

**1. COASTAL PERMIT EXTENSION OF TIME TO VEST  
PROJECT ID: 2011-0171 MARIN AGRICULTURAL LAND TRUST**

The subject property is located at **145 A Street, Point Reyes Station**, and is further identified as **Assessor's Parcel 119-222-01**.

The Deputy Zoning Administrator (DZA) approved the project in a public hearing on April 30, 2009 with a deadline to vest the approval with substantial completion of all work before April 30, 2011. The project is a proposal to construct a 725 square foot addition to an existing office building in use for the Marin Agricultural Land Trust. The two-story addition would have maximum height of 25 feet above grade with the following property line setbacks: 33 feet front (northwest), 17 feet side (northeast), 58 feet side (southwest), and 26 feet rear (southeast). The subject property is located within the C-VCR:B2 zoning district.

The Deputy Zoning Administrator (DZA) asked if staff had any additional comments or had received additional correspondence since the staff report was distributed. Staff responded that he had not received additional correspondence and had no additional comments.

The public testimony portion of the hearing was opened and closed.

The Deputy Zoning Administrator (DZA) concurred with staff's findings and conditions of approval in the Resolution, and approved the Marin Agricultural Land Trust Coastal Permit Extension Of Time To Vest.

The Deputy Zoning Administrator (DZA) informed all parties of interest that this action may be appealed to the Marin County Planning Commission within five (5) working days.

## **2. USE PERMIT EXTENSION OF TIME TO VEST PROJECT ID: 2011-0166: WILLIAM SOUZA**

The subject property is located at **1740 Tomales-Petaluma Road (aka 301 Alexander Road), Petaluma**, and is further identified as **Assessor's Parcel 100-070-21**.

The Deputy Zoning Administrator (DZA) approved the Use Permit in a public hearing on September 29, 2005 with a deadline to vest the approval with substantial completion of all work before September 29, 2006. The project is the ongoing use of the Circle S Rifle Range. Four separate firing line areas exist for skeet, pistols, small-bore rifles, and large-bore rifles. Two of the firing lines have roof-covered shelters with dimensions of 22 feet by 61 feet and 20 feet by 73 feet. A restroom connected to an approved septic system is located near the northwest corner of the parking lot and a portable accessible restroom would be located adjacent to the accessible parking spaces. The shooting range is open daily from 8:00 A.M. to 5:00 P.M. On Thursday through Monday the range is open to the general public for the fee of \$10.00 per person per day. On Tuesdays and Wednesdays, the range is open only for governmental agencies and groups. The number of people using the facility ranges from approximately 10 people to 25 people per day. Spent shell casings are collected and recycled. Bullets and shot are collected by hand raking and sifting according to Section 3.3.1 of the EPA Best Management Practices for Lead at Outdoor Shooting Ranges. Thirty-one parking spaces are proposed on site, including 2 disabled accessible spaces. The project includes proposals to provide a 10-foot tall steel and wood protection baffle in front of the firing line to prevent stray fire, a 20-foot high earthen berm behind the 25-yard target area, and planting 100 pine trees across the south end of the range. The subject property is located within the A-60 zoning district.

The Deputy Zoning Administrator (DZA) stated that he had received three letters on September 29, 2011 from law enforcement agencies in support of the project. This information confirms the fact that this private firing range offers an important public benefit. He then asked if staff had any additional comments or had received additional correspondence since the staff report was distributed and staff said no additional comments.

The public testimony portion of the hearing was opened.

The applicant/owner's representative, Matt Donahue, Trans Tech consultants, spoke regarding the favorable elements of the project, and provided photographs documenting the completed improvements at the site including soil berms behind target areas and numerous pine trees planted for visual screening.

The public testimony portion of the hearing was closed.

The Deputy Zoning Administrator (DZA) made several comments pertaining to the project, including the following:

- Asked the applicant, Mr. Souza, if they will be ready for a final inspection for the protection baffle within one year and he responded that he would be ready.

The Deputy Zoning Administrator (DZA) approved the project with the following modifications to the project:

- Condition of Approval #13: Delete...“for a ten-year term ending on June 29, 2016” and replace with “in perpetuity.” and
- SECTION 3: VESTING, PERMIT DURATION, AND APPEAL RIGHTS: Delete “...until June 29, 2016” and replace with “in perpetuity.”

The Deputy Zoning Administrator (DZA) concurred with staff’s findings and conditions of approval in the recommended Resolution with the modification to the Use Permit duration to be in perpetuity, and approved the Souza Use Permit Extension Of Time To Vest.

The Deputy Zoning Administrator (DZA) informed all parties of interest that this action may be appealed to the Marin County Planning Commission within ten (10) working days.

**3. COASTAL PERMIT, USE PERMIT, AND DESIGN REVIEW  
(Project ID: 2010-0276): ESTERO MUTUAL WATER COMPANY**

The subject property is located at **100 Ocean View Drive, Dillon Beach**, and is further identified as **Assessor's Parcel 100-100-58**.

The Deputy Zoning Administrator (DZA) noted that the issues raised in the previous hearing have been dealt with by moving the tank outside of the 100-foot wetlands buffer and a supplemental memorandum was received with a revised Resolution incorporating changes by the Department of Public Works. No other changes were made. He further noted that the County is updating the Local Coastal Program and an exception for the wetlands buffer standards for sewage ponds is proposed, but water reservoirs are not included. He encouraged the applicant to support a wetlands buffer exception for water reservoirs when the LCP Update goes to the Planning Commission.

The public testimony portion of the hearing was opened and closed.

The Deputy Zoning Administrator (DZA) concurred with staff's findings and conditions of approval in the Resolution, and approved the Estero Mutual Water Company Coastal Permit, Use Permit and Design Review.

The Deputy Zoning Administrator (DZA) informed all parties of interest that this action may be appealed to the Marin County Planning Commission within five (5) working days.