

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING September 16, 2010

Jeremy Tejrjian, Hearing Officer

9:00 A.M. H1. COASTAL PERMIT (CP 10-9) STINSON BEACH COUNTY WATER DISTRICT: KT

A proposal to consider the Stinson Beach Water District Coastal Permit to construct a new well and above ground well house at the Steep Ravine water tank site. The well would be drilled to a depth of 250 to 300 feet deep and is anticipated to produce up to 25 gallons per minute. The new well would increase the reliability of the Stinson Beach County Water District's total water supply and serve as a replacement source in lieu of surface water during dry periods. The project site is currently developed with a 210,000 gallon water storage tank. The well house would be 7.8 feet high and 35 square feet. and be located 8 feet from the southerly front property line, 11 feet northwest of the existing water tank, 43 feet from the westerly side property line, and 33 feet from the northerly rear property line. Associated improvements also include installation of approximately 50 feet of underground pipe, 90 feet of underground electrical line. All of the facilities will be installed on a graveled and previously-graded area within the existing parcel. Installation of the utility lines and underground water line will require minor trenching to a depth of approximately 2 feet within the existing graded and graveled area. The new well pump will be installed below ground, and would not be audible from the ground surface. Well drilling spoils will be contained within a portable tank and disposed of off-site. Site construction activities are anticipated to last one to two days. Backup power when needed will be supplied by a portable generator; no backup generator will be stored on site. The zoning for this parcel OA (Open Area). The subject property is located at **Panoramic Highway near the Steep Ravine water tank site**, and is further identified as **Assessor's Parcel 199-040-41**.

Johanna Patri, Hearing Officer

9:15 A.M. C1. COASTAL PERMIT AND DESIGN REVIEW (I. D. 09-356): MY T LE VCP

A proposal to consider the Le Coastal Permit and Design Review. The applicant, Ann Bool, has applied on behalf of the owner, My Le for Coastal Permit (CP 10-29) and Design Review approval (DR 10-48) for additions of 947 square feet to the existing 1,366 square foot residence. The addition would extend to the west of the residence. The project would result in a total of 2,313 square feet of floor area on the 32,670 square foot lot. Also proposed is: a new septic system that would be located to the south of the residence; and a new well 56 feet northeast of the residence and 48 feet from the northern property line. The zoning for this parcel is C-ARP-2 (Coastal, Agricultural Residential Planned, 1 unit per 2 acres). The subject property is located at **18140 State Route 1, Marshall** and is further identified as **Assessor's Parcel 106-302-02**.

This item is being rescheduled to the hearing of September 30, 2010.

9:20 A.M. H2. **A. NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT: VCP
PHILLIPS LAND DIVISION (LD 00-9)
B. PHILLIPS LAND DIVISION (LD 00-9)**

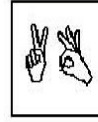
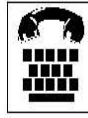
A proposal to consider the Phillips Land Division. The proposed project is a land division that would divide a 288-acre lot (Assessor's Parcels 121-100-29 and -30) into two lots (a 2-acre parcel and a 286-acre parcel). The 286-acre lot would include the existing residence and all 270 acres (APN 121-100-29) that are encumbered by conservation agreements held by Marin Agricultural Land Trust and under Williamson Act Contract. Proposed Parcel 1 is not held under a conservation contract by MALT or protected by the Williamson Act. All future residential development on the 2-acre (Parcel 1) lot would be located within a delineated building and sewage disposal area. The building envelope on Parcel 1 would be approximately 8,800 square feet in size and the sewage disposal area would be approximately 4,250 square feet in size. The existing residence would continue to be served by the existing sewage disposal system near the residence. Both proposed lots would be accessed by a private driveway via Old Rancheria Road, through an easement with APN 121-100-22 and would share an existing well. Proposed Parcel 1 is vacant, and no development is proposed at this time. The building envelope would be approximately 130 feet from the top of bank for Halleck Creek, and the sewage disposal area would be approximately 136 feet. Parcel 1 would have access through the Remainder Parcel via a 20-foot wide access easement, and would have a 12-foot wide driveway that would be approximately 112 feet from the top of bank for Halleck Creek. The project address is **4000 Old Rancheria Road, Nicasio California** and is further identified as **Assessor's Parcels 121-100-29, -30**.

This item has been continued from the hearing of August 26, 2010.

9:35 A.M. H3. **COASTAL PERMIT (CP 05-7), DESIGN REVIEW (DR 05-13) AND SECOND UNIT VCP
(SU 08-19): THOMAS LIPPMAN**

A proposal to review the Lippman Coastal Permit (CP 05-7), Design Review (DR 05-13), And Second Unit (SU 08-19). **The project was heard on June 26, 2008 and December 17, 2009 and a continuance was granted for staff to prepare an Initial Study.** The project has been determined not to be Statutorily Exempt from CEQA, pursuant to CEQA Guideline Section 15000.2(a), due to biological information provided from the applicant that states that the project site contains listed species and sensitive habitat areas, and the project may result in significant impacts to the environment. Since the hearing date of December 17, 2009, the Community Development Agency has meet with the applicant on February 9, 2010, has requested additional information for environmental review on February 12, 2010 and provided further clarification on application needs on March 23, 2010. To date, no new environmental review information has been provided by the applicant. Pursuant to CEQA Guideline Section 15109, the project is being denied due to incomplete information and the applicant's inability to provide the required information in a timely manner. The subject property is located at **95 Highland Way Inverness**, and is further identified as **Assessor's Parcel 112-300-40**.

This item has been continued from the hearing of August 12, 2010.



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.