

PROJECT SUMMARY

The Bolinas Community Land Trust (BCLT) is proposing a 1,550 sq ft single-family residence (with internal one-bedroom junior second-unit) and a 1,145 sq ft detached accessory dwelling unit (ADU) on three lots comprising .55 acres in Bolinas, CA. The proposed project will also include a lot merger of all three lots to create one single parcel. The proposed project includes parking for five vehicles and a new on-site septic system for six total bedrooms. The project includes using an existing water meter from the Bolinas Community Public Utility District (BCPUD) for domestic water usage.

The development footprint has been selected through careful considerations of the existing conditions and environmental constraints on the Bolinas Mesa. The proposed project has been carefully designed to follow the guidelines set forth for Coastal development in Marin County, and the policies and guidelines presented in the California Coastal Act, Local Coastal Program Unit I, Marin Countywide Plan, and the Bolinas Gridded Mesa Community Area Plan. This includes siting development away from sensitive natural areas and developing a design that is consistent with the surrounding community and is not visibly intrusive. New development has been proposed 100' away from a mapped emergent wetland on the neighboring BCPUD property. The property is characterized as a vacant lot and has little to no native vegetation.

The proposed project is exempt from CEQA pursuant to the CEQA Guidelines Section 15303 for new single-family developments.

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Overlook Dr. Bolinas CA - Design Review / Coastal Permit

