

COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

STAFF REPORT TO THE MARIN COUNTY DEPUTY ZONING ADMINISTRATOR			
Bolinas Community Land Trust Coastal Development Permit, Desing Review and Use Permit			
Recommendation:		Approved with Conditions	
Hearing Date:		June 27, 2024	
Application No(s):	P4375	Owner(s):	Bolinas Community Land Trust
Agenda Item:	1	Assessor's Parcel No(s):	193-061-03
Last Date for Action:	7/15/2024	Property Address:	31 Wharf Road, Bolinas
		Project Planner:	Megan Alton
		Signature:	<i>Megan Alton</i>
Countywide Plan Designation:	C-NC and C-SF5 (Coastal, Neighborhood Commercial and Coastal, Single Family, 2-4 units/acre)		
Community Plan Area:	Bolinas Community Plan		
Zoning District:	C-VCR and C-RA-B2 (Coast, Village Commercial Residential and Coastal, Residential Agricultural)		
Environmental Determination:	Exempt per CEQA Guidelines section 15303, Class 3		

PROJECT SUMMARY

The Bolinas Community Public Utility District (BCPUD) is requesting Coastal Development Permit, Design Review and Use Permit approval to connect a groundwater test well to the Bolinas Community Public Utility District water distribution system as an emergency water supply source during drought years. The connection would entail 270 feet of pipeline to be installed from the well head and treatment unit to the existing water main in Wharf Road. The proposed project would also include a new 4,600-gallon water storage tank, which would be 9 feet 6 inches tall, and a new 8 foot tall 80 square foot utility shed within an area enclosed by a 6-foot high chain-link fence. The proposed water storage tank and utility shed would have the following setbacks: 124 feet from the southeastern front property line; 4 feet from the southwestern side property line; 164 feet from the northeastern side property line; and 195 feet from the northwestern rear property line.

Coastal Development Permit approval is required pursuant to Coastal Zoning Code section 20.68.060.b and c. Use Permit and Design Review approval are required pursuant to Coastal Zoning Code section 20.62.070, Table 5-2-d because public utility or safety facilities are a conditionally permitted use requiring Design Review.

PROJECT SETTING

Characteristics of the site and surrounding area are summarized below:

Lot Area: 1.86 acres

Adjacent Land Uses: Residential and commercial

Topography and Slope: Sloping upward from Wharf Road with an average lot of 48%.

Existing Vegetation: The steep hillside to the south is comprised of mixed coast live oak woodland and common velvet grass grassland.

Environmental Hazards: High Fire Hazard Severity Zone

The existing test well is located on land owned by the Bolinas Community Land Trust (BCLT); BCPUD's use of the well and project site has been coordinated via a licensing agreement with BCLT. The project site is located in the commercial core of the town of Bolinas, which is surrounded by commercial and residential uses. The project site is partially developed/disturbed with an unpaved parking area and a small storage shed located on the flat, southern portion of the parcel. The steep hillside to the north is vegetated with mixed coast live oak woodland and common velvet grass grassland. As part of a separate application in 2021, the project site was approved for eight affordable housing units and a commercial space.

BACKGROUND

In response to water supply challenges posed by the drought in recent years, the BCPUD applied to and received approval from the State Water Resources Control Board Division of Drinking Water (DDW) to supplement the district's surface water supply using existing supply wells. BCPUD water sources are regulated by DDW; however, this project is still subject to the Marin County Local Coastal Program because the project site is located within the coastal zone of Marin County.

The BCPUD submitted the Coastal Development Permit, Design Review and Use Permit applications to the Planning Division on December 21, 2023. Upon receipt, the application was transmitted to the California Coastal Commission, Department of Public Works, Land Development Division, the State DDW, and Environmental Health Services. Responses from the agencies can be found in Attachments 3 through 5. A notice was posted on the project site on January 16, 2024.

The applicant has provided the following reports:

- Biological Site Assessment Report, prepared by WRA Environmental Consultants
- Hydrology Report, prepared by Rob Gailey, Gailey Consulting Hydrogeologist PC
- Pumping Capacity Report, prepared by Rob Gailey, Gailey Consulting Hydrogeologist PC

The biological site assessment prepared by WRA Environmental Consultants evaluated the presence of special-status species, potential to support special-status species, and presence of other sensitive biological resources. Twenty-one special-status plant species have been documented in the vicinity of the project site; however, no special-status plant species were observed on the project site or are unlikely to occur on the project site. Seven special-status wildlife species have been recorded within the vicinity of the project site. Species of interest include species of birds and bats. However, due to site conditions the proposed project would not result in adverse impacts to these species.

