

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA  
Marin County Civic Center, Room 328 - San Rafael  
REGULAR MEETING July 30, 2009

Jeremy Tejrjian, Hearing Officer

9:00 A.M. C1. USE PERMIT (UP 09-21) AND DESIGN REVIEW (DR 09-56):  
NORTH MARIN COUNTY WATER DISTRICT

LAJ

A proposal to consider construction and operation of a new wireless telecommunications facility for Verizon Wireless. The facility would consist of a 70-foot tall monopole and four flush mounted antennas on the monopole in a "slim line" design to expand the coverage area of the Verizon Wireless telecommunications network west of Novato in the Stafford Lake environs. The telecommunication facility would be located within an approximately 888-square foot lease area in a slightly expanded existing fenced area (6-foot tall chain link with 1.5-foot of barbed wire top). The tower would be mounted on a new concrete slab set into the hill with 4-foot tall retaining walls, an 11.5-foot tall 182 square foot equipment shelter, and a diesel fuel (with a 210-gallon storage tank) powered 60 KW electricity generator for emergency power supply. The facility would be painted a shade of green identified as Benjamin Moore 686 "crisp romaine" to blend into the background of oak and bay trees. The project is zoned A2-B4 (Limited Agriculture, 1 acre minimum lot area) The subject property is located at **3015 Novato Blvd., Novato**, and is further identified as **Assessor's Parcel 125-090-07**.

HEARING ITEM

9:05 A.M. H1. A. **NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT:  
FERRARI LAND DIVISION TENTATIVE MAP (SD 07-5) AND  
PRECISE DEVELOPMENT PLAN (DP 07-4)**  
B. **FERRARI LAND DIVISION TENTATIVE MAP (SD 07-5) AND  
PRECISE DEVELOPMENT PLAN (DP 07-4)**

NEO

Hearing proposing to divide a 135.3-acre lot into two (2) lots. The subject property is Parcel One of the Van Der Reis Division of Land, recorded in Marin County Records on September 29, 1977 in Book 14 of Parcel Maps at page 35. The upper portion of this lot is located along the ridge that separates Nicasio Valley from San Geronimo Valley. A 114-acre Private Open Space Easement encumbered the upper portions of the parcel until it expired in August 2004. The Marin County Department of Parks and Open Space acquired a new 110-acre Open Space Easement for the ridge and upper portions of the property in 2008. The proposed lot areas would be 127.1 acres for Parcel A and 8.8 acres for Parcel B. **The project address is 1375 and 1401 Nicasio Valley Road, Nicasio, California and is further identified as Assessor's Parcels 121-160-22, -23, -25, -41, and -45.**



American sign language interpreters and assistive listening devices may be requested by calling (415) 499-6172 (TDD) or (415) 499-6104 (TDD & Voice) at least 72 hours in advance. Copies of documents are available in accessible formats upon request.