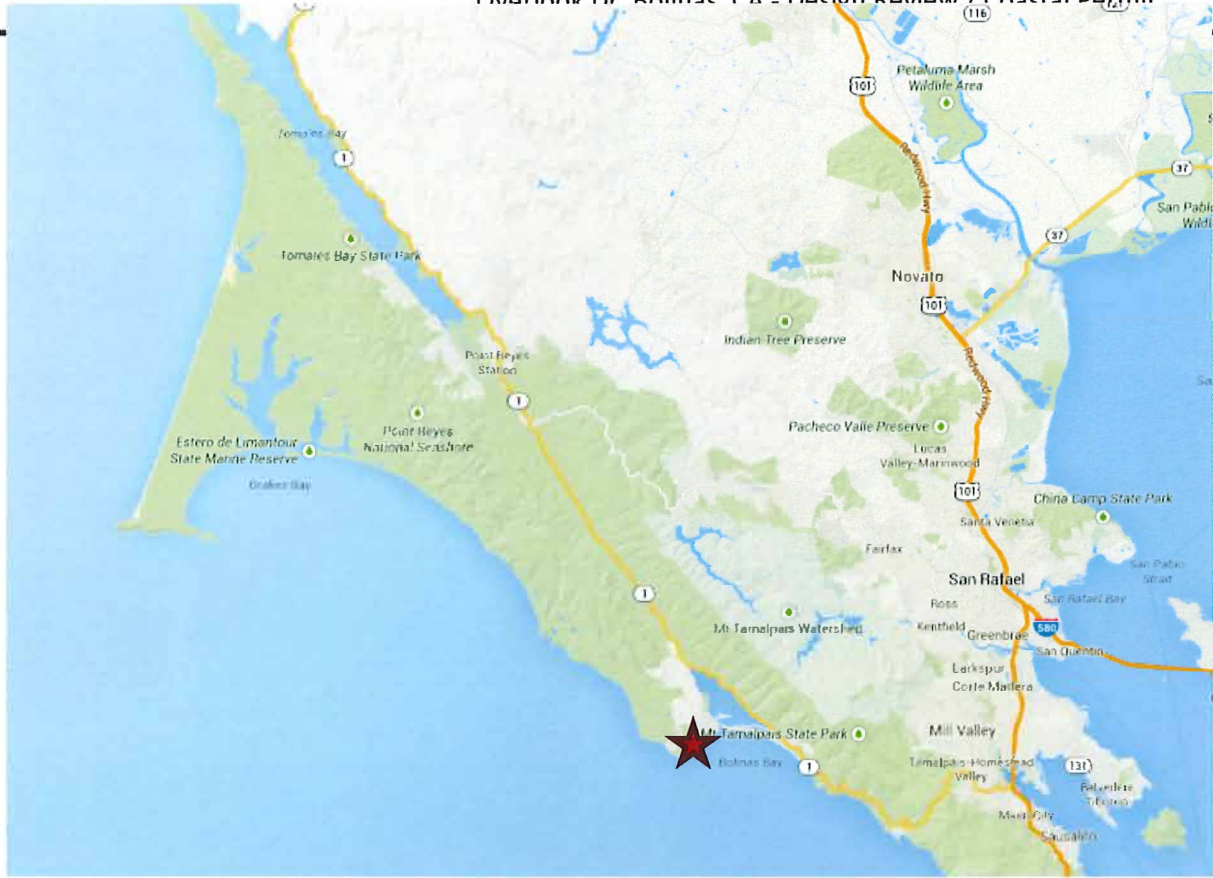


Figure 1: Vicinity Map

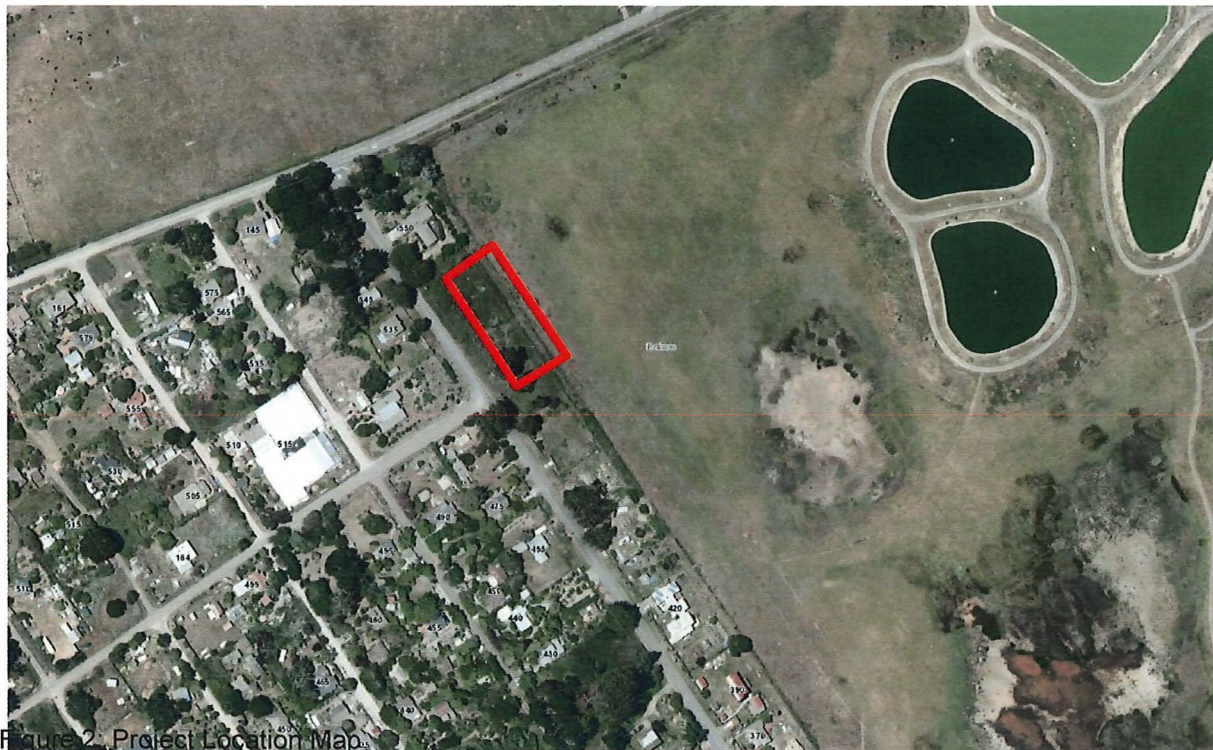


Figure 2: Project Location Map

Project Description

The proposed project includes the development of a new primary single-family residence (with an internal junior accessory unit [JADU]), and a detached accessory dwelling unit (ADU). Parking for five cars is provided in the middle of the site. The project also proposes associated infrastructure, a new on-site septic system, and new landscaping and pathways. The site plan has been carefully developed to locate all new construction outside an existing setback for a mapped wetland on the BCPUD sanitary spray fields to the east of the project site.

