



MARIN COUNTY  
COMMUNITY DEVELOPMENT AGENCY  
BRIAN C. CRAWFORD, DIRECTOR

**MEMORANDUM**

**TO: Members of the Planning Commission**  
**FROM: Kristin Drumm, Senior Planner**  
**RE: Errata to the January 9, 2012 staff report**  
**DATE: January 9, 2012**

Dear Members of the Commission:

Staff proposes the following modifications to items contained in Attachment #1 to the January 9, 2012 staff report (errata are highlighted in yellow, modifications shown in Attachment #1 are indicated in track changes without highlighting).

**Item 2, pg. 2: Section 22.68.060 – Non-Exempt Projects**

**Section 22.68.060 – Non-Exempt Projects**

Notwithstanding the provisions of Section 22.68.050 – Exempt Projects, a Coastal Permit shall be required for all of the following projects unless the development is categorically excluded or qualifies for a De Minimis Waiver:

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**KJ. Repair and maintenance activities.** Repair and maintenance activities as follows:

1. Any method of repair or maintenance of a seawall revetment (other than ordinary maintenance of the Seadrift Revetment as provided by Section 22.68.050.B), bluff retaining wall, breakwater, groin, culvert, outfall, or similar shoreline work that involves:

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**Item 5, pg. 11: Section 22.65.040 C-APZ Zoning District Standards**

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**2. Standards for Non-Agricultural Uses:**

Non-agricultural uses, including division of agricultural lands or construction of two or more dwelling units, (excluding agricultural worker or intergenerational housing) shall meet the requirements of section 22.65.040.C.1 above and the following additional requirements:

- a. **Conservation easements.** Consistent with State and federal laws, the approval of non-agricultural uses, a subdivision, or construction of two or more dwelling units, excluding agricultural worker and intergenerational housing, shall include measures for the long-term preservation of lands proposed or required to remain undeveloped. Preservation shall be accomplished by permanent conservation easements or other encumbrances acceptable to the County. Only agricultural uses shall be allowed under these encumbrances. In addition, the County shall require the execution of a covenant prohibiting further subdivision of parcels created in compliance with this Section and Article VI (Subdivisions), so that ~~they are each~~ is retained as a single unit.

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**Item 10, pg. 14: Section 22.32.027.B Agricultural Retail Sales and Facilities (Coastal)**

*(Note: Changes proposed to correct a typographical error and further clarify development standards. Section 22.32.027.B shown in its entirety below with revised numbering format consistent with January 2012 Public Review Draft.)*

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**B. Design Review for a structure used as a sales facility.**

1. Design Review shall be required for any structure proposed to be used for retail sales ~~that is within 300 feet of a street or a separate-ownership property line,~~ except as provided below.
  - 2a.** A sales structure that is within 300 feet of a street or a separate-ownership property line, does not exceed ~~500~~ 250 square feet in size, and does not exceed 15 feet in height shall be exempt from Design Review or eligible for Minor Design Review if either (1) the structure has no foundation (and is exempt from building permit), or (2) at least three of the structure's walls are each no more than 50% solid (including sides with no walls).
  - 3b.** An ~~on-site~~ sales facility structure that does not exceed 500 square feet in size, does not exceed 15 feet in height, and is ~~no~~ more than 300 feet from any street or separate-ownership property line ~~(and is not within a processing facility)~~ shall be exempt from Design Review.

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**Item 11, pg. 15: Section 22.32.027028 – Agricultural Retail Sales and Facilities Worker Housing (Coastal)**

- A. **Permitted use, zoning districts.** Agricultural worker housing providing accommodations-consisting of no more than 36 beds in group living quarters or 12 units or spaces for agricultural workers and their households shall be considered a principal permitted agricultural land use and shall not be included in the calculation of residential density in the following zoning districts: A2, A3 to A60, ARP, C-ARP, C-APZ, C-RA, ~~and C-OA, and O-A~~ and ~~are is~~ allowed by Articles II (Zoning Districts and Allowable Land Uses) and V (Coastal Zones—Permit Requirements and Development Standards).

**Item 1, pg. 17: C-CD-22 Agricultural Land Use Categories**

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**Agriculture 1 (coastal) (C-AG1).** This land use category is established for agricultural uses, including nonresidential structures necessary for agricultural operations at a floor area ratio (FAR) of .01 to .09, and housing with a density of one dwelling unit per 31 to 60 acres. to preserve agricultural lands that are suitable for land-intensive or land-extensive agricultural productivity, that contain soils capable of supporting production agriculture, or that are currently zoned C-APZ. The principal use of these lands shall be agricultural, and any development shall be accessory and incidental to, in support of, and compatible with agricultural production. A minimum of 60 acres is required for each dwelling units, and all development shall be consistent with applicable policies of the Coastal Land Use Plan.

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**Agriculture 3 (coastal) (C-AG3).** This land use category shall be provided is established for agricultural uses, including nonresidential structures necessary for agricultural operations at a floor area ratio (FAR) of .01 to .09, and housing with a density of one dwelling unit per 1 to 9 acres. for residential use within the context of small-scale agricultural and agriculturally-related uses, subject to the specific development standards of the Coastal Land Use Plan.

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**Item 1, pg. 23: Energy Chapter Introduction – Land Use Plan**

**Draft LCP Energy Introduction:**

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While the continued support of renewable energy has become a priority both locally and nationwide, there remains a concern that energy production facilities may pose a significant threat to important coastal resources. Nowhere is this more evident than in the Coastal Zone of Marin County, where the abundance of sensitive natural resources creates a delicate setting susceptible for to the potentially harmful effects that some facilities may impose. For instance, facilities such as power plants and those related to oil and gas drilling are known to inflict serious adverse impacts upon the surrounding environment, and therefore may not be appropriate for Marin's Coastal Zone. However, it is recognized that certain renewable energy facilities (example: solar and wind energy conversion) may be necessary for the continued health and economic well-being of the surrounding community, greater public benefit, and thus may be allowed where appropriate.

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**V. Chapter 22.66 – Coastal Zone Community Standards, pg 29**

*(Note: Section 22.66.040.B Limited Access in Seadrift near the bottom of page 29 should be revised to reflect the language proposed for this section at the top of page 23 as shown below.)*

**22.66.040 – Stinson Beach Community Standards**

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**B. Limited Access in Seadrift.** Allow only limited public access across the unsubdivided open space area generally located north of Dipsea Road and adjacent to

Bolinas Lagoon in the Seadrift subdivision lands fronting Bolinas Lagoon to protect wildlife habitat subject to the Deed of an Open Space and Limited Pedestrian Easement and Declaration of Restrictions as recorded March 26, 1986 as Instrument No. 86-15531. This area includes parcels 195-070-35 and 36; 195-080-29; 195-090-44; 195-320-62 and 78; and 195-340-71, 72, and 73 (Land Use Policy C-SB-2).

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