence, located upslope and a minimum of 75 feet southeast of the existing residence on Parcel 1. The northeast corner of the proposed Building Envelope shall be reduced approximately 400 square feet to be entirely outside the 100-foot wetlands buffer area. The Building Envelope is approved a minimum of 35 feet west of the Panoramic Highway right-of-way on the outside curve of a steep switchback. Driveway access to Parcel 2 is approved as a common driveway through an easement on Parcel 1 in the location of the existing driveway to the existing residence. The approval permits retaining walls totaling 220 lineal feet along portions of the driveway with heights of 1-foot to 6 feet above grade. The approval permits a driveway with a maximum slope of 18% requiring 550 cubic yards of excavation and 350 cubic yards of embankment fill. Subsequent Design Review and Coastal Permit approvals shall be obtained for the driveway design details before construction of the common driveway. Subsequent Coastal Permit approval for the design details of the residence and driveway turnaround area on Parcel 2 shall be obtained before construction of a residence. **The subject property is located at 6950 Panoramic Highway, Stinson Beach, and is further identified as Assessor's Parcel 195-233-23.**
2. Except as modified herein, plans submitted for a Parcel Map, Coastal Permit, and Building Permit for the approved project shall substantially conform to plans on file in the Marin County Community Development Agency (CDA), Planning Division, identified as Exhibit A, "Crandall Land Division" consisting of 9 sheets prepared by CSW/Stuber-Stroeh Engineering Group, Inc., Consulting Engineers date stamped received February 11, 2008.
3. BEFORE AUGUST 28, 2008 AND FILING THE PARCEL MAP, the applicant shall deconstruct or relocate the six existing accessory structures on the property as shown on Exhibit A, EXCEPT AS MODIFIED HEREIN. If the structures are relocated, they shall comply with the 20-foot minimum setback from the drainage course pursuant to Marin County Code Section 24.04.560 and the 30-foot front, 20-foot side, and 10-foot rear property line setbacks of the C-RA:B4 zoning. The applicant shall also remove the concrete beams from Parcel 2. The applicant shall complete the deconstruction or relocation work and submit photographs verifying removal or relocation of the structures to the Planning Division for review and approval. All materials should be recycled or reused to the fullest extent feasible.

4. The applicant must submit Parcel Map Checking applications, and obtain approval of the Parcel Map from the CDA Planning Division and Department of Public Works County Surveyor. After approval of the Parcel Map, the applicant shall file a Parcel Map with the County Recorder to record the land division approved herein. The required Parcel Map must be in substantial conformance with Exhibit A, as modified herein, including, but not necessarily limited to, the proposed lot lines and easements. Parcel Map data and form must be in compliance with provisions of Chapter 20.64 of the Marin County Code.
5. BEFORE RECORDATION OF THE PARCEL MAP, the applicant shall submit to the Community Development Agency an in-lieu participation fee for the construction of affordable housing. The fee shall be determined at the time the Parcel Map is filed in accordance with the provisions of Marin County Development Code Chapter 22.22 (Affordable Housing Regulations), which requires that proposed projects resulting in the development of two or more units or parcels shall provide 20 percent of the total number of units or parcels for the development of affordable housing. Factoring in the existing house, the fee shall be based on one additional lot, or 2/10<sup>th</sup> of an inclusionary unit.
6. BEFORE RECORDATION OF THE PARCEL MAP, the Notice of Decision shall be recorded on the title of the subject property.
7. BEFORE RECORDATION OF THE PARCEL MAP, the following items must be submitted to the Community Development Agency, Planning Division:
  - a. Verification from the Stinson Beach County Water District, that confirms all required legal, financial, and construction agreements have been applied for and completed to install new water distribution facilities to the approved lot.
  - b. Verification from the Stinson Beach County Water District, that confirms all required legal, financial, easements, contracts, and/or construction agreements have been applied for and completed to install a new septic system for the approved lot.
  - c. Verification from Pacific Gas and Electric Company that confirms all required legal, financial, easements, contracts, and construction agreements have been applied for and completed to provide underground power lines to serve the approved lots.
8. BEFORE RECORDATION OF THE PARCEL MAP, AND BEFORE ISSUANCE OF A COASTAL PERMIT AND BUILDING PERMIT, for residential development on Parcel 2, the applicant shall map a 100-foot buffer area around the 150 square foot wetland seep on Parcel 2. The Building Envelope shall be modified to be located entirely outside the buffer area and the driveway to Parcel 2 shall be a common driveway in the location of the existing driveway to Parcel 1. The connection of the common driveway with Panoramic Highway shall comply with Marin County Code Title 24 and the Stinson Beach Fire Department standards for safe ingress and egress, including sight distance and turning radii. Best Management Practices (BMP) shall be indicated on the plans for any improvements, grading, or drainage proposed for the common driveway improvements to protect the wetlands and watershed downslope. Mitigation Measure 7(a)-1.
9. BEFORE ISSUANCE OF A GRADING PERMIT AND CONSTRUCTION OF THE COMMON DRIVEWAY, the applicant shall obtain Design Review and Coastal Permit approvals for the details of the driveway design, retaining walls, grading, vegetation removal and replacement, and drainage.