See Sheet A-1.1: Proposed Site Plan for the location of the existing and proposed structures.

GENERAL INFORMATION:

APN: 192-061-11, 12, & 13
Land Use Designation: C-SF5, Coastal, Single-Family Residential, one unit per one acre to five acres
Community Plan: Bolinas Gridded Mesa
Zoning: C-RA-B2; Coastal Residential Single-Family Agriculture District, one unit per 10,000 sq ft minimum density
Lot size: .55 acres: 24,000 square feet
Adjacent Land Uses: Single-family residential, BCPUD spray fields

<u>CONDITION</u>	<u>ORDINANCE REQUIREMENT</u>	<u>EXISTING CONDITION</u>	<u>APPLICANT'S PROPOSAL</u>
Minimum Lot Size	10,000	24,000	24,000
Front Setback	25'	NA	25'
Rear Setback	20'	NA	20'
Right (west) Side Setback	10'	NA	10'
Left (east) Side Setback	10'	NA	10'
Lot Coverage	NA	NA	NA
Floor Area Ratio	30%	NA	11% (2,690 sq ft)
Structure Height	25' max ADU – 15'		Main residence: 13'9" ADU: 13'9"
On-Site Parking	1 space/unit & 1 space/900 sq ft common area	4	5

Existing Impervious Surfaces: N/A

Project Impervious Surfaces:	2,699 sq. ft. –residential structures
	553 sq. ft. – patios/steps/walkways
Total Impervious:	3,252 sq. ft. (new residences and walkways/patios)
Lot Coverage:	13.5%

Project Design

The main residence structure will constitute a simple rectangular development footprint of approximately 1,550 sq ft of living space, accommodating two bedrooms and one full bathroom and a main kitchen/living room space in an approximately 880 sq ft space. Included in this structure is an approximate 660 sq ft one bedroom/one-bathroom JADU with separate kitchen. The ADU is an approximate 1,144 sq ft, three-bedroom, one-bathroom structure located to the south of the main residence. The main residence and ADU will have direct access from the carport via two concrete paths. The new structures are designed with natural earth tone materials and colors including vertical board and batten WUI compliant plywood exterior siding, bronze colored aluminum windows, and a metal standing seam roof, designed to visually blend the structures with the surrounding woodland.

Both structures are sited on previously disturbed and least constrained areas on the site along the Overlook Drive frontage and away from the 100' BCPUD wetland setback (see Sheet A.1). The roofline profiles are simple gabled roof forms with a maximum 13'9" height from finished grade that meets the height requirements for the zoning district. The overall design intent aims to mimic the local vernacular of wood and earth-tone shingle and board and batten construction.

Green Building

Development of the proposed project would be in compliance with the Marin County Green Building requirements and current Title 24 requirements. The site plan minimizes disruption of the existing conditions; the balance of the site would be maintained in its present state. Construction materials would also be reused and/or recycled where feasible. Construction activities will utilize local builders with local materials to reduce construction related impacts and vehicle trips.

Improvement /Utility Plan

The proposed project includes a septic system and leach fields sized to accommodate the development on site. A mound system leach field, sized for seven bedrooms, for all structures, is proposed to the southeast of the ADU. Percolation tests for the property concluded that there is adequate soils and area for the proposed systems. The system also includes a vehicle rated 2,000-gallon septic tank and a 2,000-gallon concrete pump tank located in the project driveway. See Sheet C1 for the septic field location.

The project would be served by an existing water meter connection from the BCPUD (see Attachment B) and includes an expanded water use permit for 2,700 cu ft per quarter.

