



MARIN COUNTY
COMMUNITY DEVELOPMENT AGENCY
BRIAN C. CRAWFORD, DIRECTOR

**STAFF REPORT TO THE DEPUTY ZONING ADMINISTRATOR
MARIN FRENCH CHEESE COMPANY/AMERICAN TOWER AND ATT
USE PERMIT AND DESIGN REVIEW**

Item:	H2.	Applications:	UP 09-5 and DR 09-3
Applicant:	James Singleton, NSA Wireless, Inc. for American Tower Corp and ATT Mobility	Owner:	Marin French Cheese Company
Property Address:	7500 Red Hill Road (aka Point Reyes – Petaluma Road), Petaluma	Assessor's Parcel:	125-060-10
Hearing Date:	March 26, 2009	Planner:	Neal Osborne

RECOMMENDATION:	Approve With Conditions
APPEAL PERIOD:	Ten calendar days
LAST DATE FOR ACTION:	to the Planning Commission
	April 29, 2009

PROJECT DESCRIPTION:

The project is a proposal to construct a wireless telecommunications facility for American Tower Corporation with the capability of locating four different wireless telecommunications service providers. The proposal also includes the installation of one telecommunications facility for ATT Mobility. The proposal includes two antenna support options: either one 50-foot tall "stealth oak tree", or two 35-foot tall "stealth oak trees" on a hill approximately 650 feet west of Point-Reyes Petaluma Road. Associated equipment cabinets would be located within an 840 square foot fenced lease area at the base of the "stealth oak tree or trees".

GENERAL INFORMATION:

Countywide Plan
Land Use Designation: Agriculture, one unit per 31 acres to 60 acres (AG1)
Zoning: Agriculture and Conservation, 60 acres minimum lot size (A-60)
Lot size: 425.81 acres
Adjacent Land Uses: Agriculture, Marin French Cheese Company, Point Reyes – Petaluma Road
Vegetation: Oak trees and grasses
Topography and Slope: Less than 5% slope to the northeast at the proposed lease area and variable slopes from 5% to more than 35% on adjacent hills
Environmental Hazards: Proximity to the San Andreas and Hayward Fault Zones

ENVIRONMENTAL REVIEW:

The Environmental Coordinator has determined that this project is Categorically Exempt from the requirements of the California Environmental Quality Act pursuant to Section 15303, Class 3 of the CEQA Guidelines because it is the operation of an un-staffed telecommunications facility that would not result in substantial grading, tree removal, or other potentially significant impacts on the environment. Additionally, a Radio Frequency Analysis report prepared by Evan Wappel, Electrical Engineer with ATT Mobility, concluded that the project would not result in any significant risks with respect to human exposure to radio frequency fields emitted from the telecommunications facility.

PUBLIC NOTICE:

The Community Development Agency has provided public notice identifying the applicant, describing the project and its location, and giving the earliest possible decision date in accord with California Government Code requirements. This notice has been mailed to all property owners within 625 feet of the subject property, posted at the subject property, and published in the Marin Independent Journal.

PLAN CONSISTENCY:

The project is consistent with the goals and policies of the Marin Countywide Plan and the Marin County Telecommunications Facilities Policy Plan because the project consists of the establishment of an un-staffed telecommunications facility where it would not interfere with surrounding land uses or result in adverse health risks with respect to human exposure to radio frequency emissions. Please refer to the project analysis and recommended resolution for detailed findings.

PROJECT ANALYSIS:

Background

The subject property is zoned A-60, Agriculture and Conservation, with a minimum lot size of 60 acres. The subject 425.81-acre property is in use for cattle grazing, cheese production, the sales of cheese, bread, and other delicatessen food and beverages, and a picnic area with duck pond.

On July 28, 1998, the Marin County Board of Supervisors adopted the Update to the Marin County Telecommunications Facilities Policy Plan (TFPP). The TFPP establishes policies to guide the development of telecommunications facilities while protecting natural resources, communities, and other land uses in Marin County. The proposed application is generally consistent with the policies contained in the TFPP and with the criteria for wireless communications facilities contained therein, as described below.

