

MARIN COUNTY COMMUNITY DEVELOPMENT AGENCY
M E M O R A N D U M

TO: The Marin County Planning Commission
FROM: Neal Osborne, Planner
RE: Salwen Coastal Permit (CP 04-12)
October 25, 2004 Continued Hearing Item 6
DATE: October 15, 2004

BACKGROUND

On July 26, 2004, the Planning Commission conducted a public hearing for the Salwen Coastal Permit proposing a new single-family residence and accessory improvements in the Gridded Mesa Area of Bolinas. The Planning Commission determined that the project would not comply with the Bolinas Gridded Mesa Plan because it would increase the size of the pre-existing residence beyond the 10% of additions that could be allowed on properties in the Bluff Erosion Zone. On August 9, 2004, the Planning Commission withheld the final decision on the project and directed the applicant to reduce the size of the proposed residence to be consistent with the size of the pre-existing developments that were destroyed by fire in 2002. The Planning Commission hearing was continued to October 25, 2004 to provide sufficient time for the applicant to prepare revised plans consistent with the Planning Commission's directions (refer to Attachments 3, 4, and 14).

REVISED PROJECT

In response to the Planning Commission's directions provided in the July 26, 2004 and August 9, 2004 public hearings, the applicant submitted a revised proposal with less combined floor area than the previous fire-destroyed residence, garage, and guesthouse that had a combined floor area of 1,686 square feet. The revised project is a proposal to construct a 1,302 square foot, two-story, single-family residence with an attached 382 square foot garage with a combined floor and garage area of 1,684 square feet on a 7,823 square foot lot (refer to Attachment 2). The project would result in a floor area ratio (FAR) of 17%. The second floor level would contain 459 square feet, with a 2½:12 slope hipped roof. The garage would have a flat roof to minimize view impacts to neighboring properties. The single-family residence would have a maximum height of 22.7 feet above grade and the following property line setbacks: 27 feet front (southeast), 26 feet side (northeast), 20 feet side (southwest), and 25 feet rear (northwest). The proposal includes a 6-foot tall wood fence around the rear yard and portions of the side yards.

In comparison to the previous proposal reviewed in the July 26, 2004 Planning Commission hearing, the revised proposal would have 384 square feet less combined floor and garage area, 291 square feet less second floor area, 2 feet lower roof height, and no lap pool.

In 1994, the Deputy Zoning Administrator approved a Coastal Permit and Use Permit to legalize an as-built, 300 square foot guesthouse. This amount of additional floor area represents a 22% increase to the existing combined floor and garage area of the residence (936 square feet) and garage (440 square feet) that is 1,376 square feet. If the garage area is not included, the additional floor area approved in 1994 represents a 32% increase to the floor area of the residence (refer to Attachments 5 and 6).

Staff finds the revised proposal consistent with Policy LU-1 and Programs LU-1.1 and LU-1.3 of the Bolinas Gridded Mesa Plan because the project would result in residential development with 1,684 square feet of total area that would replace the 1,686 square foot fire-destroyed residential development. The

proposal would not increase the floor area of the pre-existing development destroyed by fire and would therefore comply with the Gridded Mesa Plan policies that allow replacement construction. In accordance with these policies, the project submittal includes a geotechnical report that evidences the project will not result in hazardous conditions or cumulative negative effects, specifically groundwater mounding, nitrate accumulation and bluff erosion in the Bolinas Gridded Mesa Plan's Bluff Erosion Zone.

The project would not conflict with the County standards regarding earthquake hazards. The subject property is not located within the boundaries of the Geologic Hazards Area of the Local Coastal Program Unit I. The area mapped as a Geologic Hazards Area is the actual bluff area on the south side of Ocean Parkway and the area near the San Andreas Fault Zone approximately 1.5 miles to the east (refer to Attachment 7). The project would be required to comply with the seismic safety standards in the Uniform Building Code during the Building Permit review process.