10. BEFORE ISSUANCE OF A BUILDING PERMIT AND CONSTRUCTION OF THE COMMON DRIVEWAY AND RESIDENCE ON PARCEL 2, the applicant shall obtain Design Review and Coastal Permit approvals for the details of the driveway design, retaining walls, grading, vegetation removal and replacement, and drainage. If the residence is proposed at a separate time than the common driveway proposal, the applicant shall obtain Coastal Permit approval for the details of the residence and turnaround area on Parcel 2, BEFORE ISSUANCE OF A BUILDING PERMIT.

11. Unless a public emergency services provider recommends otherwise or unique circumstances necessitate a change, street addressing for the approved lots shall be as follows:

<u>Parcel</u>	<u>Street Address</u>
One	6950 Panoramic Highway, Stinson Beach
Two	6800 Panoramic Highway, Stinson Beach

12. The Crandall Land Division approval must be vested with the filing of the required Parcel Map in compliance with all conditions of approval within three years after the date it is conditionally approved by the County of Marin. A timely filing is made when all parties having record title interest in the real property submit written consent, and a fully executed Mylar complying with all conditions of approval, including executed versions of all required agreements and paying all required fees, are submitted to the County Surveyor. The Community Development Agency Director may administratively authorize extensions to this mandatory vesting period upon written request by the applicant and payment of the appropriate extension fee for a period not to exceed an aggregate of five years beyond the expiration date. Extension of the Land Division approval may also be permitted pursuant to applicable State law.

13. Pursuant to California Government Code Section 66474.9(b), the County of Marin shall require that the applicant defend, indemnify, and hold harmless the County or its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers and employees to attack, set aside, void, or annul, the approval by the County of the Crandall Land Division, which action is brought within the time period provided for in California Government Code Section 66499.37. The County shall promptly notify the applicant of any claim, action, or proceeding and the County shall cooperate fully in the defense. If the County fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

14. BEFORE ISSUANCE OF A BUILDING PERMIT OR GRADING PERMIT, the applicant shall follow Best Management Practices (BMP) by submitting a Stormwater Runoff Pollution Control Plan (“Plan”) that addresses both interim (during construction) and final (post construction) stormwater pollution control measures. The Plan should follow guidelines as established in “Start at the Source,” published by the Bay Area Stormwater Management Agencies Association. The Marin County Department of Public Works must approve such Plan prior to the issuance of a Building Permit. This Plan must comply with construction guidelines of the Marin County Stormwater Pollution Prevention Program, which includes, but is not limited to: siltation fencing, hay bales, and other drainage erosion control measures; stabilization of graded soils; hydroseeding; protection of graded soils from precipitation and runoff; and limiting construction equipment access. Ground-disturbing activities should be conducted during the dry season (May through October) to reduce the potential of soil erosion. Driveway and residential development surface runoff shall be directed away from the seep. Mitigation Measure 3(b)-1.

15. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a Landscape Plan for review and approval of the Director that indicates the use of primarily native plant species for any areas of the property proposed to be landscaped, including the area downslope of the common driveway in the Panoramic Highway right-of-way. The landscaping in the Panoramic Highway right-of-way shall be reviewed by the Department of Public Works and shall not interfere with the required driveway sight distance. The landscaping within 100 feet of the seep shall consist of native plants and no trees. Any non-native ornamental plants proposed on Parcel 1 or 2 must be non-invasive. Mitigation Measure 3(b)-2.
16. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall construct a silt fence between the construction site and the wetland seep with a minimum setback of 100 feet from the edge of the seep. No construction vehicles or equipment shall access the wetland seep area or the 100-foot buffer area. Mitigation Measure 7(a)-2.
17. BEFORE ISSUANCE OF A BUILDING PERMIT, future residential development shall be designed to minimize visual impacts and protect public views of the Pacific Ocean, Stinson Beach, and Bolinas. Future residential development shall have a maximum potential height of 18 feet above grade and a maximum elevation of 494 feet above sea level. During the Coastal Permit review process for future residential development, a visual impacts analysis of the proposed developments as viewed from Panoramic Highway and Golden Gate National Recreation Area lands shall be prepared, and height and design standards refined to prevent coastal view obstructions and adverse visual impacts. The Coastal Development Permit proposal shall be transmitted to the Golden Gate National Recreation Area for review of the potential visual impacts of the development project. Mitigation Measure 13(a)-1.
18. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless because of loss experienced by geologic actions. The Waiver of Public Liability shall be submitted to the Director for review and approval before recordation.
19. If archaeological resources are discovered during grading, trenching, or other construction activities all work at the site shall stop immediately, and the project sponsor shall inform the Marin County Environmental Coordinator of the discovery. A registered archaeologist, chosen by the County and paid for by the project sponsor, shall assess the site and shall submit a written report to the Marin County Community Development Agency Director advancing appropriate mitigations to protect the resources discovered. At the discretion of the Environmental Coordinator and consistent with CEQA, the Environmental Coordinator shall retain a Native American monitor to evaluate any cultural resource discovery for sacred values and propose protection measures appropriate to the Federated Indians of the Graton Rancheria Sacred Sites Protection Committee. No work at the site may recommence without approval of the Director. All future development of the site must be consistent with findings and recommendations of the archaeological report as approved by the Director. Mitigation Measure 14(a)-1.
20. All flashing, metal work and trim shall be an appropriately subdued, non-reflective color. All exterior lighting shall be subdued, downward directed, hooded, and the minimum lumens necessary for safety only.

