

**MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA**  
**Marin County Civic Center, Room 328 - San Rafael**  
**REGULAR MEETING August 27, 2009**

---

**Johanna Patri, Hearing Officer**

---

**9:00 A.M.      C1.      USE PERMIT (UP 09-23): HOG ISLAND OYSTER COMPANY      VCP**

A proposal to amend Use Permit 99-23, approved on February 16, 2006, to allow for the onsite sales of beer and wine during business hours. No additional water usage is proposed. Beer would be sold in bottles and wine would be sold in half or full bottles and no glassware would be provided, except for special private events. Some compostable beverage containers may be made available. No further changes are proposed to the Use Permit 99-23. The establishment would continue to operate during its normal business hours. No structural changes are proposed or changes to parking. The subject property is located at **20215 Highway 1, Marshall**, and is further identified as **Assessor's Parcel 106-010-08, 13**.

\*Should controversy develop, any matter under Consent consideration  
will be rescheduled and heard after the last item on the calendar.

HEARING ITEM

- 9:10 A.M. H1. A. **NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT: NEO**  
**FERRARI LAND DIVISION TENTATIVE MAP (LD 07-5), LOT LINE**  
**ADJUSTMENT (LL 08-15), AND PRECISE DEVELOPMENT PLAN (DP 07-4)**  
B. **FERRARI LAND DIVISION TENTATIVE MAP (LD 07-5), LOT LINE**  
**ADJUSTMENT (LL 08-15), AND PRECISE DEVELOPMENT PLAN (DP 07-4)**

A proposal to divide a 135.3-acre lot into two (2) lots and to adjust lot lines with an adjacent Ferrari lot (Parcel 2) of the Van Der Reis Division of Land. 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, 8.8 acres for Parcel B and 23.8 acres for Parcel 2. **The project addresses proposed are 1375 and 1401 Nicasio Valley Road, Nicasio, California and are currently identified as Assessor's Parcels 121-160-22, -23, -25, -41, and -45.**

\*This item was continued from  
the hearing of July 30, 2009.



The Planning Commission Chambers is accessible to persons with disabilities. If you require American Sign Language interpreters, assistive listening devices, or other accommodations to participate in this meeting, you may request them by calling (415) 473-4381 (voice/TTY) or 711 for the California Relay Service or e-mailing [disabilityaccess@co.marin.ca.us](mailto:disabilityaccess@co.marin.ca.us) at least four working days in advance of the event. Copies of documents are available in accessible formats upon written request.

Late agenda material can be inspected in the Community Development Agency between the hours of 8:00 a.m. and 4:00 p.m. The Community Development Agency is located in Room 308 Marin County Civic Center, 3501 Civic Center Drive, San Rafael