The project would conform to current environmental health codes as determined by the County Environmental Health Services Division (refer to Attachment 12). Conditions of approval recommended include an evaluation of the septic system and completing any necessary repairs. The applicant's engineer has completed an evaluation of the system including pressure loading with an auxiliary power supply. The evaluation report will be completed and submitted to the County during the week of October 18, 2004 to October 22, 2004. Copies of this report will be provided to the Planning Commission before the public hearing. Environmental Health Services staff will review the evaluation report and provide written comments for, or testimony at, the public hearing. The project would be required to comply with the environmental health codes before issuance of a Building Permit and during the Building Permit review process.

Additional correspondence received after the July 26, 2004 Planning Commission hearing is attached to this memorandum (refer to Attachments 8 through 12). The septic system evaluation report documentation mentioned in the Kimball's October 15, 2004 letter will be provided before or during the public hearing. Photographs submitted at the July 26, 2004 hearing (refer to Attachment 10), and of the revised story poles (Attachment 13) are also attached.

RECOMMENDATION

Staff recommends the Planning Commission review the administrative record and approve the Salwen Coastal Permit with conditions as stated in the Revised Resolution (refer to Attachment 1). The Salwen Coastal Permit would allow the applicant to replace the fire-destroyed residence and garage with the same scale of overall development approved in 1994, consistent with the Bolinas Gridded Mesa Plan, Coastal Zone standards and permit findings, and the direction the Planning Commission gave in public hearings on July 26, and August 9, 2004.

- Attachments:
1. Revised Resolution approving the Salwen Coastal Permit with conditions
 2. Revised Plans, 9/30/04
 - a. Site Plan
 - b. Ground Floor
 - c. Upper Floor
 - d. Roof Plan
 - e. South and North Elevations
 - f. East and West Elevations
 3. Planning Commission Minutes, July 26, 2004
 4. Planning Commission Minutes, August 9, 2004

5. Deputy Zoning Administrator's Notice of Decision, Minutes, and Resolution, 3/31/94
6. Photographs of the guesthouse and a portion of the residence, 1994
7. Geologic Hazards Area Maps, Local Coastal Program Unit I
8. Cela O'Connor letter, 8/9/04
9. Bobbi and David Kimball letters, 8/6/04 and 10/15/04
10. Photographs submitted at Planning Commission hearing, 7/26/04
11. Charles and Gina Alexander e-mail, 5/20/03
12. Environmental Health Services memorandum, 10/11/04
13. Jack Byar's Photographs of Story Poles, 10/13/04

The following attachment was provided to the Planning Commissioners only. This attachment is available for public review at the Community Development Agency, Planning Division during regular business hours: Monday through Friday, 8:00 A.M. to 4:00 P.M..

