

Response to CCC Questions dated 1/29/2014

Unit 1: Location and Density of New Development

Policy 29: R-2 zoning in Stinson Beach

This language has been carried forward to LCPA policies C-SB-1, C-SB-6 and C-SB-7. Policy C-SB-1 says to maintain the existing R-2 zoning in Stinson Beach in order to protect and maintain the existing character of the community. The portion of the existing language that says: *“no development other than single-family residences shall be permitted on any parcel of less than 7,500 square feet in area in order to minimize septic tank problems and the cumulative impacts of such development on public access along Calle del Arroyo”* has not been carried forward.

There are a total of 114 R-2 zoned lots located along the Calles. Of these 114 lots, nine remain unimproved. One lot is owned by the County and is part of the Calle del Arroyo right of way. The remaining eight lots are privately owned. Of these, three are beachfront. The beachfront lots range in size from 1,481, 2,221.56, and 11,761 square feet. The other lots range in size with two lots at 2,354.24 square feet and the other lots at 5,096.5, 8,842.68, and 10,454.4 square feet.

There remain five unimproved lots that are less than 7,500 square feet where the language may apply. As such, the County suggests modifying LCPA Policy C-SB-6 as follows:

C-SB-6 R-2 Zoning. Maintain the existing R-2 zoning in Stinson Beach in order to protect and maintain the existing character of the community. No development other than single-family residences shall be permitted on any parcel of less than 7,500 square feet in area in order to minimize septic tank problems and the cumulative impacts of such development on public access along Calle del Arroyo.

Unit 2 Public Access

Policy 3: Specific accessway recommendations

The following is an updated response to that provided with the 1/10/2014 letter:

The policy states: “lateral access shall also be provided on the undeveloped parcels on the southern side of North Shore Boats peninsula, APN 104-180-13, 14, 15, and 16.”

Offers to dedicate were accepted on parcels 104-180-13 and 14 on 4/9/2002, according to Linda Locklin of the CCC. Parcel 104-180-14 is privately owned and developed with a single family residence.

Parcel 104-180-15 has been merged with 104-170-11 and is now 104-180-17 and is 19.07 acres. This parcel is privately owned and undeveloped. This parcel has a 20 foot private access easement. **No evidence of public access easements has been provided.**

Parcel 104-180-16 is privately owned and has been improved with a single family residence. A coastal permit was issued 4/1984. This parcel is adjacent to 104-

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180-17 and has a 5 foot private access easement (for a total of 25 feet). **No evidence of lateral access has been provided.**

Those parcels where no access has been provided should be added to the list of recommended coastal accessways.

Unit 2 Recreation and Visitor Serving Facilities

Policy 2(b)(d)

The Jensen's Oyster Bed Beds parcel 104-110-08 is now federally owned. This parcel is immediately north of Miller Park and is not developed. No public access facilities are provided on this parcel.

The Tom's point parcels 104-040-20 and 21 are owned by Audubon Canyon Ranch. These parcels are undeveloped. Audubon Canyon Ranch manages these parcels as a wildlife sanctuary and does not allow public access.

The policy recommendations for these parcels have not been carried forward since they have been implemented.

Policy 3b (Olema)

(b4). The following table describes the status of parcels 166-202-01 through 04. See **Attachment 1** for a map of the area and **Attachment 2** for a map showing the zoning.

Parcel	Zoning	Acres	Status
166-202-01	C-VCR	0.99	This lot is improved with a restaurant called Sir and Star at The Olema (formerly the Olema Inn) http://sirandstar.com/ .
166-202-02 (now 166-340-07, 08) This parcel was previously 166-340-01 and was 10 acres and part of the Roundstone Farm. The land was subdivided in 1982 into several housing sites (Fisher Master Plan). A lodge was planned for this site but was later cancelled. No proposals	C-RCR/C-ARP-1.2	2.106	166-340-08 is split zoned C-RCR/C-ARP-1.2. The 2.106-acre portion zoned C-ARP-1.2 has been recorded as private open space through an agreement with the County made on February 28, 1992 to satisfy a condition of approval for Land Division #91-004. This area shall be preserved in substantially its undeveloped state as open space. No structures shall be developed except as specifically permitted by the agreement. No public access is allowed. The property may be used for grazing of livestock, the grazing and riding of horses, and such recreational uses as are compatible with the maintenance of the property. For uses accessory to the approved use of Parcel Two of Land Division #91-004, owner may apply for approval to grade, construct, and place upon the property horse trails, sheds, stables, and other such structures and appurtenances which are strictly compatible with this agreement, which have acceptable visual and water quality impacts, and which are consistent with the overall intensity of development of Parcel Two. The agreement recognizes that 0.783 acres of the 2.106

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for the remainder of the site. The parcel was further divided by 91-004 in June 1991 and what is now shown.		5.8	acre area of private open space was used to satisfy the zoning density for the adjacent five residential units on proposed Parcel 1 of the Land Division #91-004 and APN 166-340-03, 166-340-04, and 166-340-05. The 6 acre portion zoned C-RCR is unimproved with a horse corral and a small stable.
166-202-03	C-VCR	0.83	This lot is improved with a single family residence.
166-202-04	C-VCR	1.1	This lot is owned by Pacific Gas and Electric and is improved with a substation and electrical transformers with supporting infrastructure.