21. Construction activity is only permitted between the hours of **7:00 a.m. and 6:00 p.m., Monday through Friday**, and **9:00 a.m. and 5:00 p.m. on Saturday**. No construction shall be permitted on Sundays and the following holidays (New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day). Loud noise-generating construction-related equipment (e.g., backhoes, generators, jackhammers) can be maintained, operated, or serviced at the construction site from 8:00 a.m. to 5:00 p.m. Monday through Friday only. Minor jobs (e.g., painting, hand sanding, sweeping) with minimal or no noise impacts on the surrounding properties are exempted from the limitations on construction activity. At the applicant's request, the Community Development Agency staff may administratively authorize minor modifications to these hours of construction.
22. During construction, the applicant shall take all appropriate measures, including watering of disturbed areas and covering the beds of trucks hauling fill to or spoils from the site, to prevent dust from grading and fill activity from depositing on surrounding properties.
23. All soils disturbed by development of the project shall be reseeded with native groundcover, grasses, wildflowers, and mulch to control erosion.
24. The applicant shall be responsible for ensuring that all construction vehicles, equipment and materials are stored on site and off the street and common driveway so that pedestrians, bicyclists, and vehicles can pass safely at all times.
25. The applicant shall be responsible for ensuring that the number of construction vehicles shall be limited to the minimum number necessary to complete the project.
26. No trees, except those approved for removal, shall be removed except to comply with local and State fire safety regulations, to prevent the spread of disease as required by the State Food and Agriculture Department, and to prevent safety hazards to people and property.
27. All utilities proposed to serve the future residence on Parcel 2 shall be underground.
28. Any changes or additions to the project shall be submitted to the Community Development Agency in writing for review and approval before the contemplated modifications may be initiated. Construction involving modifications that do not substantially comply with the approval, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications are obtained by the applicant.

Department of Public Works, Land Use and Water Resources

29. All improvements shall conform to Title 24 of the Marin County Code and/or as approved by DPW and the Fire Department specifically MCC §24.04.255, MCC §24.04.285.
30. Provide within the plans all existing utilities within all existing public utility easements.
31. Driveway improvements on alignment for Parcel-2 shall conform to that presented in the January 25, 2008 version, sheet C3.
32. The applicant shall obtain a Recorded Encroachment Permit for all driveway retaining walls and any other structure within the Panoramic Highway right-of-way