Land Use Compatibility

The TFPP states that wireless telecommunications facilities should be sited to avoid or minimize potential land use conflicts. The TFPP policies establish preferences for the locating new telecommunications facilities on industrial, commercial, and institutional properties rather than properties with other land uses. TFPP standards also establish a strong preference for co-located or clustered telecommunications facilities. An approved, but not constructed telecommunications facility for ATT exists approximately 1,800 feet to the northeast of this site at the Marin County Fire Department Hicks Valley Fire Station. The applicant stated that the coverage area requirements would

not be satisfied if they were to locate at that site. Staff evaluated the proposed coverage areas and determined that the installation of the facility at the Fire Station would not provide good coverage and is not as feasible as the current proposal that could function as a co-location facility for multiple telecommunications service providers. The project would be compatible with the surrounding land uses as described below.

The predominate land uses in the proposed coverage area are the Marin French Cheese Company production facilities, commercial, and recreation areas, the Marin County Fire Department Hick's Valley Fire Station, agriculture, residential, the Lincoln School, Point Reyes Petaluma Road, Novato Boulevard, and Hicks Valley Road. The subject property is located adjacent to Point Reyes Petaluma Road and as an agricultural property currently developed with the Marin French Cheese Company facility, is an appropriate property for a new telecommunications facility in comparison to other properties in the vicinity. The equipment building and antennas would have no adverse affects on the continued use of the property for agriculture.

The project is a proposal to obtain a new Use Permit and Design Review approval for a wireless telecommunications facility for American Tower Corporation that consists of an 840 square foot fenced lease area, a 50-foot stealth oak tree or two 35-foot stealth oak trees for antenna supports, and ATT panel antennas and equipment cabinets (refer to Attachments 5, 6, 7, and 8). Because the facility would be located on a nearly level site near the top of a hill, the project would not require substantial grading, tree removal or pruning. The design would not substantially alter the visual character of the site or the use of the subject and surrounding properties.

The subject property is an agricultural property with access from the Point Reyes – Petaluma Road. The site is accessible from existing farm access driveways or "dirt tracks". Upon discussion of the proposed access route with the applicant and Department of Public Works staff, a new access driveway with less steep slopes may be proposed for more direct access to the site directly from Point – Reyes Petaluma Road immediately north of the knoll along the road (see Attachment 20 for a preliminary plan of the new access driveway).

Noise levels associated with the operation of the facility would not exceed the ambient noise levels in the area. Also, with the exception of routine maintenance visits by an ATT Mobility technician, the facility generally would not generate vehicular traffic to the property. Therefore, the proposed facility would not generate significant levels of noise or traffic. Based on all the factors discussed above in this Land Use Compatibility Section, the facility would be consistent with the location standards contained in the TFPP.

Visual and Aesthetic Compatibility

Visual and aesthetic compatibility policies contained in the TFPP specify that telecommunications facilities should be sited and designed to avoid or minimize adverse visual effects. One of the primary means for implementing this objective is to provide a design that fits into the surroundings. As observed at the site, the stealth oak trees and antennas would blend into the existing hills and adjacent tree canopy. The stealth design would be adequately obscure from views along Point Reyes Petaluma Road (please refer to Attachments 9 through 13). The antennas would be painted subdued matte dark green to match the color of the background and blend into the surroundings. The proposed facility would not result in visually prominent antenna structures or equipment cabinets. The addition of the antennas and a small equipment cabinets would not result in a substantial visual change in the property as viewed from off-site locations.

To ensure that the facility would not result in lighting impacts on surrounding areas, conditions of approval specify that exterior lighting shall be permitted for safety purposes only and shall be manually operated, low intensity, hooded, and directed downward to minimize visual effects with an ability to further reduce lighting intensity, if deemed necessary. Any exterior lights shall remain turned off unless necessary for the safety of maintenance personnel.

Electromagnetic Field Emissions

The TFPP states that telecommunication facilities should be sited and designed to minimize potential health risks from electromagnetic (EMF) radiation. To ensure compliance with adopted public health standards telecommunications facilities shall not generate EMF radiation in excess of the standards for permissible human exposure to EMF as adopted by the Federal Communications Commission (FCC). As part of their proposal, the applicant submitted a Radio Frequency Analysis report prepared by Evan Wappel, Electrical Engineer with ATT Mobility, which concluded that the project would not result in any significant risks with respect to human exposure to radio frequency fields emitted from the telecommunications facility. The facility would not result in any significant risks with respect to human exposure to radio frequency; in compliance with the FCC standards (refer to Attachment 19). Pursuant to the Radio Frequency Report, the proposed facility would be consistent with the TFPP standards regarding electromagnetic field emissions.

