

1. COASTAL PERMIT (Project I.D. 2011-0329): CALTRANS

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The California Department of Transportation (Caltrans) is proposing to repair storm damage located downslope of the underground drainage culvert located at approximately post mile 11.04 (adjacent to Assessor's Parcel 199-040-53). The proposed repair work entails installation of grouted steel bar anchors into the slope along with wire mesh attached to the exterior ends of the anchors, and use of "rock slope protection" at the outlet of the existing culvert. The proposed project is necessary to minimize future erosion potential and to stabilize the roadway. The zoning for this parcel C-OA (Coastal, Open Area). The project is located **adjacent to Assessor's Parcel 199-040-53.**

In response to the Hearing Officer, Michel Jeremias, Department of Public Works stated that a Condition of Approval should be added to the resolution as follows, "If any work or staging of materials and/or construction equipment is proposed to be stored within a County-maintained right-of-way (such as Panoramic Highway), an encroachment permit may be required. Contact either Dave Nicholson or John Semerand at (415) 473-6528 for more information."

The Hearing Officer noted that the California Coastal Commission raised issues related to the visual character of the proposed project, and durability of the proposed repairs.

Humberto Almaguer, Caltrans project manager, stated that the wire mesh has been positioned to encourage vegetation growth topsoil and plantings are included in the specifications and he is amenable to conditioning the project to provide further visual softening of the proposed project.

The Deputy Zoning Administrator (DZA) concurred with staff's findings and conditions of approval in the Resolution, and approved the CalTrans Coastal Permit subject to the additional condition from the Department of Public Works.

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, which will be Friday, January 20, 2012, by noon.