33. Before Recordation of the Parcel Map:
- a. The applicant shall quit claim the PG&E Easement recorded on December 26, 1974; Book 2855, Page 636.
  - b. All of the proposed access and utility easements shall be recorded concurrently with the Parcel Map.
  - c. Provide approval from the County Fire Department for the proposed driveway configuration and turnaround. County code requires that centerline turn radii be a minimum of 30 feet [MCC §24.04.255]. A 24-foot outside wheel radius may be allowed if approved by the County Fire Department.
34. Before Issuance of a Building Permit or a Grading Permit:
- a. Improvement plans shall be prepared in accordance with Marin County Code MCC, Title §20 Subdivisions, and must conform to MCC, Title §24, Development Standards or as approved by the Department of Public Works.
  - b. Design parameters for adequate sight distance onto Panoramic Highway for the proposed driveway (CSW Revision of January 25, 2008) shall be implemented. This may include, but limited to:
    - i. The proposed retaining wall east of the driveway shall have a zero-foot above-ground elevation starting 10-feet back from the edge of pavement in order to maintain a 440-foot of line-of-sight for drivers exiting the driveway.
    - ii. Existing shrubs west of the driveway shall be removed permanently to maintain a 350-foot of line-of-sight for drivers exiting the driveway.
  - c. The vertical curve transition shall start at least 4 feet back from the edge of pavement of Panoramic Highway [MCC §224.04.285]. Be advised that vertical curve transitions shall not exceed a difference of 12% over 15 feet and a maximum driveway slope of 25%.
  - d. Provide a driveway drainage design that prevents any direct discharge onto Panoramic Highway.
  - e. Plans shall show the location of four (4) onsite parking spaces for each parcel and a turnaround to allow vehicles to attain the desired direction in one turning maneuver, as approved by DPW. Turnarounds may not count or be used as parking.
  - f. An erosion and siltation control plan shall be submitted which addresses both interim (during construction) and final (post construction) control measures in general accordance with "Manual of Standards for Erosion and Sediment Control Measures" published by ABAG. Silt fencing shall be placed around the seep for protection.
  - g. A final, detailed geotechnical report must be submitted and the plans must be reviewed and approved by a Registered Geotechnical Engineer. Certification shall be by the engineer's signature and stamp on the plans or signed and stamped letter.
  - h. An encroachment permit shall be required for work within the right-of-way.

- i. Note on plans that prior to final inspection, the Design Engineer/Architect shall certify to the County in writing that all grading, drainage, and site retaining wall construction was done in accordance with plans and field directions, and that site improvements shall be inspected by a Department of Public Works Engineer.

35. It is recommended that the applicant refer to the Bay Area Stormwater Management Agencies Association "Start at the Source, Design Guidance Manual for Stormwater Quality Protection" and incorporate design elements into the development where feasible.

**SECTION 3: VESTING AND APPEAL RIGHTS**

NOW, THEREFORE BE IT FURTHER RESOLVED that the applicant must vest the Crandall Coastal Permit (CP 03-25) and Land Division (LD 03-7) approval by recording a Parcel Map before February 28, 2011, or all rights granted in this approval shall lapse unless the applicant applies for an extension at least 30 days before the expiration date and the Community Development Director approves it.

NOW, THEREFORE BE IT FURTHER RESOLVED that this decision is final unless appealed to the Planning Commission. A Petition for Appeal and a \$600.00 filing fee must be submitted in the Community Development Agency, Planning Division, Room 308, Marin County Civic Center, San Rafael, no later than 4:00 p.m. on March 6, 2008.

**SECTION 4: DECISION**

ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on the 28<sup>th</sup> day of February 2008.

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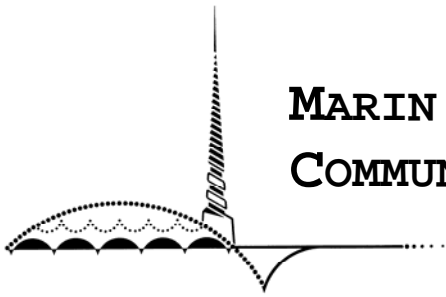
JOHANNA PATRI, AICP  
DEPUTY ZONING ADMINISTRATOR

Attest:

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Joyce Evans  
Deputy Zoning Administrator Secretary





**MARIN COUNTY  
COMMUNITY DEVELOPMENT AGENCY**

ALEX HINDS, DIRECTOR

**MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY  
PLANNING DIVISION**

**ADDENDUM**

**TO THE PROPOSED NEGATIVE DECLARATION FOR THE  
CRANDALL LAND DIVISION AND COASTAL PERMIT**

**I. PROJECT DESCRIPTION**

- A. Project Title: Crandall Land Division (LD 03-7) and Coastal Permit (CP 03-25)
- B. Type of Application(s): Land Division to divide a 3.22-acre property currently developed with a single-family residence into two parcels with 1.64-acre and 1.68-acre of land respectively. A preliminary Improvement Plan to improve the existing access driveway to become a shared common driveway for access to the proposed lot, establish a building envelope on Lot 2, and establish development standards for future residential improvements on the proposed lot.
- C. Project Location: 6950 Panoramic Highway, Stinson Beach  
Assessor's Parcel 195-233-23
- D. Countywide Plan Designation: C-SF3 – Coastal Single Family, 1 unit per 1 acre to 5 acres
- E. Zoning: C-RA:B4, Coastal Residential Agricultural district, B4 Building District with one-acre minimum lot size
- F. Description of Modified Project:

The project has been revised in scope based on the Deputy Zoning Administrator (DZA) Hearing Officer's recommendation that the proposed new driveway to Lot 2 should be deleted from the upper portion of the site to eliminate all encroachment into the 100-foot buffer around the wetland seep to provide consistency with the Local Coastal Program policies for wetlands protection. The DZA Hearing Officer recommends that the access driveway should be proposed as a common driveway with improvements to the existing driveway through Lot 1 for compliance with Marin County Codes in Title 24 and Stinson Beach Fire Department emergency vehicle access standards.