14. Planning Commission Staff Report, July 26, 2004

MARIN COUNTY PLANNING COMMISSION

RESOLUTION NO. _____

A RESOLUTION APPROVING
THE SALWEN COASTAL PERMIT

ASSESSOR'S PARCEL 191-191-08

216 OCEAN PARKWAY, BOLINAS

SECTION 1: FINDINGS

- I. WHEREAS Jack Byars, Architect submitted a Coastal Permit application on behalf of Ellen Salwen, proposing to construct a 1,302 square foot, two-story, single-family residence with an attached 382 square foot garage with a combined floor and garage area of 1,684 square feet on a 7,823 square foot lot. The project would result in a Floor Area Ratio of 17%. The second floor level would contain 459 square feet, with a 2½:12 slope hipped roof. The garage would have a flat roof to minimize view impacts to neighboring properties. The single-family residence would have a maximum height of 22.7 feet above grade and the following property line setbacks: 27 feet front (southeast), 26 feet side (northeast), 20 feet side (southwest), and 25 feet rear (northwest). The proposal includes a 6-foot tall wood fence around the rear yard and portions of the side yards. The subject property is identified as 216 Ocean Parkway, Bolinas and Assessor's Parcel 191-191-08.
- II. WHEREAS the Marin County Planning Commission held a duly noticed public hearings on July 26, 2004, to consider the merits of the project, and hear testimony in favor of and in opposition to the project.
- III. WHEREAS the Marin County Planning Commission finds that the proposed project is Categorically Exempt from the requirements of the California Environmental Quality Act, per Section 15303, Class 3(a) because the construction of a new single-family residence with an attached garage and a swimming pool would not result in significant environmental impacts.
- IV. WHEREAS the Marin County Planning Commission finds that the proposed project is consistent with the Marin Countywide Plan because it would:
 - 1. Comply with Marin County standards for flood control, geotechnical engineering, and seismic safety, and include improvements to protect lives and property from hazard.
 - 2. Result in development that conforms to the governing standards related to building height, size and location.
 - 3. Comply with governing development standards related to roadway construction, parking, grading, drainage, flood control, and utility improvements as verified by the Department of Public Works.
 - 4. Not cause significant adverse impacts on water supply, fire protection, waste disposal, schools, traffic and circulation, or other services.

5. Provide consistency with the land use designation of Coastal Single Family, two units to four units per one acre (C-SF5).

V. WHEREAS the Marin County Planning Commission finds that the proposed project is generally consistent with the Bolinas Community Plan and the Bolinas Gridded Mesa Plan policies because it would comply with current zoning policies in the Bolinas area to protect visual resources and maintain a consistent community character. The project would not have adverse impacts on the bluff, local streams, native vegetation, or important public views in the Bolinas Area. The project would be consistent with the Bolinas Gridded Mesa Plan Policy LU-1, and Programs LU-1.1 and LU-1.3 that state:

Policy LU-1

“There shall be no residential development or substantial construction near the bluffs.”

Program LU-1-1

“Establish a Bluff Erosion Zone along the Bolinas Bay side of the Mesa. The extent of this Zone shall be based on a 100-year life expectancy for a residential unit. The Zone shall extend from Overlook Drive to Duxbury Point and shall include all land from the edge of the bluff to line 245 feet inland. This edge shall be re-examined and adjusted as necessary every five years. No new construction and no new residential additions amounting to greater than 10 percent of the existing total floor area or 120 square feet (whichever is greater) shall be permitted in this zone on a one-time basis. Replacement construction will be permitted provided that it conforms to current building and environmental health codes and the waiver provisions of Program LU-1.3 below.”

Program LU-1.3

“The restrictions imposed by LU-1.1 and 1.2 can be waived on an individual basis if a site specific engineering report prepared by licensed engineer can show that hazardous conditions do not exist on that site or that the site-related constraints can be adequately overcome and that construction on that specific site will not contribute to the cumulative negative effects, specifically groundwater mounding, nitrate accumulation and bluff erosion on the Mesa. Any construction (new construction or additions) within either bluff erosion zone will require that permit issuing agencies (e.g. the County, BCPUD) be held harmless for any loss due to erosion.”

In accordance with the Bolinas Gridded Mesa Plan Policy LU-1 and Programs LU-1.1 and LU-1.3, the reconstruction of the pre-existing floor area of the fire-destroyed structures on the project site is acceptable because the project would result in residential development with 1,684 square feet of total area that would replace the 1,686 square foot fire-destroyed residential development. The proposal would not increase the floor area of the pre-existing development destroyed by fire, would comply with current building and environmental health codes, and would therefore comply with the Gridded Mesa Plan policies that allow replacement construction. In accordance with these policies, the project submittal includes a geotechnical report that evidences the project will not result in hazardous conditions or cumulative negative effects, specifically groundwater mounding, nitrate accumulation and bluff erosion in the Bolinas Gridded Mesa Plan’s Bluff Erosion Zone. The County Department of Public Works engineering staff and the County Environmental Health Services Division staff have determined the project will not result in hazardous conditions and