Landscape Plan

The proposed landscaping plan includes a simple native planting plan of small shrubs, perennials, and groundcovers. Proposed landscaping includes a planting palette consistent with Wildland Urban Interface guidelines for residential developments. The planting plan and is included as Sheets L1.0 of the submittal. Landscaping is proposed for areas disturbed during construction, the balance of the property will remain untouched in the BCPUD wetland buffer setback.

The landscape plan will follow the Water Efficiency Landscape Ordinance (WELO) and utilize formulas for calculating Maximum Applied Water Allowance and Estimated Total Water Use to minimize the overall usage for irrigation on site.

The landscape planting plan includes introduction of low water use plants and smaller irrigation zone sizes to reduce overall use requirements.

Grading / Drainage and Impervious surfaces

The proposed project will include new slab-on-grade foundation construction and would require raising exiting finished elevations approximately two feet. This will require importing approximately 168 cu yds of fill for both structures. Proposed runoff discharged from the proposed improvements will include new impervious areas totaling 3,252 sq ft. The new 1,576 sq ft. driveway will be constructed of pervious gravel material. Site drainage will be directed toward Overlook Drive. Splash-boxes and infiltration planters will redirect roof run-off and designed to provide necessary retention volume and keep the post-construction discharge equal or less than pre-construction run off.

The proposed site improvements have been designed to meet Marin County Stormwater Pollution Prevention Program (MCSTOPP) and the SF Bay Regional Water Quality Control Board (RWQCB) requirements for Best Management Practices related to stormwater runoff and erosion control. Stormwater runoff from all impervious areas will be directed to infiltration planters that provide onsite storm water treatment via infiltration. An erosion control plan will be prepared in conjunction with proposed excavation, grading or demolition during the winter months (wet season).

LOCAL COASTAL PROGRAM UNIT I CONSISTENCY

Water Supply:

Water for domestic use would be provided via an existing water meter connection through the BCPUD. The BCPUD water meter connection includes an expanded water use permit for 2,700 cu ft per quarter for the two residential structures.

Septic System Standards:

The proposed project includes a septic field and system, prepared by Eckman Environmental Design, sized to accommodate the development on site. A typical mound system leach field for the main residence is proposed to the south of the ADU and to the west of the mapped wetland setback. The system also includes a vehicle rated 2,000-gallon septic tank and a 2,000-gallon concrete pump tank located in the project driveway. See Sheet C-1 for the septic field location. The percolation test results are included (see Attachment C)

Grading and Excavation:

The proposed project would require 168 cubic yards of gross fill and would be limited to the minimum amount necessary to accommodate the new structures finished floor and foundations. A breakdown of cut and fill calculations can be found on Sheet C1.0.

Pervious surfaces would be installed where appropriate, including the gravel area of the driveway. A preliminary drainage plan, per the County Code, is included on Sheets C1.0. The proposed project would incorporate BMPs or the appropriate control and treatment infrastructure as required.

Archaeological Resources:

The subject property is an undeveloped and relatively flat parcel. There are no streams or natural wetland areas near the property.

Coastal Access:

The development area on the property is not located adjacent to a coastal area that is identified by the Local Coastal Program, Unit I, as an area where public access is desirable or feasible.

Housing:

The proposed project includes the development of a single-family residence, a JADU, and an ADU.

The proposed on-site development would not affect existing housing stock or affordable housing opportunities in Inverness.

Stream Conservation Protection:

On October 4, 2017 and April 5 and July 26, 2018, WRA, Inc conducted a biological site assessment (BSA) at the site of a proposed residential development. The project would not adversely affect significant riparian lands, wetlands, marshes, and other significant wildlife habitats because the project avoids all such habitats. The project, with the deployment of the November 2018

BMPs and avoidance measures noted above, will minimize any potential affects from construction of the project.