On February 11, 2008, the applicant submitted revised plans in response to the comments received from the DZA Hearing Officer. The upper driveway to Lot 2 has been deleted and only a small portion of the northeast corner of the proposed Building Envelope on Lot 2 would encroach into the 100-foot wetlands buffer. Mitigation Measure 7(a)-1 and recommended Condition of Approval 13 in the August 16, 2007 DZA Staff Report require that the Building Envelope is located outside the 100-foot wetlands buffer. The existing lower driveway on Lot 1 would be widened to 16 feet through a proposed easement for access to Lot 2 as a common driveway. Retaining walls totaling 220 lineal feet are proposed along portions of the driveway with heights of 1-foot to 6 feet above grade. The driveway would have a maximum slope of 18% requiring 550 cubic yards of excavation and 350 cubic yards of embankment fill. A turnout area is proposed along the common driveway to allow vehicles to pass each other, and a fire truck turnaround area is proposed south of the existing residence on Lot 1.

**II. Environmental Analysis:**

**1. LAND USE AND PLANNING. *Would the proposal:***

<b>a) Conflict with applicable Countywide Plan designation or zoning standards? (source #(s): 1, 2, 3, 4)</b>	<b>Significant Impact</b>	<b>Potentially Significant Unless Mitigated</b>	<b>Less Than Significant Impact</b>	<b>Not Applicable</b>
	[ ]	[ ]	[ X ]	[ ]

The modified project would be more consistent with the Marin Countywide Plan policies, the Local Coastal Program, and zoning standards because it would eliminate the driveway and grading within the 100-foot wetlands buffer. The modified project would result in approximately 468 cubic yards of additional excavation with 550 cubic yards of excavation and 350 cubic yards of embankment fill requiring the export of 200 cubic yards of soil. Additional retaining walls totaling 220 lineal feet with heights up to 6 feet would be required to construct the 16-foot wide common driveway, turnout, and fire truck turnaround area. These effects are not considered adverse and would not introduce new impacts, and would not result in significant adverse environmental impacts. The project would not result in adverse visual impacts in the existing environmental setting and would provide greater preservation of the community character than the previous proposal for a new driveway at the outside curve of a switchback and within the 100-foot wetlands buffer. Please refer to Section 7. Biological Resources, below. Mitigation Measure 7(a)-1 requires reduction the size and northeastern extent of the proposed Building Envelope so that it is entirely outside the 100-foot wetlands buffer.

**Policy EQ-3.27 Identification of Wetlands Outside the Bayfront Conservation (BFC) Zone.** At the time of a site-specific development application, the County shall require the applicant to identify seasonal on year-round wetlands, which may be located outside the BFC zone. Development shall be situated so that wetlands are protected and preserved to the maximum extent feasible. Policy EQ-2.43 shall apply to wetlands outside the BFC zone. Policy EQ-2.43 states that development shall not encroach into sensitive wildlife habitats, limit normal range areas, create barriers, which cut of access to food, water, or shelter, or cause damage to fisheries or fish habitats. Buffer zones between development and identified or potential wetland areas shall be provided.

Consistent. The modified proposal would not conflict with the protection and preservation of the identified wetlands. An appropriate buffer area shall be established between any development and the seep.

**6. TRANSPORTATION/CIRCULATION. *Would the proposal result in:***

<b>a) Substantial increase in vehicle trips or traffic congestion such that existing levels of service on affected roadways will deteriorate below acceptable County standards? (source #(s): 1)</b>	<b>Significant Impact</b>	<b>Potentially Significant Unless Mitigated</b>	<b>Less Than Significant Impact</b>	<b>Not Applicable</b>
	[ ]	[ ]	[ X ]	[ ]

The modified driveway design would utilize a common driveway in the location of the existing driveway to the single-family residence and would provide adequate sight distance along Panoramic Highway and not require modification to the existing guardrail around the switchback where the previous driveway was proposed. Removal of some existing vegetation along the edge of Panoramic Highway will be required to provide the adequate site distance in compliance with Marin County Code Title 24. No additional traffic or traffic hazards would result from the revised driveway design, and a much safer driveway approach would be provided for the existing residence without potential for new traffic hazards at the switchback where the previous driveway design was proposed. The proposed land division and future construction of one new single-family residence would not significantly alter the levels of service on local streets because the amount of additional traffic generation is anticipated to be approximately 10 average daily trips (ADT) based on the Institute of Transportation Engineers (ITE) "Trip Generation Manual" and one PM peak hour trips. No significant effects to the local street system would result from the project.

