



MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY

BRIAN C. CRAWFORD, DIRECTOR

STAFF REPORT TO THE DEPUTY ZONING ADMINISTRATOR

Hull (Heidrun Meadery) Coastal Permit and Use Permit

Item No:		Application No:	CP 09-13, UP 09-14
Applicant:	Gordun Hull	Owner:	Point Reyes Farm
Property Address:	11925 State Route 1 Point Reyes Station	Assessor's Parcel:	119-140-49
Hearing Date:	December 17, 2009	Planner:	Veronica Corella-Pearson

RECOMMENDATION:	Approve With Conditions
APPEAL PERIOD:	5 calendar days to Planning Commission
LAST DATE FOR ACTION:	December 23, 2009

PROJECT DESCRIPTION:

The applicant, Gordun Hull, has applied for Coastal Permit and Use Permit approval for the operation of a "meadery" for the production of honey wine (mead) on a 15.84 acre property located just north of Point Reyes Station on State Route One. The property is developed with several existing residential and agricultural structures. The proposed meadery operation would be conducted within existing structures and would eventually produce up to 20,000 cases of honey wine per year. A demonstration apiary with two dozen bee hives would also be located on the property. No more than 36 hives would be maintained on the site at one time. The meadery would operate throughout the year. Most of the honey wine would be distributed to retailers and restaurants. A small on-site tasting and sales room is proposed within the existing greenhouse. Visiting hours would not exceed 40 hours per week or extend beyond the hours of 10:00 a.m. and 6:00 p.m., except by special arrangement. Onsite parking for up to 15 vehicles would be provided. A public restroom that complies with the Uniform Building Code accessibility requirements, would be constructed within the milking barn. Also proposed is: 1) crop production; 2) livestock grazing and animal husbandry (4 horses, 4 cows, 4 pigs, 6 goats, 6 sheep, 6 rabbits, and 24 chickens); and 3) community educational programs. The sales of crops would be through shipments, and onsite sales that correspond with the visiting hours noted above. It is anticipated that the operation would employ up to 5 fulltime employees. Special events are proposed for no more than three times per week, and no more than 30 persons per event. The subject property is located at 11925 State Route 1, Point Reyes Station, and is further identified as Assessor's Parcel 119-140-49.

GENERAL INFORMATION:

Countywide Plan:	C-SF4 (Coastal, Single-family, 1-2 units/acre)
Zoning:	C-R-A:B-3 (Coastal, Residential Agriculture, minimum lot size 20,000 sq.ft)
Lot size:	15.84 acres
Adjacent Land Uses:	Single-family residential, agriculture
Vegetation:	annual grasses and herbs
Topography and Slope:	gently to moderately steep sloping

Environmental Hazards: None identified

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 15301, Class 1 of the CEQA Guidelines because the project entails minor modifications to existing structures, which would not result in increased floor area or new development, and would not result in alteration of the land that could negatively impact sensitive habitats.

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 accordance with California Government Code requirements. This notice has been mailed to all property owners within 600 feet of the subject property. As of the date of this staff report, no comments have been received.

PLAN CONSISTENCY:

The project is consistent with the goals and policies of the Marin Countywide Plan, and the Local Coastal Plan, Unit II. Please refer to the plan consistency findings contained in the attached Resolution.

BACKGROUND:

Existing Conditions and Use

The site is developed with a single-family residence, milking barn, hay barn, greenhouse, chicken coop, cottage, and garage with bunkhouse. The applicant currently resides in the existing residence and proposes to continue to use the residence, cottage, garage and bunkhouse for their own personal residential use and proposes no modifications to these structures. The only buildings that would be used for the proposed project would be the existing hay barn, greenhouse, and milking barn. The County Assessor's records indicate that the barn was originally constructed in 1910, and building permit approval was given for improvement in 2001. No building permits were found for the greenhouse and milking barn. Staff is unsure if building permits were ever received for these structures. Parking is currently available along the east side of the hay barn, and near the greenhouse and milking barn, which could accommodate up to 15 vehicles. Water is provided by North Marin Water District, and there is an onsite sewage disposal system.

