

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR AGENDA
Marin County Civic Center, Room 328 - San Rafael
REGULAR MEETING October 28, 2010

Johanna Patri, Hearing Officer

9:00 A.M. C1. COASTAL PERMIT AND DESIGN REVIEW (I. D. 09-403): SG
JONATHAN RAUH

A proposal to consider construction of a new, two-level, 3,627 square foot, two residential unit structure, with a 676 square foot deck, along with a 591 square foot, detached garage. The subject property is located at **82 Seacape Drive in Muir Beach**, and is further identified as **Assessor's Parcel 199-261-03**.

9:10 A.M. H1. 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**.

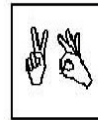
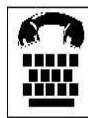
**This item has been continued from the hearings of
August 26, September 16, and October 14, 2010.**

9:20 A.M. H2. **COASTAL PERMIT and DESIGN REVIEW (Project ID: 10-0184):
ALAN DWORSKY** **NO**

A proposal to construct a new detached second unit with an attached garage and storage area. The proposal includes the conversion of the existing attached second unit to a den and laundry room. An existing breezeway would be enclosed to connect the den to the residence. The zoning for this parcel is C-ARP-5, Coastal Zone, Agricultural Residential Planned District, one unit per 5 acres maximum density. The subject property is located at **52 Mesa Road, Bolinas**, and is further identified as **Assessor's Parcel 193-020-51**.

9:40 A.M. H3. **A. NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT** **JP**
BOLINAS-STINSON BEACH RESOURCE RECOVERY PROJECT
B. NOTICE OF PUBLIC HEARING FOR
BOLINAS-STINSON BEACH RESOURCE RECOVERY PROJECT

A proposal to consider the Bolinas-Stinson Beach Resource Recovery Project. The proposed Bolinas-Stinson Beach Resource Recovery Project (BSRRP), a joint project of the Bolinas Community Public Utilities District (BCPUD), the Stinson Beach Water District, the Bolinas Fire Protection District, and the Stinson Beach Fire Protection District, is a green materials composting operation. The purpose of the project is to provide a facility for the Bolinas and Stinson Beach communities to collect wildland and urban fire fuels and landscape/gardening debris and locally recycle these materials for re-use as a soil amendment for re-sale or give-away primarily to the local members of the communities of West Marin. The operation processes approximately 7,000 to 8,000 cubic yards of green waste material annually. Up to 800 cubic yards of feedstock materials are present on site at any given time, with a potential for 600 cubic yards of active compost, 400 cubic yards of curing compost and 400 cubic yards of finished compost, representing a maximum of approximately 2,200 cubic yards of material on site at any given time. The BSRRP is sited on an approximately 1.5-acre portion of a 95.38-acre parcel owned by the Bolinas Community Public Utility District, located on the west side of the Olema-Bolinas Road south of the Mesa Road intersection. The project address is **25 Olema-Bolinas Road, Bolinas** and is further identified as **Assessor's Parcels 193-030-38 (formerly 193-030-24 and -36)**.



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.