<b>b) Traffic hazards related to: 1) safety from design features (e.g. sharp curves or dangerous intersections); 2) barriers to pedestrians or bicyclists; or 3) incompatible uses (e.g. farm equipment)? (source #(s): 5)</b>	<b>Significant Impact</b>	<b>Potentially Significant Unless Mitigated</b>	<b>Less Than Significant Impact</b>	<b>Not Applicable</b>
	[ ]	[ ]	[ X ]	[ ]

The modified driveway proposal would not result in significant traffic hazards because adequate sight distance, space for turning movements for egress and ingress, and existing guardrails would be maintained. The widening of the existing driveway to a 16-foot width would provide for safe emergency vehicle access and everyday access to the residences in compliance with County Code Title 24 standards. In comparison to the previous proposal, traffic hazards would be reduced incrementally by reducing the number of driveways along Panoramic Highway by one, with the elimination of the proposed upper driveway. The modified driveway proposal would improve the local road network in comparison to the previous proposal, and would be adequate to handle the minor increase in traffic associated with the Crandall project. The modified driveway would not result in significant adverse environmental impacts regarding traffic hazards.

c) <b>Inadequate emergency access or access to nearby uses? (source #(s): 5)</b>	<b>Significant Impact</b>	<b>Potentially Significant Unless Mitigated</b>	<b>Less Than Significant Impact</b>	<b>Not Applicable</b>
	[ ]	[ ]	[ X ]	[ ]

The modified driveway would comply with the Marin County Code Title 24 and would provide safe emergency access to the Crandall project. The Stinson Beach Fire Department determined that the modified project would result in driveway improvements that allow for adequate emergency vehicle access to the site or nearby uses. The modified driveway would not result in significant adverse environmental impacts regarding emergency vehicle access.

**7. BIOLOGICAL RESOURCES. *Would the proposal result in:***

a) <b>Reduction in the number of endangered, threatened or rare species, or substantial alteration of their habitats including, but not necessarily limited to: 1) plants; 2) fish; 3) insects; 4) animals; and 5) birds listed as special-status species by State or Federal Resource Agencies? (sources #(s): 11, 12, 13, 16, 23)</b>	<b>Significant Impact</b>	<b>Potentially Significant Unless Mitigated</b>	<b>Less Than Significant Impact</b>	<b>Not Applicable</b>
	[ ]	[ X ]	[ ]	[ ]

A biological assessment of the Crandall property was prepared in October 14, 2003 by Clinton Kellner Ph.D., LSA Associates, Inc. (LSA). Three supplemental letter reports from LSA were subsequently prepared: one report regarding the absence of riparian vegetation on the property, the second report addressing the absence of special-status plant species on the property, and the third report further analyzing the seep and the wetlands delineation based on the California Coastal Commission protocols, and evaluating potential project impacts to the seep. Other study methods employed included a review of the *California Natural Diversity Data Base* (CNDDDB 2003), inventoried by the State Department of Fish and Game, for occurrences of sensitive plant communities and special-status plant and wildlife species on, and in the vicinity of, the subject property. Additionally, the *Inventory of Rare and Endangered Vascular Plants of California* (CNPS 2001) was searched for known occurrences of special-status plant species.

*The property is not subject to the Stream Conservation Area policies and regulation for setbacks in the Coastal Zone because the ephemeral drainage course along the northern edge of the property is not mapped as a blue-line stream on the Bolinas Quadrangle U.S.G.S. Topographic Map, and significant riparian vegetation does not exist in the drainage. The small drainage course does not have high value for flood control, water quality, and riparian habitat. Even though the drainage does not qualify as a Stream Conservation Area, the proposed building envelope and driveway improvements would conform to the 100-foot setbacks that would be required if it was a blue-line stream.*

*Sensitive plant resources found on the subject property are Native Grassland, individual oak trees, and a seep. The stands of Native Grassland on the subject property are relatively small, the largest being less than a tenth of an acre. Because they are small, and their cumulative size does not surpass an acre, the loss of Native Grassland due the proposed*

project would not be significant. The Coast live oak trees occurring on the subject property are considered a sensitive resource by the County, although their removal can be authorized upon the approval of a discretionary development permit. Refer to subsection (b) for further discussion regarding oak trees. The seep on Parcel 2 may be a wetland subject to jurisdiction of the U.S. Army Corps of Engineers, although it lacks substantial wetland functions and values as a small 150 square foot isolated and previously disturbed wetland with limited value to wildlife and jurisdictional waters. The ephemeral stream at the northern edge of the subject property is protected from the proposed development by the 100-foot setback established in the project design. Existing accessory buildings within the 100-foot buffer area would be removed. (Refer to Section 1(a). Land Use and Planning, for further discussion regarding the project's impact on the property's riparian areas).