PROPOSED USES:

Beekeeping

The proposed project includes a request for the rearing of honeybees, which would be used for pollination services to farms and gardens, and for extraction of honey to produce mead. The applicant proposes to keep twelve colonies (one colony = one hive, and one hive per box) of honeybees on the subject property, and for the maintenance and repair of other bee colonies on site. No more than 24 hives from off site will be maintained on site during any period. These colonies will be kept in the bee yard (see Attachment 5). The maximum number of hives on the property at any time would be 36. The amount of honey produced per beehive can range from zero to thirty gallons a year. Requiring approximately 2,500 hives to reach the maximum production of 20,000 cases per year. Satellite apiaries would be utilized to meet the maximum production rate. Satellite apiaries are offsite locations where the applicant would maintain hives in agreement with a landowner for services provided for pollination of crops, and the hives would be returned to the subject site for honey extraction and maintenance.

Mead Production

Mead making would occur year-round and it is anticipated that initially the applicant would produce approximately 2,000 cases of mead and reach maximum production of 20,000 cases per year by 2018, requiring 11,000 gallons of honey per year. This amounts to approximately 131 gallons of mead per day, roughly 534 gallons of water per day, with 393 gallons being recycled for irrigation. The existing hay barn would be where all honey would be extracted, and mead produced. All mead making equipment would be located within the hay barn. No significant improvements would be made to the hay barn. The ingredients used to make mead are honey, water and yeast. Attachment 11 contains details on how the wine is produced. The mead making process does not result in the generation of odors, and noise from the production equipment would be contained within the building. The only waste material would be yeast, which would be used for livestock feed, compost enhancement, and may be dried and packaged.

Mead Sales

The tasting room would be located in the existing greenhouse. Wine would be sold by the glass or bottle for both on and off premises consumption. It is anticipated that a maximum daily on-site sales would be approximately 15 cases or 180 bottles, based on an estimation of 20 vehicles visiting the meadery daily, less than a quarter of the total sales. Mead would be sold during the visiting hours of 10 a.m. through 6 p.m., Monday through Sunday, with special after hours appointments. A majority of the sales would be delivered via a common carrier or a delivery van. The applicant has indicated that they have an approved license from the California Department of Alcohol and Beverage Control, that allows for wine tasting and the sale of wine for offsite consumption.

Crop production, Vegetation Management, and Animal Husbandry

In order to preserve and restore the native honeybee populations, the applicant proposes to plant native vegetation along the periphery of Tomasini Creek, outside of the stream buffer area. The applicant also proposes to grow organic crops for cultivation, which would occur on no more than 30% of the land. Cultivated crops would be sold during the hours of 10 a.m. to 6 p.m., Monday through Sunday. Drought tolerant species are proposed to be planted whenever possible, and watered using drip irrigation and new trees would be planted throughout the property. The applicant would operate motorized farm implements during the hours of 8 a.m. to 6 p.m., Monday through Saturday. The applicant further proposes to rear up to 4 horses, 4 cows, 4 pigs, 6 goats, 6 sheep, 6 rabbits, and 24 chickens. Livestock would be rotated throughout the pastures and movable pens, and chickens would reside in the existing chicken coup.

Community Outreach

The applicant proposes to offer seminars, internships, and demonstration events to the public. These events would be either during the regular business hours of 10 a.m. to 6 p.m., or during special after hours events. The applicant proposes no more than 3 events per week, and no more than 30 persons per event.

PROJECT ANALYSIS:

Conditional Uses

The proposed project is located on a property that is zoned C-R-A:B-3 (Coastal, Residential, Agriculture, minimum lot size 20,000 square feet). The purpose of the zoning district is to provide for residential use, combined with small scale agricultural activities, subject to specific development standards. The principally permitted uses include: single-family residences, small livestock farming, crop production, nurseries and greenhouses. Conditional uses that are allowed through a Use Permit include: sale of agricultural products produced on the premises, buildings for the sale of agricultural and nursery products, retreats, schools, and livestock farming exceeding three cows, or three horses,

or three hogs or six sheep. Staff finds that the applicant is proposing to produce mead, raise crops, rear livestock and sell agricultural products produced onsite and conduct education outreach activities. The sale of agricultural products, livestock rearing exceeding the above limit, and the community outreach events would all be allowable with the requested Use Permit.