Public Safety and Operational Effects

TFPP policies require that telecommunications facilities be constructed, maintained, and operated in a manner that does not adversely affect public safety or result in noise or traffic impacts on surrounding land uses. Access to the facility would be restricted and warning signs shall be posted pursuant to FCC regulations. In addition, conditions of approval require that the facility be dismantled and removed if it has been inoperative or abandoned for more than one year. As described above, noise levels associated with the operation of the facility would not exceed the ambient noise levels. With the exception of routine maintenance visits by a cellular site technician on a monthly or bi-monthly basis, the facility would not generate traffic trips to the property. Therefore, the proposed facility would not result in noise or traffic impacts on surrounding properties. Based on these factors, the facility is consistent with public safety and operational standards contained in the TFPP.

RECOMMENDATION:

Staff recommends that the Deputy Zoning Administrator review the administrative record, conduct a public hearing, and approve the Marin French Cheese Company/American Tower Corporation and ATT Mobility Use Permit and Design Review based on the findings and subject to the conditions contained in the attached resolution.

- Attachments:
1. Resolution recommending approval of the Marin French Cheese Company/American Tower Corporation and ATT Mobility Use Permit and Design Review
 2. CEQA Categorical Exemption
 3. Assessor's Parcel Map
 4. Location Map
 5. Overall Boundary Plan
 6. Partial Site Plan
 7. Enlarged Site Plan
 8. Equipment Area
 9. Stealth Oak Tree Example
 10. Photosimulations of a 50-foot Stealth Oak Tree looking Southwest
 11. Photosimulations of a 50-foot Stealth Oak Tree looking Northwest
 12. Photosimulations of a 35-foot Stealth Oak Tree looking Southwest
 13. Photosimulations of a 35-foot Stealth Oak Tree looking Northwest
 14. Coverage Map for 50-foot antenna height
 15. Coverage Map for 35-foot antenna height
 16. Scott Callow, CDA Environmental Health Services memorandum, 8/7/08
 17. Shelly Nelson, DPW Communications Division e-mail, 8/7/09
 18. Pat Balderama, DPW, Land Use and Water Resources Division memorandum, 7/31/09
 19. ATT Mobility, Radio Frequency Report, 11/3/08
 20. Preliminary access driveway plan, 3/17/09

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION _____

**A RESOLUTION APPROVING THE
MARIN FRENCH CHEESE COMPANY/AMERICAN TOWER CORPORATION
AND ATT MOBILITY USE PERMIT AND DESIGN REVIEW**

7500 POINT REYES – PETALUMA ROAD, PETALUMA

ASSESSOR'S PARCEL 125-060-10

SECTION 1: FINDINGS

- I. WHEREAS the project is a proposal to construct a wireless telecommunications facility for American Tower Corporation with the capability of locating three different wireless telecommunications service providers. The proposal includes the installation of one telecommunications facility for ATT Mobility. The proposal also includes two antenna support options: either one 50-foot tall “stealth oak tree”, or two 30-foot tall “stealth oak trees” on a hill approximately 650 feet west of Point-Reyes Petaluma Road. Associated equipment cabinets would be located within an 800 square foot lease area at the base of the “stealth oak tree or trees”. The subject property is located at 7500 Point Reyes – Petaluma Road, Petaluma and is further identified as Assessor's Parcel 125-060-10.
- II. WHEREAS the Marin County Deputy Zoning Administrator held a duly noticed public hearing on March 26, 2009, to consider the merits of the project, and hear testimony in favor of, and in opposition to, the project.
- III. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed project is Categorically Exempt from the requirements of the California Environmental Quality Act pursuant to Section 15303, Class 3 of the CEQA Guidelines because it is the construction and operation of an un-staffed telecommunications facility that would not result in any substantial grading, tree removal, visual impacts, or other potentially significant impacts on the environment. Additionally, the applicant has submitted a Radio Frequency Report prepared by Evan Wappel, Electrical Engineer with ATT Mobility that concludes the proposed project would not result in any significant risks with respect to human exposure to radio frequency fields emitted by the proposed telecommunications facility pursuant to accepted Federal Communications Commission standards.
- IV. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed project, as modified herein, is consistent with the Marin Countywide Plan due to the following factors:
 - A. The proposed project is compatible with the Agriculture (AG1) land use designation for the project site and would not interfere with the existing agricultural uses of the property.

