

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING February 11, 2010

Johanna Patri, Hearing Officer

9:00 A.M. C1. COASTAL PERMIT (CP 10-14): AUDUBON CANYON RANCH VCP

A proposal to consider the Audubon Canyon Ranch request for Coastal Permit approval to legalize the mechanical removal of non-native invasive plant species, and for approval of an ongoing Site Restoration Program at Toms Point in Dillon Beach. The main goal of the program is to remove and contain non-native species, and to restore the site to natural dune habitat. The main non-native invasive species being removed are European beachgrass (*Arundo arenaria*), and highway iceplant (*Carpobrotus edulis*). The total amount of land disturbed is approximately 2.5 acres. The three methods for removal include: 1) mechanical (tractor, excavator, approximately 0.75 acres); 2) manual (shovels, approximately 0.50 acres); and 3) hand pulling (1.24 acres). All re-sprouts would be treated with 4% glyphosate solution. Removal is scheduled to occur outside of the bird breeding and nesting season and the site would be replanted with plants propagated with native seeds, collected on site, and at the ACR nursery. Replanting would be done using a mixed pattern of individual plants at 1 meter centers and clustered plantings on 1.2 meters. The program also includes ongoing monitoring and maintenance, and data collection and analysis. The parcel is zoned C-APZ-60 (Coastal, Agricultural, Production Zone, 1 unit per 60 acres). The subject property is located at **Toms Point, Dillon Beach**, and is further identified as **Assessor's Parcel 104-040-31**.

**9:05 A.M. C2. COASTAL PERMIT (CP 10-17) AND DESIGN REVIEW (DR 10-40):
TOMALES COMMUNITY SERVICE DISTRICT VCP**

A proposal to consider the Tomales Community Service District Coastal Permit (CP 10-14) and Design Review (DR 10-40) request for Coastal Permit approval for the placement of ground mounted solar arrays near the existing treatment pond at the corner of Irwin Road and Tomales Road. The solar arrays would have a maximum height of 4-feet, and would be 1,930 square feet in size, and would be approximately 70.5-feet in length and 36-feet in width. The anticipated output is 23.37 kW. The solar arrays would maintain a setback of 10 feet from the northern property line, and 16 feet from the western property line. The piers that support the arrays would be 4-feet in depth, and 12-inches in diameter. The associated equipment would be located within an existing building near the treatment ponds. The parcel is zoned C-ARP-20 (Coastal, Agriculture, 1 unit per 20 acres). The subject property is located **near the intersection of Irwin Road and Tomales Road, Tomales**, and is further identified as **Assessor's Parcel 102-130-10**.

9:15 A.M. C3. COASTAL PERMIT (CP 10-16) AND DESIGN REVIEW (DR 10-39):
TOMALES COMMUNITY SERVICE DISTRICT
VCP

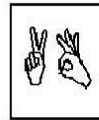
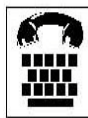
A proposal to consider the placement of ground mounted solar arrays near the existing treatment pond approximately 2,700 feet from Cerini Road. The solar arrays would have a maximum height of 4-feet, and would be approximately 762 square-feet in size and would be approximately 49-feet in length and 15-feet, 10-inches in width. The anticipated output is 9,225W. The solar arrays would be approximately 40 feet from the existing equipment room, and would be over 100 feet from all property lines. The piers that support the arrays would be 4-feet in depth, and 12-inches in diameter. The associated equipment would be located within an existing building near the treatment ponds. The parcel is zoned C-ARP-20 (Coastal, Agriculture, 1 unit per 20 acres). The subject property is located **near Cerini Road, Tomales** and is further identified as **Assessor's Parcel 104-050-18**.

Jeremy Tejrjian, Hearing Officer

9:20 A.M. C4. COASTAL PERMIT (CP 09-31) AND DESIGN REVIEW (DR 09-64):
JOHN FALL

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A to construct a 750-square-foot detached second unit on a property that is currently developed with an existing single family residence. The second unit would be served by an onsite sewage disposal system and three onsite parking spaces are provided for the primary residence and second unit. The second unit would be located approximately 67 feet from the front, western property line, 27 feet from the rear, eastern property line, 12 feet from the side, northern property line, and 28 feet west of existing residence. The subject property is located at **24 Cameron Street, Inverness**, and is further identified as **Assessor's Parcel 112-232-03**. A second unit permit will be processed separately.



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.