will conform to current building and environmental health codes under their jurisdiction. Conditions of approval and the required Building Permit process will require the project to conform to all current building and environmental health codes. In 1994, the County authorized a 22% expansion to the 936 square foot residence and 440 square foot garage for the legalization of an as-built 300 square foot detached studio, exhausting any future additional expansion potential. The Planning Commission finds that the evidence in the Salem Howes Associates geotechnical report is sufficient to find that no significant hazards would result from reconstruction of the same size project. The project therefore does qualify for reconstruction of the same size residence under the Bolinas Gridded Mesa Plan Policy LU-1, and Programs LU-1.1 and LU-1.3.

VI. WHEREAS, the Marin County Planning Commission finds that the proposed project is consistent with the **MANDATORY FINDINGS FOR COASTAL PERMIT** (Section 22.56.130 of the Marin County Code) for the reasons specified below:

1. Water Supply:

The Bolinas Community Public Utility District currently provides water service to the property and construction of the new residence would not result in significant demand on the existing water supply. However, the decision on the Expanded Water Use Permit has been deferred pending a decision on the Coastal Permit.

2. Septic System Standards:

The Marin County Environmental Health Services Division staff determined the project to be feasible and acceptable as presented with conditions. Before issuance of a Building Permit, a septic system inspection report from a qualified professional must be submitted documenting the condition of the system. Any necessary repairs would be required before issuance of a Building Permit and construction of the residence. Building Permit plans must provide assurance that all components of the septic system are protected from vehicular traffic during construction. Additional conditions of approval will require an Operating Permit to monitor the safe functioning of the system. With the implementation of the recommended conditions of approval, the project would comply with all septic system standards.

3. Grading and Excavation:

A very small amount of grading would occur for the construction of the residence and fence. The amount of excavation would be less than 25 cubic yards. This amount of grading is not considered excessive and would be monitored for compliance with Best Management Practices by the Department of Public Works during the Building Permit Review process.

4. Archaeological Resources:

Review of the Marin County Archaeological Sites Inventory indicates that the subject property is located in an area of high archaeological sensitivity. Conditions of project approval would require that in the event that cultural resources are discovered during site preparation or construction of this project, all work shall immediately be stopped and the services of a qualified consulting archaeologist shall be engaged to assess the value of the resource and to develop appropriate mitigation measures to meet Local Coastal Program requirements.

5. Coastal Access:

The site is located inland of Ocean Parkway and the project would not affect public access to the beach.

6. Housing:

The proposed project would result in the construction of a single-family residence and accessory structures, and would not affect affordable housing stock in the Bolinas area.

7. Stream Conservation Protection:

This project site is not situated in an area subject to the streamside conservation policies as identified on the National Resources Map for Unit I of the Local Coastal Program.

8. Dune Protection:

This finding is not applicable because the project site is not located in a dune protection area as identified by the Natural Resources Map for Unit I of the Local Coastal Program.

9. Wildlife Habitat:

The Natural Resources Map for Unit I of the Local Coastal Program indicates that the subject property is not located in an area of sensitive wildlife resources. A review of the California Natural Diversity Database (NDDDB), prepared by the California Department of Fish and Game, indicates that the unlisted Ricksecker's Water Scavenger Beetle (Hydrochara rickseckeri) and the Monarch Butterfly (Danaus plexippus) potentially exist within the vicinity of the subject property. The limited developments on the property and no tree removal would not result in significant impacts to Ricksecker's Water Scavenger Beetle or Monarch Butterfly habitat area. No significant or adverse impacts to the biological resources of the property would result from the project.

10. Protection of Native Plant Communities:

The Natural Resources Map for Unit I of the Local Coastal Program indicates that the subject property is not located in an area containing rare plants. A review of the NDDDB, prepared by the California Department of Fish and Game, indicates that the subject property is not located in the habitat area for rare plant species. No significant or adverse impacts to the biological resources of the property would result from the project.