- B. Mandatory Use Permit findings can be made pursuant to Sections 22.08.030, Table 2-1 and 22.48.040 of Marin County Code to allow telecommunications facilities uses necessary for public safety, convenience, and welfare.
 - C. The project is consistent with Countywide Plan Policy PFS-5.1 in the Public Facilities and Services Element Goal PFS-5 that requires new telecommunications facilities to be consistent with the goals and policies of the Marin County Telecommunications Facilities Policy Plan. Consistency with this policy will ensure that the siting and design of the proposed facility is compatible with other land uses, would provide protection from vandalism and fire hazards, would minimize visual impacts, and would minimize potential health and safety risks to people.
 - D. The proposed project would not impact water supply, fire protection, waste disposal, schools, traffic and circulation, or other services.
- V. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed project, as modified herein, is consistent with the Marin County Telecommunications Facilities Policy Plan (TFPP) and with the criteria for wireless communications facilities contained therein, as follows:
- A. The construction and use of the telecommunications facility for American Tower Corporation with the capability of locating three different wireless telecommunications service providers. The proposal includes the installation of one vendor -- ATT Mobility. The proposal includes two options: either one 50-foot tall "stealth oak tree", or two 30-foot tall "stealth oak trees" on a hill approximately 650 feet west of Point-Reyes Petaluma Road. Associated equipment cabinets would be located within an 800 square foot lease area at the base of the "stealth oak tree or trees". The project would be compatible with the surrounding land uses and based on these factors, the facility is consistent with the location standards contained in the TFPP.
 - B. The facility would allow ATT Mobility to provide cellular coverage in the unincorporated area of Hick's Valley west of Novato and would allow ATT Mobility to provide a convenient and reliable source of wireless communications to residents, businesses, and emergency service providers along Point Reyes – Petaluma Road, Novato Boulevard, and Hick's Valley Road.
 - C. The applicant submitted a Radio Frequency Report prepared by Evan Wappel, Electrical Engineer with ATT Mobility, dated November 3, 2008, that concludes the facility would not result in any significant risks with respect to human exposure to radio frequency fields because the antennas, would generate maximum radio frequency levels at the ground that are 2.7% of the applicable public exposure limit established by American National Standards Institute and the Institute of Electrical and Electronic Engineers, and accepted by the FCC.
 - D. The facility would visually blend with the surroundings because the antennas would be mounted in a stealth oak tree to blend into the background of hills and trees and would be painted dark green and other subdued colors that would blend into the surroundings.
 - E. The facility would not create lighting impacts on surrounding areas because conditions of approval specify that exterior lighting shall be permitted for safety purposes only and shall be manually operated, low intensity, hooded, and directed downward to minimize visual effects on adjoining areas.
 - G. The project would not require removal of existing vegetation. Existing trees around the facility provide partial screening of the facility from off-site views.

H. The facility is located in an agricultural area adjacent to the Marin French Cheese Company facilities that provides an open rural space in the Hick's Valley area. Noise levels associated with the operation of the facility would not exceed the ambient noise levels associated with traffic on the Point Reyes – Petaluma Road, and farm equipment. With the exception of routine monthly or bi-monthly maintenance visits by a technician, the facility would not generate new traffic trips to the property. Therefore, the proposed facility would not generate significant levels of noise or traffic, and would be consistent with the location standards of the TFPP.

VI. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed project, as modified herein, is consistent with the mandatory findings to approve a Use Permit (Section 22.48.040 of the Marin County Code), as specified below.