Land Use Compatibility

The Use Permit would allow for the sale of mead, and crops that are produced onsite. It would also include the use of the existing greenhouse and milking barn for sales. It would also allow for the exceedance of the principally permitted number of livestock. Use Permit findings can be made that the project would not be detrimental to the public. The subject property is zoned C-R-A:B-3 and is bordered to the north and east by lands zoned C-ARP-1.3 (Coastal, Agricultural, Residential, Planned, 1 unit per 1.3 acres) and C-ARP-3 (Coastal, Agricultural, Residential, Planned, 1 unit per 3 acres). The property is located near other lands that are used for agricultural production. The subject site is 15.4 acres and greatly exceeds the minimum lot size requirement of 20,000 square feet. The agricultural structures are over 150 feet from the nearest adjacent property line, over 250 feet from the nearest residence. The project would not result in any new development, and the project would produce a minimal amount of production noise, which would be contained within the existing hay barn, and would produce no odors. The site is accessed off of State Route 1 by a driveway that leads to the hay barn and is approximately 450 feet in length. Parking is ample on the site, and would not impact traffic along the highway. The applicant meets the primary use requirement by maintaining the farm as their primary residence. The property was formerly zoned A-2, and the existing facilities were a permitted use in all A-2 districts, and are of a height and size that is consistent with the C-R-A:B-3 zoning district. The size of the parcel has been reduced by a minor amount since its former use as a dairy, and would operate as an agricultural production facility, as it was used for historically. The project would benefit the community by assisting other crop cultivators by providing pollination services, while also improving the vitality of a dwindling native honeybee population, and engaging in environmentally sensitive agricultural practices. For the foregoing reasons, staff finds that the project is compatible with the zoning requirements and would be an asset to the community.

Existing Structures

The existing greenhouse and milking barn do not have building permits. Any use of these structures would require building permit approval. Staff finds that since the agricultural structures are an allowed use with Use Permit approval, and would be considered minor and incidental, pursuant to MCC 22.82.030(4) based on: 1) they are located over 150 feet from the nearest property line; 2) are less than 25 feet in height; 3) both structures are approximately 1,000 square feet in size; 3) both structures maintain adequate setbacks to other structures and property lines. The applicant proposes no expansion of the hay barn, milking barn, or greenhouse, only minor interior modification. Staff finds that the structures are compatible with locale and surroundings, and do not result in adverse visual impacts, and staff has required as a condition of approval that all buildings associated with the Meadery receive Building Permit approval. The project has also been reviewed by Environmental Health Services (EHS), North Marin Water District, and the Department of Public Works. The applicant has provided EHS with sufficient evidence to demonstrate that waste disposal systems to accommodate the proposed uses could be feasible. The applicant will need to apply for permits with EHS and the Regional Water Quality Control District before issuance of a building permit. In addition, the conditions of approval would require that the applicant receive all required permit approvals from Environmental Health Services, the Building Division, North Marin Water District and Department of Public Works.

Use Permit Requirements

Staff finds that with conditions of approval, the proposed project would not result in a public detriment since the property is of a large size and has been developed to suit agricultural production. The site can be accessed safely and sufficient parking is available. The applicant has stated that it is anticipated that approximately 20 cars per day would visit the site. The applicant also proposes to have seminars and afterhours events on an appointment only basis, with up to 30 persons per group and 3 groups per week. The project is proposing 15 established parking spaces. Provided everyone

attending a seminar or special event carpools, there would be ample parking to accommodate such groups. In order to ensure that the number of trips to such events are manageable, staff recommends that a condition be added that prior to vesting, the applicant provide a Group Visitation Plan to the Community Development Agency-Planning Division detailing how they will encourage carpooling and alternative transportation for groups greater than 12 persons.

Given the unique nature of the proposed project, staff recommends that the Use Permit be for a duration of 5 years. This would allow the applicant sufficient time to improve existing buildings and infrastructure, obtain all required permits, and to make needed improvements to these facilities, and would allow adequate time to evaluate the project and analyze any improvements that could be made to the operation. Staff is also requiring as a condition of approval that all appropriate permits be obtained, and or written verification be provided that permits and licenses are active or have been approved by the Building Division, Environmental Health Services, and the California Department of Alcohol and Beverage Control Department.

RECOMMENDATION:

Staff recommends that the Deputy Zoning Administrator review the administrative record, conduct a public hearing, and adopt the attached resolution approving the Hull (Heidrun Meadery) Coastal Permit (CP 09-13), and Use Permit (UP 09-14) subject to the recommended conditions of approval.