Is it possible for those parcels to be rezoned to VCR?

At one point parcel 166-202-02 was a separate parcel. It was then combined with 166-340-01 (formerly part of 166-230-05), which was then split into 166-340-08 and 09. That portion of 166-340-08 that was once 166-202-02 could theoretically be rezoned to C-VCR, which would be consistent with the zoning of the adjacent parcels bordering on the north and south (166-202-01, 03, and 04) that are currently C-VCR. The remaining portion of 166-340-08 should retain its C-RCR zoning, which is consistent with the LCP requirement below in (b5) to rezone to C-RCR. This parcel is unimproved with a horse corral and a small barn structure.

(b5) 13 acre parcel 166-193-01, 02, and 166-230-05 shall be rezoned to RCR for hotel/motel.

Parcel	Status
166-193-01 & 02	166-193-01 is now 166-340-06. Zoned C-RCR 166-193-01 is now 166-340-07. Zoned C-RCR
166-340-06	This parcel is .507 acres and is unimproved. Parcel is privately owned and is zoned C-RCR.
166-340-07	This parcel is 2.26 acres and is unimproved. This property is privately owned and is zoned C-RCR.
166-230-05	This parcel was subdivided to 166-340-02, 03, 04, 05, 08, and 09.
166-340-02	Zoned C-ARP-1.2; Improved with a single family dwelling;
166-340-03	Zoned C-ARP-1.2; Improved with a single family dwelling
166-340-04	Zoned C-ARP-1.2; Improved with a single family dwelling
166-340-05	Zoned C-ARP-1.2; Improved with a single family dwelling
166-340-08	Split zoned C-ARP-1.2/C-RCR. The 2.16 acres are zoned C-ARP-1.2 and has been designated as an easement for private open space. The Unimproved; private open space (see above table)
166-340-09	Zoned C-ARP-1.2; Improved with a single family dwelling

These parcels were rezoned to C-RCR through Board of Supervisor's Ordinance No. 2704 on April 13, 1982. The California Coastal Commission certified both the Unit II Land Use Plan resubmittal and the Zoning and Implementation resubmittal. This package included the rezonings listed in Ordinance 2704. The intent behind rezoning parcels 166-193-01, 02 and 166-230-05, located upland from Olema and north of the Olema Hotel, was to permit the development of a combination of single family residential and resort commercial recreation uses. At the time of the rezoning, these

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sites combined were anticipated to have potential for development of a 20-40 unit motel or cottages resort complex. This development has not occurred.

It might be possible to rezone parcels 166-340-06 and 07 from C-RCR to C-VCR since these parcels are currently unimproved. It might also be possible to rezone the portion of 166-340-08 that is zoned C-RCR since it remains unimproved as well. However, all the C-ARP-1.2 zoned parcels are now improved with existing single family dwellings. Another portion of a C-ARP-1.2 zoned lot has been designated as a permanent open space easement. As such, rezoning to C-VCR would not make much sense although single family dwellings are a principal permitted use in this district.

In Olema there are 25 total VCR zoned lots. Four are vacant and 21 are developed. Of these, 6 are developed with commercial while 11 are single family uses. One is also a church, and two are multi family, and the other is a PGE substation. There are 8 total RCR lots. Five are vacant and 3 are developed.

Unit 2 New Development and Land Use

8(c)(4) Paradise Ranch Estates

The policy states:

"This plan would consolidate 24 lots into 11 new building sites and reduce total buildout in the subdivision to 157 units. It is the intent of the Coastal Conservancy and the County of Marin to implement this plan as soon as funds are available. However, in the meantime, the County will process applications in accordance with other policies and standards of the Local Coastal Program, and will notify the Coastal Conservancy whenever applications affecting these lots have been received."

What is the likelihood that such consolidation would occur absent the policy?

The County has had a merger ordinance in existence prior to January 1, 1984. Considering that few consolidations occurred even with the existence of both the merger ordinance and this policy, it would appear the policy's absence would not had a significant impact. For this reason the policy has not been carried forward.

How many of the 28 lots identified in Policy 8c4b have been developed or included within Point Reyes National Seashore?

Figure 5 from the Paradise Ranch Estates Restoration Plan (p. 12) shows the proposed lots for federal acquisition. The status of those lots is shown in the table below. Please note that since the map was prepared in 1981, some lots have been consolidated and others have been split, so a strict comparison to the original 28 lots is not feasible. Based on the original map, today there are a total of 38 existing lots. Of these, 29 lots are proposed for federal ownership under P.L.-96-199 and H.R. 3757. Of these 28 lots, fourteen have been federally purchased and fifteen lots are privately owned. Of these fifteen privately owned lots, nine are improved with single family dwellings and six remain unimproved. In sum, fourteen lots have been federally purchased and nine lots have been developed. Six lots remain undeveloped.