11. Shoreline Protection:

This project site is located in the Bluff Erosion Zone and E. Vincent Howes, geotechnical engineer, prepared an analysis of the retreat rate for the bluff adjacent to the subject property and determined no significant hazards would result from the project. The projected ¼-foot per year erosion rate would not affect the subject property approximately 55 feet away from the edge of the bluff, within the next 100-years. Additionally, the retreat rate would not affect the subject property within the next 100-years as required by the Bolinas Gridded Mesa Plan Land Use Policy LU-1 and Program LU-1.3. No bluff stability impacts would result

from the project within the next 100-years and the project would not contribute to cumulative environmental effects, including ground water mounding, nitrate accumulation, and bluff erosion. Shoreline protection improvements would not be required during the life expectancy of the residence.

12. Geologic Hazards:

The project site is not located in an area of geologic hazards as indicated on Geologic Hazards Map for Unit I of the Local Coastal Program and is not located within the delineated boundaries of the San Andreas Fault zone as identified on the Earthquake (Alquist-Priolo) Special Studies Zone Map. The project site is approximately 1.5-miles west of the Earthquake (Alquist-Priolo) Special Studies Zone delineated along the San Andreas Fault Zone.

The project site is located within the Bluff Erosion Zone identified in the Bolinas Gridded Mesa Plan. Pursuant to the geotechnical studies and reports completed by E. Vincent Howes, geotechnical engineer, no bluff stability impacts would result from the project within the next 100-years and the project would not contribute to cumulative environmental effects, including ground water mounding, nitrate accumulation, and bluff erosion. Shoreline protection improvements would not be required during the life expectancy of the residence.

13. Public Works Projects:

This proposed project would not affect any public works projects.

14. Land Division Standards:

No land division or property line adjustment is proposed as part of this project.

15. Visual Resources:

The height, scale, and design of the proposed development would be compatible with the established character of the surrounding community. The project would have minor view impacts for the adjacent residences. Views of the Pacific Ocean and Duxbury Reef, and the Bolinas Ridge would partially blocked, but substantial panoramic views will be retained. Public views will not be affected by the project, consistent with the Local Coastal Program findings.

16. Recreation/Visitor Facilities:

The proposed project would not provide commercial or recreational facilities, and the Coastal Village Commercial Residential (C-VCR) zoning, that has regulations that require a mixture of residential and commercial uses, does not apply to the project site.

17. Historic Resource Preservation:

The vacant property does not contain historically significant resources and the project site is not located within the designated historic preservation boundaries for Bolinas as identified in the Marin County Historic Study for the Local Coastal Program.

SECTION 2: CONDITIONS OF PROJECT APPROVAL

NOW, THEREFORE, BE IT RESOLVED that the Marin County Planning Commission hereby approves the Salwen Coastal Permit subject to the following conditions:

Marin County Community Development Agency, Planning Division

1. The Salwen Coastal Permit (CP 04-12) is approved pursuant to Marin County Code Chapters 22.56, 22.57, and 22.32 to construct a 1,302 square foot, two-story, single-family residence with an attached 382 square foot garage with a combined floor and garage area of 1,684 square feet on a 7,823 square foot lot. The project would result in a Floor Area Ratio of 17%. The second floor level would contain 459 square feet, with a 2½:12 slope hipped roof. The garage would have a flat roof to minimize view impacts to neighboring properties. The single-family residence would have a maximum height of 22.7 feet above grade and the following property line setbacks: 27 feet front (southeast), 26 feet side (northeast), 20 feet side (southwest), and 25 feet rear (northwest). The proposal includes a 6-foot tall wood fence around the rear yard and portions of the side yards. The subject property is identified as 216 Ocean Parkway, Bolinas and Assessor's Parcel 191-191-08.
2. Except as modified herein, plans submitted for Building Permits shall substantially conform to plans on file in the Marin County Community Development Agency, Planning Division identified as Exhibit A, "Salwen Residence," prepared by Dommer and Byars, consisting of 6 pages received September 30, 2004, Exhibit B, "Material Board", and Exhibit C, "Wall Mounted Downlight and Porch Recessed Ceiling Downlight".
3. The applicant shall recycle, salvage, or reuse components of the debris from the construction aspect of the project. The inclusion of Green Building materials and techniques for the construction of the project is strongly recommended. Please contact Sam Ruark, Assistant Sustainability Planner at telephone (415) 507-2659 or e-mail sruark@co.marin.ca.us for technical assistance
4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the Site Plan or other first sheet of the office and job site copies of the Building Permit plans to list these Coastal Permit Conditions of Approval as notes.
5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the Plans to an appropriate scale such as ¼-inch per one foot for the architectural plans, and 1/8-inch per one foot for the Site Plan on sheets of paper 24-inches by 36-inches. The applicant shall submit these revised plans to the Director for review and approval. These revised plans shall include any revisions required by conditions of approval and shall supersede Exhibit A in the file, and shall subsequently be identified as Exhibit A after the Director's approval.
6. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless because of loss experienced by geologic actions. The Waiver of Public Liability shall be submitted to the Director for review and approval before recordation.

7. BEFORE FOUNDATION INSPECTION, the applicant shall submit a letter and plot plan, signed and stamped by a licensed land surveyor or qualified civil engineer showing the property boundaries, building corners, and setbacks to the property lines and verifying their conformance to "Exhibit A."
8. BEFORE FRAMING INSPECTION, the applicant shall a letter from a licensed land surveyor or qualified civil engineer verifying that the roof ridge elevation of the structure complies with the approved height based on a benchmark identified on the plans.
9. Exterior lighting shall be permitted for safety purposes only, must consist of energy efficient, low lumen output, and low wattage fixtures, and must be directed downward and hooded to prevent glare for neighboring properties and light pollution in the night sky.
10. Construction activity is only permitted between the hours of 7:00 a.m. and 5:00 p.m., Monday through Friday, and 9:00 a.m. and 4:00 p.m. on Saturday. No construction activity shall be permitted on Sunday or Holidays. At the applicant's request, the Director may administratively authorize minor modifications to these hours of construction.
11. During construction, the applicant shall take all appropriate measures, including watering of disturbed areas and covering the beds of trucks hauling fill to or spoils from the site, to prevent dust from grading and fill activity from depositing on surrounding properties.
12. All soils disturbed by development of the project shall be mulched and/or reseeded with native non-pyrophytic groundcover plants to control erosion.
13. The applicant shall be responsible for ensuring that all construction vehicles, equipment and materials are stored off the street so that pedestrian and vehicles can pass safely at all times.
14. The applicant shall be responsible for ensuring that the number of construction vehicles shall be limited to the minimum number necessary to complete the project.
15. All utility connections and extensions serving the project shall be installed underground. If feasible, the utility pole or poles on Ocean Parkway shall be removed.
16. All roofing, siding, flashing, metal work and trim shall be an appropriately subdued, nonreflective color.
17. If archaeological resources are discovered during grading, trenching, or other construction activities all work at the site shall stop immediately, and the project sponsor shall inform the Marin County Environmental Coordinator of the discovery. A registered archaeologist, chosen by the County and paid for by the project sponsor, shall assess the site and shall submit a written report to the Marin County Community Development Agency Director advancing appropriate mitigations to protect the resources discovered. No work at the site may recommence without approval of the Director. All future development of the site must be consistent with findings and recommendations of the archaeological report as approved by the Director.
18. BEFORE FINAL INSPECTION, the applicant shall satisfy all pertinent conditions of approval, remove all construction debris and materials, and install all proposed landscaping with a drip irrigation system to serve it. The applicant shall call for a Community Development Agency,

Planning Division inspection of the project and landscaping at least five working days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the occupancy certificate and imposition of hourly fees for subsequent re-inspections.