- Attachments:
1. Proposed Resolution recommending approval of the Hull (Heidrun Meadey) Coastal Permit, and Use Permit
 2. CEQA Exemption
 3. Location Map
 4. Aerial Photo with Property Lines
 5. Aerial Photo - Site Plan
 6. Greenhouse floor plan
 7. Picnic Table Locations
 8. Signage
 9. Parking Plan
 10. Proposed Uses, prepared by Gordon Hull, received 11/19/08
 11. How Mead is Made, prepared by Gordon Hull
 12. Point Reyes Village Association, letter dated December 5, 2008
 13. Applicant's Response to PRVA letter dated 11/5/08, submitted via email 11/5/08
 14. Applicant Response to CDA , letter dated 1/27/09
 15. Point Reyes Village Association, letter dated February 23, 2009
 16. Department of Public Works - Land Use Division, memo dated 12/2/08
 17. Environmental Health Services – Food, memo dated 3/1/09
 18. Environmental Health Services – Sewage, memo dated 10/7/09
 19. North Marin Water District, letter dated 10/15/09

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MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION _____

A RESOLUTION APPROVING THE
HULL (HEIDRUN MEADERY) COASTAL PERMIT (CP 09-13) AND USE PERMIT (UP 09-14)
ASSESSOR'S PARCEL 119-140-49
11925 STATE ROUTE ONE, POINT REYES STATION

SECTION I: FINDINGS

- I. WHEREAS, the applicant and owner, Gordun Hull, has applied for Coastal Permit and Use Permit approval for the operation of a “meadery” for the production of honey wine (mead) on a 15.84 acre property located just north of Point Reyes Station on State Route One. The property is developed with several existing residential and agricultural structures. The proposed meadery operation would be conducted within existing structures and would eventually produce up to 20,000 cases of honey wine per year. A demonstration apiary, with two dozen bee hives, is also proposed. The meadery would operate throughout the year. Most of the honey wine would be distributed to retailers and restaurants. A small on-site tasting and sales room is proposed within the existing greenhouse. Visiting hours would not exceed 40 hours per week or extend beyond the hours of 10:00 a.m. and 6:00 p.m., except by special arrangement. On site parking for up to 15 vehicles would be provided. An ADA compliant public restroom would be constructed within the milking barn for visitor use. Also proposed is: 1) crop production; 2) livestock grazing and animal husbandry (4 horses, 4 cows, 4 pigs, 6 goats, 6 sheep, 6 rabbits, and 24 chickens); and 3) community educational programs. The sales of crops would be through shipments, and on-site sales that correspond with the visiting hours noted above. It is anticipated that the operation would employ up to 5 fulltime employees. Special events are proposed for no more than three times per week, and no more than 30 persons per event. The subject property is located at 11925 State Route 1, Point Reyes Station, and is further identified as Assessor's Parcel 119-140-49.
- II. WHEREAS, the Marin County Deputy Zoning Administrator held a duly noticed public hearing on December 17, 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 this project is Categorically Exempt from the requirements of the California Environmental Quality Act pursuant to Section 15301, Class 1 of the CEQA Guidelines, because it entails minor modifications to existing structures, which would not result in increased floor area, and would not result in alteration of the land that could negatively impact sensitive habitats.
- IV. WHEREAS, the Marin County Deputy Zoning Administrator finds that the proposed project is consistent with the Marin Countywide Plan for the following reasons:
 - A. The project is consistent with *CWP* natural systems policies and proposes work that would enhance, protect, and manage native habitats and would protect woodlands, forest, and tree resources (*CWP Policies BIO-1.1 and BIO-1.3*).
 - B. The project requires no work that proposes requires the removal of native vegetation and would increase native vegetation, and therefore complies with *CWP* natural systems policies supporting vegetation and wildlife disease management programs and promoting the use of native plant species (*CWP Policies BIO-1.4, BIO-1.5 and BIO-1.6*).