Consistent with Marin County LCP policy C-PFS-13 the applicant provided a hydrology report. The study demonstrated that the proposed well would not have adverse direct or cumulative impacts on coastal resources, including groundwater basins, aquifers, and streams.

While the proposed well will only operate as an emergency water supply source during drought years, the Pumping Capacity Report prepared by Rob Gailey, indicated that the well could successfully produce water at a rate of 80 to 130 gallons per minute.

RECOMMENDATION

Staff recommends that the Deputy Zoning Administrator review the administrative record, conduct a public hearing, and approve the Bolinas Community Land Trust Coastal Development Permit and Conditional Use Permit.

Attachments:

1. Recommended resolution
2. Project plans
3. Transmittal Response from Environmental Health Services, May 8, 2024
4. Transmittal Response from the California Coastal Commission, May 13, 2024
5. Transmittal Response from the Department of Public Works, May 14, 2024

MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO. _____

A RESOLUTION APPROVING THE BOLINAS COMMUNITY LAND TRUST COASTAL DEVELOPMENT PERMIT, DESIGN REVIEW, AND USE PERMIT

31 WHARF ROAD, BOLINAS
ASSESSOR'S PARCEL: 193-061-03

SECTION I: FINDINGS

1. **WHEREAS**, The Bolinas Community Public Utility District (BCPUD), has submitted a Coastal Development Permit, Design Review and Use Permit application to connect a groundwater test well to the BCPUD's water distribution system as an emergency water supply source during drought years. The connection would entail 270 feet of pipeline to be installed from the well head and treatment unit to the existing water main in Wharf Road. The proposed project would also include a new 4,600-gallon water storage tank, which would be 9 feet 6 inches tall, and a new 8 foot tall 80 square foot utility shed within an area enclosed by a 6-foot-high chain-link fence. The proposed water storage tank and utility shed would have the following setbacks: 124 feet from the southeastern front property line; 4 feet from the southwestern side property line; 164 feet from the northeastern side property line; and 195 feet from the northwestern rear property line. The property is located at 31 Wharf, Bolinas and is further identified as Assessor's Parcel 193-061-03.

2. **WHEREAS**, on June 27, 2024, the Marin County Deputy Zoning Administrator held a duly noticed public hearing to take public testimony and consider the project.

3. **WHEREAS**, the project is Categorical Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 of the CEQA Guidelines because the proposed project will not result in a potentially significant impact on the environment.

4. **WHEREAS**, the project is consistent with the Marin Countywide Plan (CWP) for the following reasons:

- A. The project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the irreplaceable removal of a substantial number of mature, native trees.
- B. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the subject property does not provide habitat for special-status species of plants or animals.
- C. The project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not substantially alter the margins along riparian corridors, wetlands, baylands, or woodlands.
- D. The project is consistent with the CWP stream and wetland conservation policies (BIO-3.1 and CWP BIO-4.1) because the proposed development would not encroach into any Stream Conservation Areas or Wetland Conservation Areas.

- E. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3) because the grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.
 - F. The project is consistent with CWP seismic hazard policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) because it would be constructed in conformance with County earthquake standards, as verified during review of the Building Permit application and the subject property is not constrained by unusual geotechnical problems, such as existing fault traces.
 - G. The project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it would meet all fire safety requirements, as verified by the local fire protection district during review of the Building Permit application.
 - H. The project is consistent with CWP aesthetic policies and programs (DES-4.1 and DES-4.e) because it would protect scenic quality and views of ridgelines and the natural environment from adverse impacts related to development.
 - I. The project is consistent with CWP residential design policies and programs (DES-3.b and DES-4c) because it would fit within the context of the neighborhood, minimize the perception of mass and bulk, and comply with the Single-family Residential Design Guidelines.
5. **WHEREAS**, the project is consistent with the mandatory findings for Coastal Permit approval (Marin County Local Coastal Program, Coastal Zoning Code section 20.70.070).

A. Coastal Access. The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Coastal Access section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.180 (Public Coastal Access). Where the project is located between the nearest public road and the sea, a specific finding must be made that the proposed project, as conditioned, is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act (commencing with Section 30200 of the Public Resources Code)

The project is consistent with the Land Use Plan (LUP) public coastal access policies (C-PA-2, C-PA-15 and C-PA-16) and this finding because the project site is not located near a coastal bluff or beach access, and therefore, would not interfere or impact existing coastal access.

B. Biological Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Biological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.050 (Biological Resources).

The Marin County LUP includes policies to protect environmentally sensitive habitat areas (ESHAs), including policy C-BIO-1. The applicant provided a biological site assessment (BSA) prepared by WRA Environmental Consultants, dated December 2023. The BSA concludes that there are no streams, wetlands, or coastal dunes within the 100 feet of the

project elements. Furthermore, the project does not include the removal of major vegetation and would not result in effects to special status plants.