The establishment, maintenance or conducting of the use for which a Use Permit is sought will not in this case, be detrimental to the health, safety, morals, comfort, convenience, or welfare of persons residing or working in the neighborhood of this use and will not, under the circumstances of the case be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

A. The telecommunications facility is a permitted use that must be approved in the governing Agricultural District with a Use Permit pursuant to Section 22.08.030, Table 2-1 of the Marin County Code. The telecommunications facility is part of the ATT Mobility network that would provide wireless personal communication services to residents and businesses in Marin County, and could contribute to public safety, convenience, and welfare along Point Reyes – Petaluma Road. The telecommunications facility would occupy a very small portion (840 square feet) of the 425.81-acre property, would be surrounded by security fences, and would not be detrimental to the continued use of the property for agriculture.

B. The telecommunications facility is consistent with the Countywide Plan and the TFPP (refer to Sections IV and V above).

C. The telecommunications facility complies with the California Environmental Quality Act (refer to Section III above).

D. The design, location, size and operating characteristics of the telecommunications facility is compatible with the existing and future land uses in the vicinity including agriculture, the Marin French Cheese Company, the Marin County fire Department Hick's valley Fire station, and Point Reyes – Petaluma Road.,

E. The telecommunications facility does not impair the architectural integrity and character of the Agricultural zoning district because exterior materials would be finished with subdued dark colors to blend into the surrounding landscape of hills and trees.

F. The granting of the proposed Use Permit Renewal on the subject property would not be detrimental to the public interest, health, safety, convenience, or welfare of the County, or injurious to the property or improvements in the vicinity and zoning district in which the real property is located. The project would not result in any significant public health risks with respect to human exposure to radio frequency radiation because the facility will operate below the exposure limits of the American National Standards Institute and the Institute of Electrical and Electronic Engineers adopted by the Federal Communications Commission

VII. WHEREAS the Marin County Deputy Zoning Administrator finds that the project, as modified herein, conforms to with the requirements of Design Review pursuant to Section 22.42.060 of the Marin County Code because the facility is located on a hill predominately surrounded by hills and trees approximately 650 feet west of Point Reyes – Petaluma Road in Hick’s Valley. The project would not result in substantial grading, tree removal or other adverse physical effects on the environment. Although the antennas would be visible from off-site locations, the facility would consist of “stealth design” as mock oak trees and would not be visually prominent in relation to the existing hills, and trees in the vicinity. To ensure that the facility visually blends with the surrounding background of hills and trees, the antennas shall be painted a matte non-reflective dark color. Overall, the proposed facility would be compatible with existing uses on the property and would not conflict with the visual character of the subject or surrounding properties.

SECTION 2: CONDITIONS OF PROJECT APPROVAL

NOW, THEREFORE, BE IT RESOLVED that the Marin County Deputy Zoning Administrator hereby approves the Marin French Cheese Company/American Tower Corporation and ATT Mobility Use Permit and Design Review subject to the conditions as specified below:

Marin County Community Development Agency - Planning Division

1. Pursuant to Marin County Code Chapter 22.42 and 22.48, this Use Permit and Design Review approval permits the construction of a wireless telecommunications facility for American Tower Corporation with the capability of locating four different wireless telecommunications service providers. The proposal also includes the installation of one telecommunications facility for ATT Mobility. The proposal includes two antenna support options: either one 50-foot tall “stealth oak tree”, or two 35-foot tall “stealth oak trees” on a hill approximately 650 feet west of Point-Reyes Petaluma Road. Associated equipment cabinets would be located within an 840 square foot lease area at the base of the stealth oak tree or trees. The subject property is located at 7500 Red Hill Road (aka Point Reyes Petaluma Road), Petaluma and is further identified as Assessor's Parcel 125-060-10.
2. Except as modified by conditions of approval, the project shall substantially conform to plans on file in the Marin County Community Development Agency, Planning Division identified as Exhibit A, “American Tower Corporation Red Hill RD. CN0511-C, 7500 Point Reyes Petaluma Rd., Nicasio CA 94946 Marin County”, consisting of seven sheets prepared by Connell Design Group, LLC, Consulting Civil Engineers, and JES Engineering, Inc. Civil Engineering and Land Surveying.
4. Exterior lighting shall be permitted for safety purposes only and shall be manually operated, low intensity, hooded, and directed downward to minimize visual effects. No exterior lighting is approved on the antennas as part of this application.
5. All visible components of the facility shall be painted subdued matte-finish colors to match the colors of the existing natural surroundings. The subdued exterior colors shall minimize the visual appearance of the facility and shall blend into the surrounding environment.
6. The approved facility shall operate in compliance with the noise exposure standards contained in the Marin Countywide Plan. Normal testing and maintenance activities shall occur between the hours of 7:00 a.m. and 5:00 p.m., Monday through Sunday, excluding emergency repairs. Normal testing and maintenance activities which do not involve the use or operation of telecommunications and maintenance equipment that is audible from nearby sensitive receptors

may occur at all times. Back-up generators shall comply with the above-reference noise standards, and shall only be operated during power outages, emergency occurrences, or for testing and maintenance as described above.