- C. The project would not result in impacts to special-status species since no new development would occur and no habitats supporting listed species would be removed (*CWP Policies BIO-1.1, BIO-2.1, and BIO-2.2*).
 - D. The project would not significantly impact the ecotones on the project site, or natural transitions between habitat types on the project site, or impact corridors for wildlife movement since no native vegetation removal or new development is proposed (*CWP Policies BIO-2.3 and BIO-2.4*).
 - E. No wetlands or stream conservation areas would be affected by the project since the project proposes no new development or work within these areas (*CWP Policies BIO-3.1 and CWP BIO-4.1*).
 - F. The project would not result in significant stormwater runoff to downstream creeks or soil erosion and discharge of sediments into surface runoff since no grading or excavation is proposed (*CWP Policies WR-2.1, WR-2.2, WR-2.3, and WR-2.4*).
 - G. The project avoids hazardous geological areas and would be designed to County earthquake standards through review of the Building Permit application review (*CWP Policies EH-2.1, EH-2.3, and CD-2.8*).
 - H. The project design and improvements would ensure adequate fire protection (*CWP Policy EH-4.1*), water for fire suppression (*CWP Policy EH-4.c*), defensible space, and would be reviewed during the building permit process to be in compliance with Marin County fire safety standards, construction of fire sprinklers and fire-resistant roofing and building materials (*CWP Policies EH-4.d, EH-4.e, EH-4.f, and EH-4.n*), and clearance of vegetation around the proposed structure (*CWP Policy EH-4.h*).
 - I. The project is consistent with local design and scale and does not detract from the open character of the surrounding landscape or public open space (*CWP Policy DES-1.2*).
 - J. The project as conditioned will minimize exterior lighting to reduce light pollution, light trespass, and glare. (*CWP Policy DES-1.h*).
 - K. The project would preserve visual quality and protect scenic quality and views of the natural environment from adverse impacts related to development (*CWP Policy DES-4.1*).
- VII. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed project, as modified by conditions of project approval, is consistent with the mandatory findings for Coastal Permit approval pursuant to the requirements and objectives of the Local Coastal Program, Unit II (§22.56.130 of the Marin County Code) as described below.

A. Water Supply:

The proposed project has been reviewed by North Marin Water District and it was determined that the project would not significantly increase water demand and would not impact existing water supply to the subject property.

B. Septic System Standards:

The proposed project has been reviewed by Environmental Health Services, which has found that the project would be feasible.

C. Grading and Excavation:

The project proposes no new development and would therefore not result in any new excavation. Only a minimal amount of ground disturbance would be required for the establishment of crops.

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, yet no new development is proposed. Therefore there would be no impacts to archaeological resources.

E. Coastal Access:

The project is not located between the sea and the first public road or adjacent to a coastal area as identified by the Local Coastal Program, Unit II where public access is desirable or feasible. The site is surrounded by residential and agricultural lands and is not near public lands.

F. Housing:

The proposed project would not affect the availability of housing stock within the Point Reyes Station community since there project does not propose to eliminate or add additional housing.

G. Stream and Wetland Resource Protection:

The project does not propose work near a stream or wetland area.

H. Dune Protection:

The project site is not located in a dune protection area as identified by the Natural Resources Map for Unit II of the Local Coastal Program, and therefore this section is not applicable.

I. Wildlife Habitat:

Review of the California Natural Diversity Data Base, prepared by the State Department of Fish and Game, has revealed that no special status wildlife species have the potential to be located on the subject property and the project does not propose new development. Therefore, the project would not result in any adverse impacts to special status wildlife species.

J. Protection of Native Plant Communities:

Review of the California Natural Diversity Data Base, prepared by the State Department of Fish and Game, indicates that *Microseris paludosa* (Marsh Microseris) could be on the subject property. The project does not propose new development, and the site does not contain the habitat requirements for the Marsh Microseris, which are vernal and moist/saturated soils on coastal terrace prairie. The project site does not identified as being coastal terrace prairie, and the project would not be located in an area with saturated soil

conditions. Therefore, the project would not result in any adverse impacts to special status plant species.

K. Shoreline Protection:

The project site is not located adjacent to the shoreline or within a bluff erosion zone.

L. Geologic Hazards:

The project site has a Slope Stability Rating of 1 and is not located in an area of geologic hazards as indicated on Geologic Hazards Map for Unit II of the Local Coastal Program. Further, the subject property is not located within the delineated boundaries of the San Andreas Fault zone as identified on the Alquist-Priolo Special Studies Zone Map.

M. Public Works Projects:

The proposed project does not entail expansion of public roads, flood control projects, or utility services, therefore this section is not applicable.

N. Land Division Standards:

No land division is proposed as part of this project, therefore this section is not applicable.

O. Visual Resources:

The proposed project would not adversely impact visual resources on and surrounding the subject property because the project does not propose any new construction, and the site is surrounded by residences and agricultural lands.