The Study Area does not support sensitive biological communities; therefore, the proposed project plans will not result in impacts to biological communities. There are two off-site wetlands situated east of the Study Area. The drainage ditch is within 100 feet of the proposed project; however, this feature is unlikely to be considered jurisdictional under the CWA. It is unclear if the freshwater emergent wetland mapped in the NWI would be considered jurisdictional under the CWA. Because the drainage ditch appears to have been constructed in uplands for the purpose of draining uplands, and it holds no habitat value, a reduced setback from this feature is sufficient to prevent adverse impacts. Conversely, it is not clear if the NWI mapped wetlands would be considered jurisdictional and their habitat values are unknown; therefore, as a prudent measure, a 100-foot setback should be applied to this wetland. (see Attachment A)

Dune Protection:

The proposed project does not have dunes or related resources on or near the site. The proposed project would have no impact on sensitive dune habitats.

Wildlife Habitat:

On October 4, 2017 and April 5 and July 26, 2018, WRA, Inc conducted a biological site assessment (BSA) at the site of a proposed residential development. The Study Area does not have the potential to support special-status wildlife; therefore, the proposed project plans within the Study Area will not result in impacts to special-status wildlife. Additionally, vegetation removal will be minimal and limited to sparse herbs that do not have the potential to provide nesting habitat for birds protected under the MBTA. The Study Area is not within Critical Habitat or Essential Fish Habitat, nor is it a unique or critical pathway for local wildlife; therefore, there will be no impact to such. (see Attachment A)

Protection of Native Plant Communities:

On October 4, 2017 and April 5 and July 26, 2018, WRA, Inc conducted a biological site assessment (BSA) at the site of a proposed residential development. The analysis included a review of the habitat characteristics of the site and species of plants and animals expected to utilize the site, and included a field survey of the site. Protocol-level rare plant surveys resulted in negative findings for special-status plants within the Study Area. Therefore, the proposed project plans within the Study Area will not result in impacts to special-status plants. No further actions are recommended for special-status plants. (see Attachment A)

Shoreline Protection:

The subject property is not adjacent to a shoreline bluff top area and the proposed project does not entail shoreline protective works.

Geologic Hazards:

Paul Krohn has prepared a civil plan for the proposed project. Soils are typical of the Bolinas Mesa: Olompali Loam 2 to 9 percent slopes. The proposed foundations for slab on grade are typical perimeter foundation with spread footings with a minimum 18" below grade and 12" wide. See Attachment D for typical foundation design considerations.

Public Works Projects:

The proposed project does not entail expansion of public roads, flood control projects, or utility services.

The Marin County Fire Department provides fire protection to the Inverness community. Police protection is provided by the Marin County Sheriff's Department.

Construction of the proposed project would not result in any significant impact to the emergency service providers. There are no operational needs as a result of the project.

Land Division Standards:

No land division or lot line adjustment is proposed as part of this project. As part of the coastal permit process, the project proposes to merge the three lots thereby consolidating the lots and eliminating the potential for future development.

Visual Resources:

The subject property is a semi-rural residential area adjacent to Vision Road in Inverness in unincorporated Marin County. The proposed design would be compatible with the surrounding natural environment and local community character and would not adversely affect the visual quality of the area. Building massing and siting is designed to limit height and vertical elements.

Recreation/Visitor Facilities:

The proposed project would not provide commercial or recreational facilities, and the project site is not governed by VCR (Village Commercial Residential) zoning regulations, which require a mixture of residential and commercial uses.

Historic Resource Preservation:

The subject property is not located within the designated historic preservation boundaries as identified in the Marin County Historic Study for the Local Coastal Program. There are no existing structures on the site.

COMPLIANCE WITH COUNTY PLANS AND ORDINANCES

2015 Marin Countywide Plan:

The proposed project is consistent with the Marin Countywide Plan (CWP) for the following reasons:

BIO-1.1 Protect Wetlands, Habitat for Special-Status Species, Sensitive Natural Communities, and Important Wildlife Nursery Areas and Movement Corridors.

The proposed project is consistent with this policy because it would not entail development or disturbance near potential wetlands, habitat or sensitive natural communities. Furthermore, the biological analysis prepared for the subject property indicated that no species would be impacted as a result of the project.