### Special-Status Species

LSA concluded that several special-status plant and animal species could potentially occur on the subject property. LSA's report on the *Biological Resources of the Crandall Parcel Project Site, Stinson Beach, Marin County, California* on October 14, 2003 identified six plants as potentially occurring on the parcel. These plant species are the Marin checker lily (*Fritillaria affinis* var. *tristulis*), coast yellow linanthus (*Linanthus croceus*), and Santa Cruz microseris (*Stebbinsoseris decipiens*). These species occur near the subject property and possibly occur on the site. Other species of special-status plants that potentially occur in grassland areas are: bent-flowered fiddleneck (*Amsinckia lunaris*), fragrant fritillary (*Fritillaria lilliceae*), and showy Indian clover (*Trifolium amoenum*).

The Crandall property was visited on September 9, 2003, August 1, 2005, September 12, 2005, March 15, 2006, and November 22, 2006. All of the special-status species mentioned above are not likely to occur on the Crandall property because they were not observed during surveys. The prior disturbance to the Crandall Parcel (during the construction of the existing structures) and the occurrence of ruderal vegetation and non-native grassland, further reduces the likelihood of the presence of these potentially occurring special-status species.

Special-status species of bats are the only species of animals that could potentially occur on the subject property. Species of bats that potentially occur in the structures on the subject property include pallid bat (*Antrozous pallidus*) and Townsend's western big-eared bat (*Corynorhinus townsendii townsendii*). The limited amount of water on the property would preclude such species as the California red-legged frog (*Rana aurora draytonii*), yellow-legged frog (*Rana boylei*), western pond turtle (*Clemmys marmorata*), Tomales isopod (*Caecidotea tomalensis*), California freshwater shrimp (*Syncaris pacifica*), and various species of fish from occurring in the watercourse or the small seep.

Based on the conclusions of LSA's biological assessments, the proposed project is not likely to significantly reduce the number or available habitat area for any of the plant or animal species identified above. Additionally, the project would not adversely affect stream resources that support anadromous fish downstream in Easkoot Creek. The proposed creek setbacks and mitigation measures to prevent soil erosion and safe runoff would not result in adverse impacts to protected fisheries. The project would result in less-than-significant impacts.

## Vegetation

During LSA's field surveys, the vegetation types and dominant plant species were recorded on field maps and in field notes. The biological assessment prepared for the project indicates that the dominant plant community on the site consists of transitional vegetation composed of several plant communities comprised of Native Grassland, Non-native Grassland, Scrub, Seep, and ornamental and ruderal vegetation. Biologically, none of the vegetation observed at the project site is considered riparian, because of the absence of tree species that are dependent on stream- or lake-side environments. The vegetation on the subject property more closely fits the description of the California Bay series with California Bay as the sole or dominant tree in the canopy, infrequent shrubs, and a sparse or absent ground layer. Although growing along the ephemeral stream, the LSA biologist did not characterize the vegetation as riparian because it does not fit the species composition of the riparian vegetation as described in the appropriate publications. <sup>1</sup>

The plant communities found on the subject property are discussed further below:

### **Native Grassland**

Native Grassland on the project site occurs in small patches generally smaller than 0.1-acre. These patches occur in the middle of the site near to and surrounding a seep, along the California bay trees that grow along the watercourse, and at the lower end of the site. Individuals or small stands of 10 or fewer occur in the scrub on the site. Native Grassland is dominated by perennial grasses and generally includes numerous native forbs (broad-leafed plants). Purple needlegrass (*Nassella pulchra*), blue wildrye (*Elymus glaucus*), and California brome (*Bromus carinatus*) are the dominant plants of the Native Grassland.

### **Non-native Grassland**

Non-native Grassland is the dominant grassland on the subject property and occurs throughout the site outside of the California Bay Woodland and Scrub. The dominant grass species are wild oats (*Avena* spp.), with ripgut brome (*Bromus diandrus*), Italian ryegrass (*Lolium perenne*), and rattlesnake grass (*Briza major*).

### **Seep**

One seep occurs on the subject property. This seep was excavated in the past and otherwise enhanced by the owner's to provide irrigation. The seep is dominated by wetland plant species including rush (*Juncus* sp.) and Harding grass (*Phalaris aquatica*). The rush is a native species and occurs in the center of the seep, while the Harding grass is a non-native species and occurs at the edge of the seep. The seep is approximately 6-feet in diameter, 150-square feet in size, and appears to be an isolated wetland. The existing spring box in the seep would not be modified.