P. Recreation/Visitor Facilities:

The proposed project does not propose recreational use on the property, and would be in keeping with the LCP's policies that encourage visitor serving facilities, and the proposed project would further serve the policies of the LCP by selling agricultural products that could be consumed on or offsite, and would provide educational programs for visitors on sustainable agriculture, bee keeping, and mead making.

Q. Historic Resource Preservation:

The project is not located within the designated Historic Preservation Area, and therefore is consistent with Historic Resource Policies of the Local Coastal Program.

R. Fire Protection:

Project approval requires that prior to final inspection, the applicant shall comply with all requirements of the Marin County Fire District.

VIII. WHEREAS the Marin County Deputy Zoning Administrator finds that the proposed project is consistent with the mandatory findings to approve a Use Permit (Section 22.88I of the Marin County Code), as specified below.

The project would not be detrimental to the health, safety, morals, comfort, convenience, or welfare of persons residing or working in the neighborhood of such

use and will not, under the circumstances of the particular case,-be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The proposed project is located on a parcel that is substantially larger than the required minimum lot size and provides safe access, parking and circulation for the proposed use. The property is developed with agricultural structures that have been previously used for agricultural production and would be utilized for the new proposed activities and require no new additions. The project is in keeping with the rural character of the community and is consistent with existing development. The site can adequately serve visitors without disturbing adjacent residential neighbors, and no noise or odors will be produced that would be offensive to the public. The project would provide services and educational opportunities to the public and other agricultural producers that would preserve, protect and enhance agricultural activities and the natural environment. The project has been reviewed by Environmental Health Services (EHS), North Marin Water District, and the Department of Public Works. The applicant has provided EHS with sufficient evidence to demonstrate that waste disposal systems to accommodate the proposed uses could be feasible. The Conditions of Approval require the applicant to receive all required permit approvals from Environmental Health Services, the Building Division, North Marin Water District and Department of Public Works.

SECTION II: CONDITIONS OF PROJECT APPROVAL

NOW, THEREFORE, BE IT RESOLVED that the Marin County Deputy Zoning Administrator hereby approves the Hull (Heidrun Meadery) Coastal Permit (CP 09-13) and Use Permit (09-14), subject to the following conditions.

Marin County Community Development Agency, Planning Division

1. Pursuant to Marin County Code Sections 22.56I (Coastal Permit) and 22.88I (Use Permit) the applicant, Gordun Hull, is approved for Coastal Permit and Use Permit approval for the operation of a "meadery" for the production of honey wine (mead) on a 15.84 acre property located just north of Point Reyes Station on State Route One. The property is developed with several existing residential and agricultural structures. The proposed meadery operation will be conducted within existing structures and would eventually produce up to 20,000 cases of honey wine per year. A demonstration apiary, with two dozen bee hives, is also approved. The meadery will operate throughout the year. A small on-site tasting and sales room is approved within the existing greenhouse. Visiting hours will not exceed 40 hours per week or extend beyond the hours of 10:00 a.m. and 6:00 p.m., except by special appointments. On site parking for up to 15 vehicles will be provided. An ADA compliant public restroom will be constructed within the milking barn for visitor use. Also approved is: 1) crop production; 2) livestock grazing and animal husbandry (4 horses, 4 cows, 4 pigs, 6 goats, 6 sheep, 6 rabbits, and 24 chickens); and 3) community educational programs. The sales of crops will be allowed on-site sales during the visiting hours noted above. No more than 3 events per week, and no more than 30 persons per event are allowed. The operation would employ 5 fulltime employees. The subject property is located at 11925 State Route 1, Point Reyes Station, and is further identified as Assessor's Parcel 119-140-49.
2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall provide written verification from the California Department of Alcohol and Beverage Control that a license is active and applicable for the approved new meadery.