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Parcels Proposed For Federal Acquisition (based on Figure 5)						
Parcel	Owner	Zoning	Status	USA Lot	Lots Proposed under PL-96-199	Lot now federally owned per PL-96-199
114-100-62	Elizabeth Mc Manus Separate Property Trust	C-RSP-.025	Improved w/SFD	*	*	---
114-100-67	Billy Rose	C-RSP-.025	Improved w/SFD	*	*	---
114-100-68	Barry Young	C-RSP-.025	Improved w/SFD	*	*	---
114-100-74	Hall-Sacheli Trust et al	C-RSP-.025	Improved w/SFD	No	Yes	No
114-100-83	Upstill Morris Family Trust et al	C-RSP-.025	Unimproved	No	Yes	No
114-100-84	Charles Gardiner III	C-RSP-.025	Unimproved	No	Yes	No
114-120-14	USA	C-RSP-0.25	Unimproved	No	Yes	Yes
114-120-48	USA	C-OA	Unimproved	Yes	No	---
114-120-69 (formerly 114-120-12 & 13)	Carmen Schuman Revoc Trust		Improved w/SFD	No	Yes. The portion that was 114-120-13.	No
114-120-86	USA	C-RSP-0.25	Unimproved	No	Yes	Yes
114-130-21	USA	C-RSP-0.25	Unimproved	No	Yes	Yes
114-130-25	Allan Bortel	C-RSP-0.25	Improved w/SFD	No	Yes	No
114-130-27	Andrew Marshall	C-RSP-0.25	Unimproved	No	Yes	No
114-130-29	Barbara Jay	C-RSP-0.25	Improved w/SFD	No	Yes	No
114-130-57	USA	C-RSP-0.25	Unimproved	Yes	No	---
114-130-58	USA	C-RSP-0.25	Unimproved	No	Yes	Yes
114-130-60	David Rempel	C-RSP-0.25	Improved w/SFD	No	Yes	No
114-130-61	Michael Ongerth	C-RSP-0.25	Improved w/MFD	No	Yes	No
114-130-64	USA	C-OA	Unimproved	Yes	No	---
114-130-65 (formerly part of 114-130-22)	USA	C-RSP-0.25	Unimproved	No	Yes Parcel was subdivided	Yes
114-130-78	Jay Kaufman	C-RSP-0.25	Unimproved	No	Yes	No
114-130-79 (formerly part of 114-130-22)	Randall Merk	C-RSP-0.25	Improved w/SFD	No	Yes Parcel was subdivided	No
114-150-12	USA	C-RSP-0.25	Unimproved	No	Yes	Yes
114-150-33	USA	C-RSP-0.25	Unimproved	No	Yes	Yes
114-150-34	USA	C-RSP-0.25	Unimproved	No	Yes	Yes
114-150-35	USA	C-OA	Unimproved	Yes	No	---
114-150-36	USA	C-OA	Unimproved	Yes	No	---
114-150-37	USA	C-OA	Unimproved	Yes	No	---
114-150-43	USA	C-RSP-0.25	Unimproved	No	Yes	Yes
114-150-47	USA	C-OA	Unimproved	No	Yes	Yes
114-150-48	USA	C-RSP-0.25	Unimproved	No	Yes	Yes
114-150-49	USA	C-RSP-0.25	Unimproved	No	Yes	Yes
114-150-50	USA	C-RSP-0.25	Unimproved	No	Yes	Yes
114-150-53	USA	C-OA	Unimproved	No	Yes	Yes
114-150-54	NMCWD	C-RSP-0.25	Unimproved	No	Yes	No
114-150-56	Kay Mc Mahon	C-RSP-0.25	Improved w/SFD	No	Yes	No
114-150-60 (portion) (formerly 114-150-44,45,46, and 31)	Thomas Anderson (44, 45, and 46 were proposed for acquisition)	C-RSP-0.25	Unimproved	No	Yes	No
114-150-64	Daniel	C-RSP-0.25	Improved w/SFD	No	Yes	No

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	Liebermann et al				
*The inclusion of these lots within the authorized boundaries cannot be determined at this time					

8(b) C-PRS-7 Point Reyes Affordable Homes Project.

The language in C-PRS-7 is certified language lifted directly from the existing LCP. Exhibit E as referenced in the policy is the site diagram, uses, and lighting for the Point Reyes Affordable Housing project, dated January 25, 2002. Appendix G is a description of the land use categories that have been incorporated from the Marin Countywide Plan. These documents were pulled from the Coastal Commission Staff Report for Amendment No. 1-MAJ-02 (approved May 9, 2002) and are attached for your reference. See **Attachment 3** for Exhibit E and **Attachment 4** for Appendix G.