BIO-2.2 Limit Development Impacts.

The proposed project is consistent with this policy because it would not entail development or disturbance within habitat for special-status species of plants or animals. All development is proposed on areas with no habitat value

BIO-2.3 Preserve Ecotones.

The proposed project is consistent with this policy because it would not alter riparian corridors, wetlands, baylands, or woodlands.

BIO-2.7 Protect Sensitive Coastal Habitat.

The proposed project is consistent with this policy because it would not entail the disturbance or removal of sensitive coastal habitats. The majority of the project site would remain undeveloped with proposed improvements occurring in areas of existing disturbance or non-sensitive coastal habitat.

BIO-3.1 Protect Wetlands.

The proposed project is consistent with this policy because it would not encroach into any potential sensitive habitats. The proposed project has been reviewed by qualified biologists and determined to not impact sensitive areas. No improvements are proposed within mapped wetlands areas or potential WCAs.

BIO-4.2 Comply with SCA Regulations.

There are no mapped or potential stream corridor areas near the project site. The proposed project is consistent with this policy because it includes improvements consistent with the SCA regulations set forth in the Marin Countywide Plan as determined by the biological assessment included in Appendix A. The proposed improvements would be constructed in areas of no habitat value outside of any potential SCA.

BIO-4.3 Manage SCAs Effectively.

The proposed project is consistent with this policy because it would not entail improvements within proposed SCA areas or potential setbacks. All development is proposed in an appropriate and non-invasive manner.

BIO-4.4 Promote Natural Stream Channel Function.

The proposed project is consistent with this policy because it would not entail disturbance or development to the functions of any onsite stream channels.

BIO-4.6 Control Exotic Vegetation.

The proposed project is consistent with this policy because it would help control invasive and diseased on-site vegetation through the removal of invasive species and creation of a drainage plan. Only native plantings would be included as part of any landscaping plan.

BIO-4.7 Protect Riparian Vegetation.

The proposed project is consistent with this policy because it would not entail development and disturbance within nearby creek drainages. The proposed improvements would be constructed in areas of non-sensitive coastal habitat value.

BIO-4.20 Minimize Runoff.

The proposed project is consistent with this policy because it would incorporate Best Management Practices (BMP's) and other associated drainage features to effectively treat and control stormwater and impervious surfaces runoff. Furthermore, the proposed project includes control measures for construction activities.

WR-1.3 Improve Infiltration.

The project is consistent with this policy and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff because the drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.

WR-2.3 Avoid Erosion and Sedimentation

The project is consistent with this policy and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff because the drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.

DES-4.1 Preserve Visual Quality.

The project would be consistent with because it would protect scenic quality and views of ridgelines and the natural environment from adverse impacts related to development. Proposed structures would not be visible from any public vantage point or beach area.

Bolinas Gridded Mesa Plan

Policy LU-3: *An overall surface drainage plan for the Gridded Mesa and adjoining areas shall be made and implemented as soon as possible to help alleviate septic system failures. Lot consolidation, access and road plans and improvements all await this. Piecemeal drainage plans which do not conform to an overall plan are a damage to other property, the cliffs and houses downslope. On-site and surface drainage and improvement of existing drainage should be a first priority. The road plan should be made in conjunction with the drainage system. (1984 Gridded Mesa Plan).*

The project would be consistent with this section because the proposed design has been developed based on an evaluation of all the potential land constraints and will create one singular 24,000 sq ft lot. The project site is not located near any sensitive areas or drainage constraints as document in the Bolinas Gridded Mesa Plan. The project septic system has been designed with soils and site constraints in mind.