19. Any changes or additions to the project shall be submitted to the Community Development Agency, Planning Division for review and approval before the contemplated modifications may be initiated.

Marin County Department of Public Works, Land Use and Water Resources Division

20. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant must provide pertinent design information, or submit the required items, as specified below.
 - a. Prior to issuance of the Building Permit, the plans shall be reviewed and approved by the soils engineer. Certification shall be by the engineer's signature and stamp on site plan or by signed and stamped letter.
 - b. The first 30 feet of driveway off of Ocean Parkway shall be paved, e.g. AC, paver blocks, or other porous pavements.
 - c. An encroachment permit is required for work within the road right-of-way (Ocean Parkway).
 - d. Prior to issuance of the Building Permit, submit an Erosion and Siltation Control Plan if grading or site disturbance is to occur between October 15 and April 15.
 - e. Prior to issuance of the Building Permit, an agreement between the County and property owner requiring that the County be held harmless for any loss due to erosion for construction within the bluff erosion zone (LU-1.3) should be executed.
 - f. It is recommended that the subject property corners be marked in the field (there's an existing record of survey on APN 191-192-15, which can be used as reference points) prior to construction).

Bolinas Fire Protection District

21. BEFORE ISSUANCE OF A BUILDING PERMIT AND COMMENCEMENT OF CONSTRUCTION, the applicant shall meet with a Fire District representative for site-specific design requirements concerning defensible space and fuel modification and management plans. Also the applicant must provide pertinent design information, or submit the required items, as specified below.
 - a. Street address to be posted where readily visible from Ocean Parkway. Sign to be of 3-inch minimum letters with 3/8-inch stroke and with background of contrasting color.
 - b. Residential fire sprinklers to be installed per Marin County requirements.
 - c. Provide smoke detectors per UBC/UFC.
 - d. Class A roof per Marin County requirements.

- e. LPG tank to be secured to concrete foundation or by other methods to withstand failure of cylinder and associated plumbing which may cause propane release during a seismic event or land movement. Provide fifteen feet defensible space around propane tank. Maintain thirty feet separation from all structures if possible.
- f. Provide main electrical disconnect accessible to Fire Department.
- g. Construction and inspections per UBC and Marin County Codes. Notify Bolinas Fire Department for inspection at close-in, final, and before covering fireplace, wood stoves, or chimneys.

Marin County Community Development Agency, Environmental Health Services (EHS)

- 22. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall provide EHS a complete septic system inspection report from a qualified professional documenting the condition of the system. Contact EHS staff to be present at the time of the inspection.
- 23. Any necessary repairs to the system may be required prior to building construction. Contact EHS to determine if needed repairs require a permit.
- 24. Building Plans must provide assurance that all components of the septic system are protected from vehicular traffic during construction.
- 25. The septic system must be placed on Operating Permit status. Obtain the necessary application from EHS.

SECTION 3: VESTING AND APPEAL RIGHTS

NOW, THEREFORE BE IT FURTHER RESOLVED that the applicant must vest this Salwen Coastal Permit approval with the issuance of Building Permits and substantial completion of the approved work before October 25, 2006 or all rights granted in this approval shall lapse unless the applicant applies for an extension at least 10 days before the expiration date above, and the Director approves it.

NOW, THEREFORE BE IT FURTHER RESOLVED that this decision is final unless appealed to the Board of Supervisors. A Petition for Appeal and a \$700.00 filing fee must be submitted in the Community Development Agency - Planning Division, Room 308, Civic Center, San Rafael, no later than 4:00 p.m., November 1, 2004.

SECTION 4: VOTE

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the County of Marin, State of California, on the 25th day of October, 2004, by the following vote to wit:

AYES:

NOES:

ABSENT:

ALLAN BERLAND, CHAIRMAN
MARIN COUNTY PLANNING COMMISSION

Attest:

Jessica Woods
Recording Secretary