## **Scrub**

The Scrub occurs in the center of the subject property and at the edges along the road cuts. It is dominated by coyote brush (*Baccharis pilularis*) with other species commonly occurring such as sticky monkey flower (*Mimulus aurantiacus*) and poison oak (*Toxicodendron diversilobum*). Species that occur in the Scrub at a lesser density are: pearly everlasting (*Anaphalis margaritacea*), bee plant (*Scrophularia californica*), mugwort (*Artemisia douglasiana*), aster (*Aster chilensis*), cudweed (*Gnaphalium ramossissimum*), and creeping snowberry (*Symphoricarpos mollis*).

## **Ruderal Vegetation**

Ruderal vegetation consists of a number of weedy species that grow throughout the site. They are particularly abundant in the grassland and scrub portions of the site. The dominant ruderal species are Italian thistle (*Carduus pycnocephalus*) and fennel (*Foeniculum vulgare*). Other species include saplings of blue gum (*Eucalyptus globules*), black mustard (*Brassica nigra*), short-pod mustard (*Hirschfeldia incana*), cotoneaster (*Cotoneaster* sp.), and iceplant (*Carpobrotus edulis*).

## **California Bay Woodland**

California Bay Woodland is the dominant species that grows along the stream on the north side of the property in a dense canopy that provides 100 percent cover to a sparse understory. The understory consists of either leaf litter or poison oak (*Toxicodendron diversilobum*), California blackberry (*Rubus ursinus*), woodland sanicle (*Sanicula crassifolia*), and sword fern (*Polystichum munitum*).

## Wildlife

Common species of wildlife would be expected to occur on the subject property. The close proximity of residences and the large component of non-native species reduce the value of the subject property to wildlife. Black-tailed deer (*Odocoileus hemionus columbianus*) use the property as would opossum (*Didelphis virginiana*), striped skunk (*Mephitis mephitis*), and raccoon (*Procyon lotor*).

Birds are probably the most abundant wildlife on the subject property. The Scrub and trees are the most commonly used habitats by the birds. Species observed on the site include California towhee (*Pipilo crissalis*), spotted towhee (*Pipilo maculates*), and song sparrow (*Melospiza melodia*). Species observed in the trees on the site include chestnut-backed chickadee (*Parus rufescens*), bushtit (*Psaltriparus minimus*), and western scrub jay (*Aphelocoma californica*). Other species expected on-site include Nuttall's woodpecker (*Picoides nuttallii*), plain titmouse (*Parus inornatus*), orange-crowned warbler (*Vermivora celata*), and Bewick's wren (*Thryomanes bewickii*).

Amphibians would take refuge in the seep during the dry time of the year and small mammals, such as various species of mice, would seek water from the seep.

The following mitigation measures should be implemented to ensure that any potential impacts to special-status animal and plant species and habitats resulting from the proposed project are reduced to a less-than- significant level.

## **MITIGATION MEASURES**

- 7(a)-1. BEFORE RECORDATION OF THE PARCEL MAP, AND BEFORE ISSUANCE OF A COASTAL PERMIT AND BUILDING PERMIT, for residential development on Parcel 2, the applicant shall map a 100-foot buffer area around the 150 square foot wetland seep on Parcel 2. The Building Envelope shall be modified to be located entirely outside the buffer area, and the driveway to Parcel 2 shall be a common driveway in the location of the existing driveway to Parcel 1. The connection of the common driveway with Panoramic Highway shall comply with Marin County Code Title 24 and the Stinson Beach Fire Department standards for safe ingress and egress, including sight distance and turning radii. Best Management Practices (BMP) shall be indicated on the plans for any improvements, grading, or drainage proposed for the common driveway improvements to protect the wetlands and watershed downslope.
- 7(a)-2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall construct a silt fence between the construction site and the wetland seep with a minimum setback of 100 feet from the edge of the seep. No construction vehicles or equipment shall access the wetland seep area or the 100-foot buffer area.

## **MONITORING MEASURES**

- 7(a)-1 Before recordation of the Parcel Map, and prior to issuance of a Coastal Permit and Building Permit for residential development on Parcel 2, Community Development Agency, Planning Division staff shall verify that the 100-foot wetland buffer area has been mapped and the Building Envelope reduced to be entirely outside the 100-foot buffer. BMPs for development of the common driveway and protection of the 100-foot wetland buffer shall be implemented in accordance with Mitigation Measure 7(a)-1 above.
- 7(a)-2. Before issuance of a Building Permit for a residence and driveway to Parcel 2, CDA Planning Division staff shall field verify that a silt fence has been installed between the construction site and the wetland seep with a minimum 100-foot setback from the edge of the wetland.
- 7(a)-2. Before granting approval of Final Inspection for the residence on Parcel 2, CDA staff shall field verify that the wetland seep has been adequately protected from any disturbance during the construction activities on Parcel 2.