Policy LU-4: *There shall be no residential development on the Mesa in areas with restrictive soils where on-site sewage disposal systems ore found to fail. Approval of new septic tank installations is dependent upon the recognition of the cumulative impacts of septic systems, including groundwater mounding and soil nitrate accumulation. If a determination of the cumulative impacts indicates that adjacent properties ore excluded from development if a second unit is added to an existing development, then the primary unit would be given priority. {This policy applies as long as on-site sewage disposal systems are used on the Mesa.} (1975 Land Use Policy 6--revised for the Gridded Mesa Plan)*

The project would be consistent with this section because the project septic system has been designed with soils and site constraints in mind. The septic plan, prepared by Eckman Design has been preliminary reviewed and approved by County EHS for use on site.

Policy LU-5: *The minimum parcel sizes for residential development on the Mesa shall be restricted by location if on-site sewage disposal systems are used. There shall be three areas for development corresponding to the constraints to on-site sewage, disposal inherent in the soils. The minimum lot size in these three areas shall be 10,000, 20,000 and 40,000 square feet, respectively. In the area requiring a minimum parcel size of 10,000 square feet, 20 to 22 new residential units are possible if a lot consolidation program is implemented. Similarly, in the area requiring a minimum parcel size of 20,000 square feet, 8 to 10 new residential units are possible, and in the area requiring a minimum parcel size of 40,000 square feet, 40 to 43 new residential units are possible. Further study may reveal some areas within this zone which are suitable for inclusion in a different zone (see Program LU-5.5). Assessment of a site for a zoning*

change must include consideration of the cumulative impacts of on-site sewage disposal, including groundwater mounding and soil nitrate accumulation. (1984 Gridded Mesa Pion Policy)

The project would be consistent with this section because the proposed design has been developed based on an evaluation of all the potential land constraints and will create one singular 24,000 sq ft lot. The project septic system has been designed with soils and site constraints in mind.

California Coastal Act:

ARTICLE 5 - LAND RESOURCES

Section 30240 Environmentally sensitive habitat areas; adjacent developments

(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas.

(b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.

The project would be consistent with this section because the proposed design has been developed based on an evaluation of all the potential land constraints. The project has been designed to minimize impacts to sensitive vegetation by locating all development outside setback buffers and would not degrade these areas.

ARTICLE 6 - DEVELOPMENT

Section 30250 Location; existing developed area

(a) New residential, commercial, or industrial development, except as otherwise provided in this division, shall be located within, contiguous with, or in close proximity to, existing developed areas able to accommodate it or, where such areas are not able to accommodate it, in other areas with adequate public services and where it will not have significant adverse effects, either individually or cumulatively, on coastal resources. In addition, land divisions, other than leases for agricultural uses, outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.

The project would be consistent with this section because the proposed design has been developed based on an evaluation of all the potential land constraints. The project is located in a semi-rural area near existing residential development. The project has been designed to

minimize areas of new disturbance and is located near existing developed areas. The project has water for domestic and fire protection purposes, has adequate access, and would be situated away from streams and sensitive vegetation.

Section 30251 Scenic and visual qualities

The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting.

The project would be consistent with this section because the proposed project is designed to minimize visual projections or intrusions above ridgelines or views through the project site. The project proposes minimal alterations to natural land forms and would not be seen from public vantage points.

Section 30253 Minimization of adverse impacts

New development shall do all of the following:

- (a) Minimize risks to life and property in areas of high geologic, flood, and fire hazard.*
- (b) Assure stability and structural integrity, and neither create nor contribute significantly to erosion, geologic instability, or destruction of the site or surrounding area or in any way require the construction of protective devices that would substantially alter natural landforms along bluffs and cliffs.*
- c) Be consistent with requirements imposed by an air pollution control district or the State Air Resources Board as to each particular development.*
- (d) Minimize energy consumption and vehicle miles traveled.*
- (e) Where appropriate, protect special communities and neighborhoods that, because of their unique characteristics, are popular visitor destination points for recreational uses.*

The project would be consistent with this section because the proposed project has been designed based on existing soil, drainage and woodland conditions. The proposed construction plan will assure stability and structural integrity and further preserve existing structures on-site. Furthermore, proposed improvements plans have been designed to limit substantially altering the existing natural landforms.