3. BEFORE FINAL INSPECTION OF A BUILDING PERMIT, the applicant shall provide confirmation that they have complied with all requirements of the North Marin Water District.
4. BEFORE VESTING OF THE USE PERMIT, the applicant shall provide a Group Visitors Plan, that shall encourage carpooling and alternative transportation for groups greater than 12 persons.
5. Exterior lighting shall be located and/or shielded so as not to cast glare on nearby properties.
6. 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.
7. All construction activities shall comply with the following standards:
 - A. Except for such non-noise generating activities, including but not limited to, painting, sanding, and sweeping, construction activity is only permitted between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday, and 9:00 a.m. and 4:00 p.m. on Saturday. No construction shall be permitted on Sundays or the following holidays (New Year's Day, Martin Luther King Day, Presidents' Day, Memorial Day, Independence Day, Labor Day, Veteran's Day, Thanksgiving, Christmas). If the holiday falls on a weekend, the prohibition on noise-generating construction activities shall apply to the ensuing weekday during which the holiday is observed. At the applicant's request, the Community Development Agency staff may administratively authorize minor modifications to these hours of construction.
 - B. It shall be the responsibility of the applicant to ensure that all construction materials and equipment are stored on-site (or secured at an approved off-site location) and that all contractor vehicles are parked in such a manner as to permit safe passage for vehicular, pedestrian, and bicycle traffic at all times.
8. This Use Permit is subject to revocation procedures contained in Section 22.120.030 of the Marin County Code in the event any terms of this approval are violated or if the uses are conducted or carried out in a manner so as to adversely affect the health, welfare of safety of persons residing or working in the neighborhood.
9. 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. Subject to prior written request by the applicant, the Director may administratively authorize changes or additions to the project that are determined to be minor and consistent with the findings herein.
10. This Use Permit shall be valid until **December 17, 2014**, 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 prior to the expiration of the Use Permit. Should the Use Permit expire without benefit of a renewal, all equipment, structure, and antennas shall be removed and the site shall be returned to its preexisting conditions.
11. The applicant/owner hereby agrees to defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees from any claim, action, or proceeding,

against the County or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations.

Marin County Community Development Agency – Environmental Health Services Division, Sewage

12. The applicant has demonstrated feasibility of several waste disposal system options for both the tasting room and the production facility. Prior to EHS building permit approval, the applicant will need to apply for a permit with EHS (and SFRWQC if surface discharge) to upgrade the septic system.

Marin County Community Development Agency – Environmental Health Services Division, Food

13. A small on-site tasting and sales room is proposed in the existing greenhouse. Per California Retail Food Code 113789 (2), premises set aside for winetasting are not considered food facilities, if no food or beverage is offered for sale for onsite consumption. If in the future, there will be an onsite area for the sale of food or beverage consumption, one set of professional plans will need to be submitted to Marin County Environmental Health for review of retail area prior to any construction.

Marin County Department of Public Works - Land Use and Water Resources Division

14. Per MCC Section 24.04.340, the minimum required parking spaces are determined based on the aggregate of individual uses. Provide the minimum number of parking spaces per commercial use including ADA parking. The plans indicate an industrial/wholesale, warehouse use category. The minimum parking required for this category is one space per 1,000 square-foot of gross area, plus one space per every 333 square-feet of office space.
15. Provide a parking space that conforms with the Uniform Building Code accessibility standards and an access isle. The space shall be as close to the main entrance as possible. Also show the path-of-travel from the parking access isle to the main entrance. Include surface type, slopes and all required signage.

North Marin Water District

16. The applicant shall comply with District Regulation 17 – Mandatory Water conservation Measures. Occupancy approval shall not be granted until compliance with water conservation measures can be verified.

Marin County Fire Department

17. BEFORE FINAL INSPECTION, the applicant shall provide confirmation from the Fire Marshal that all requirements of the Marin County Fire Department have been met.

SECTION III: VESTING, PERMIT DURATION, AND APPEAL RIGHTS

NOW, THEREFORE BE IT FURTHER RESOLVED that the applicant must vest this Coastal Permit, and Use Permit approval by obtaining a Building Permit for the approved work and substantially completing all work before **December 17, 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 above and the Community Development Agency staff approves it. An extension of up to four years may be granted for cause pursuant to Section 22.88.0501 of the Marin County Code.

NOW, THEREFORE BE IT FURTHER RESOLVED that this Coastal Permit and Use Permit shall be valid until **December 17, 2014**, 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 prior to the expiration of the Use Permit. In the event that the terms of this Use Permit are violated or the approved use is carried on in such a manner as to adversely affect the health, welfare, or safety of persons residing in the neighborhood, this Use Permit approval could be revoked or suspended in accordance with the terms and provisions of Chapter 22.88.0501 of the Marin County Code.

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 - Planning Division, Room 308, Civic Center, San Rafael, no later than 4:00 p.m. on December 28, 2009.

SECTION IV: ACTION

ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on the 17th day of December, 2009:

JOHANNA PATRI, AICP
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

Attest:

Joyce Evans
Deputy Zoning Administrator Secretary