7. No tree removal or trimming of the tree canopy may occur unless the Agency Director grants prior authorization.
8. Utility extensions or connections shall be underground.
9. The applicant shall be responsible for ensuring that the number of construction and maintenance vehicles is limited to the minimum number necessary to construct and maintain the project.
10. Any changes or additions to the project shall be submitted to the Community Development Agency, Planning Division for review and approval before the contemplated modifications may be initiated.
11. The applicant shall hold harmless the County of Marin 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, this approval by the County of the Marin French Cheese Company/American Tower Corporation and ATT Mobility Use Permit and Design Review.
12. This Use Permit approval does not preclude the future approval of other telecommunications facilities on the subject property. The applicant shall cooperate with County efforts to utilize the subject property for shared location or co-location in the future if it is technically feasible and would minimize adverse affects related to land use compatibility, visual resources, public safety, and other environmental factors.
13. The electromagnetic frequency radiation (EMF) generated by the approved facility, in combination with other existing ambient sources of EMF, shall not expose the general public to EMF levels which exceed the allowable standards as adopted by the Federal Communications Commission and the County. If nationally accepted research establishes a substantially different standard for human exposure to EMF and such standard is adopted by the County or otherwise determined to be applicable by the County, the applicant shall demonstrate compliance with such standard by submitting a radio frequency report to the County within 90 days of the effective date of the standard or longer period as requested by the applicant and subsequently approved by the Community Development Director. The radio frequency report shall determine conformance with the updated standard by calculating the EMF power levels of the approved facility in combination with other existing ambient sources.
14. This Use Permit may be revoked by the County should the approved facility, in combination with other existing ambient sources, exceed the updated EMF standard unless the location, design, and/or operation of the approved facility is modified to meet the updated standard. Modifications of the approved facility shall be submitted to the Community Development Agency to determine if amendments to these permit approvals are necessary. If the County is preempted by Federal and/or State law, rules or regulations, from applying an updated EMF standard, this condition shall not apply.
15. This Use Permit is subject to revocation procedures contained in Chapter 22.120 of the Marin County Code in the event any of the terms of this approval are violated or if the uses are conducted or carried out in a manner so as to adversely affect the public interest, health, safety, convenience, or welfare of the County.

SECTION 3: VESTING, PERMIT DURATION, AND APPEAL RIGHTS

NOW, THEREFORE BE IT FURTHER RESOLVED that the applicant must vest this Marin French Cheese Company/American Tower Corporation/ATT Mobility Use Permit and Design Review approval by substantially completing all approved work before March 26, 2012, or all rights granted in this approval shall lapse unless the applicant applies for an extension at least 30 days before the expiration date above and the Director approves it. Extensions of time may be granted for cause consistent with Marin County Code.

NOW, THEREFORE BE IT FURTHER RESOLVED that this Use Permit shall be valid until March 26, 2019, unless the conditions of approval are violated, in which case the Use Permit may be revoked. The applicant shall submit an application to renew the Use Permit at least 60 days before the expiration of the Use Permit. If the Use Permit expires without benefit of a renewal, all equipment, structure, and antennas shall be removed, and the site shall be returned to its pre-existing conditions.

NOW, THEREFORE BE IT FURTHER RESOLVED that this decision is final unless appealed to the Marin County Planning Commission. A Petition for Appeal and a \$600.00 filing fee must be submitted in the Community Development Agency, Room 308, Civic Center, San Rafael, no later than 4:00 P.M. on April 9, 2009.

SECTION 4: DECISION

PASSED AND ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on the 26th day of March, 2009.

JOHANNA PATRI
DEPUTY ZONING ADMINISTRATOR

Joyce Evans
DZA Secretary