



SECOND INTERAGENCY REFERRAL OF PLANNING APPLICATION
Casado Coastal Permit
Project ID P2942

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Casado Coastal Permit provide us with written comments on the project by **March 8, 2021**. The property is located at 8 Ocean Avenue, further identified as Assessor's Parcel 193-172-17. The applicant's name and contact information is provided below.

Martin Casado
Martin.casado@gmail.com
650.776.1457

The applicant requests Coastal Permit approval to construct a new soldier-pier and tieback system to prevent further erosion of a lot located in the community of Bolinas. The proposed scope of work includes a 73-foot retaining wall and underground improvements at the eastern portion of the property. The maximum exposed height of the eastern retaining wall is 7 feet above grade. A 137-foot retaining wall and underground improvements is proposed at the western portion of the property. The maximum exposed height of the western retaining wall is 6 feet, 6 inches above grade. All proposed improvements would occur on the site, with no construction activities occurring on the bluff or beach level.

Coastal Permit approval is required because the project involves the alteration of land in the Coastal Zone, pursuant to Marin County Code Section 22.56.0551.B.

Zoning: C-RA-B2 (Coastal, Residential, Agricultural; 10,000 square foot minimum lot area)
Countywide Plan Designation: C-SF5 (Coastal Single-Family, 2-4 units/acre)
Community Plan (if applicable): Bolinas

For more information about the Casado Coastal Permit, please visit the Planning Division's website at: <https://www.marincounty.org/depts/cd/divisions/planning/projects> (by searching under Bolinas). Project plans, technical reports, and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates.

In your response to this referral, please provide the following information:

1. Indicate whether the application materials contain enough information for you to determine whether the applicant can readily comply with your agency's standards.
2. If the application does not contain enough information for you to determine whether the project can readily comply with your agency's standards, please list the information that you will need to make this determination.
3. If the application contains sufficient information for your review, please indicate whether the project is feasible as proposed or needs substantial modifications to comply with your agency's standards.
4. If the project needs to be substantially modified to comply with your agency's standards, please describe the scope of those modifications.

In your response, please indicate whether you would like to impose requirements on the project. We will forward your comments to the applicants/owners so they are aware of your agency's requirements.

Please contact me at (415) 473.7173 or kkilgariff@marincounty.org if you have any questions. Thank you.

Kathleen Kilgariff
Planner