Nesting birds and roosting bats are common species found in the area and do have the potential to occur on the project site. Therefore, the project would be subject to Marin County Development Code Sections 22.20.040.F and 22.20.040.G which require that protection measures be employed to ensure protection of roosting bats and nesting birds during construction.

C. Environmental Hazards. The proposed project, as conditioned, is consistent with the applicable policies contained in the Environmental Hazards section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.060 (Environmental Hazards).

The project is not located on a dune or along a shoreline therefore, Coastal Zoning code sections 20.64.060a and b are not applicable. Additionally, the project does not include structure for human habitation.

D. Agriculture and Mariculture. The proposed project, as conditioned, is consistent with the applicable policies contained in the Agriculture and Mariculture sections of the Marin County Land Use Plan and the applicable agricultural and maricultural standards contained in Chapter 20.32.

The location of the project components are located in and governed by the C-VCR (Coastal, Village Commercial Residential) zoning district and the project entails the operation of a well to provide water during drought years, 4,600-gallon water storage tank and 80 square foot utility shed. As the project does not entail commercial operations related to agricultural or maricultural uses, this finding does not apply.

E. Water Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Water Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.080 (Water Resources).

The project entails minimal grading and the project is sited to avoid biological and water resources. As such, the project is consistent with the standards related to water quality, grading, and excavation because it entails erosion control measures during project construction. Additionally, the existing well and proposed trenching of the new pipeline would not result in filling (direct impacts) to any area that would be subject to the Clean Water Act jurisdiction of the U.S. Army Corps of Engineers, the Porter-Cologne Act jurisdiction of the Regional Water Quality Control Board, the Section 1602 Fish and Game Code jurisdiction of CDFW, or to regulation by Marin County under the Local Coastal Program. Therefore, the project is consistent with the LUP water resources policies and this finding.

F. Community Design. The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Design section of the Marin County Land Use Plan and the applicable standards contained in Chapter 20.66 (Community Design).

The project site is located within commercial core of the community of Bolinas, which is developed with a mix of commercial structures and residential uses scattered throughout.

The surrounding area includes varying topography with constructed with varying development patterns, heights, and architectural styles along Wharf Road. The proposed project would occur in the middle of the property, behind development approved as part of another project. There are no designated scenic vistas in the area.

The project is consistent with Bolinas Community Standards under Marin County Implementation Plan section 20.66.050, LUP policies related to development in Bolinas (Land Use Plan policy C-BOL1 and C-BOL-3) because the height, scale, and design of the project are compatible with the existing development in the area and rural character of the area.

G. Community Development. The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Development section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.110 (Community Development).

The project entails a well, utility shed, and a water tank in the commercial core of the community of Bolinas. The project would provide drinking water as an emergency source during drought years. Therefore, the LUP community development policies are not applicable.

H. Energy. The proposed project, as conditioned, is consistent with the applicable policies contained in the Energy section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.120 (Energy).

The proposed project would be required to satisfy all energy-saving standards as required by the County's Building and Safety Division prior to the issuance of a building permit. Therefore, the project is consistent with the LUP energy policies (LUP policies EH-2.1, EH-2.3, and CD-2.8) and this finding because it would be constructed in conformance with County energy efficiency standards, as verified during review of the Building Permit application.

I. Housing. The proposed project, as conditioned, is consistent with the applicable policies contained in the Housing section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.130 (Housing).

The proposed project would not result in the removal or demolition of low and/or moderate-income housing and would not affect the available housing stock in the surrounding communities. Therefore, the project is consistent with the LUP housing policies to address low- and moderate-income housing needs in the Coastal Zone (LUP policy C-HS-1).

J. Public Facilities and Services. The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Facilities and Services section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.140 (Public Facilities and Services).

In 1971, BCPUD declared a water shortage emergency and enacted a moratorium on new water connections. BCPUD mainly relies on surface water which can result in water supply challenges during drought years. During drought years BCPUD regularly reminds customers of the importance of water conservation through media, mailings, and meetings. During the most recent drought, BCPUD customers were restricted to use no more than 125 gallons of water per, day per connection. Then by the summer of 2021

BCPUD customers reduced their overall water consumption by 50%. Mandatory water rationing was avoided due to such efforts.

In response to water supply challenges posed by droughts in recent years, the BCPUD applied to and received approval from the State Water Resources Control Board Division of Drinking Water (DDW) to supplement the district surface water supply using existing supply wells. As such, BCPUD is proposing to connect a groundwater test well at the project site to the BCPUD water distribution system as an emergency water supply source during drought years. The water customers to be served by proposed well are the BCPUD's 95 existing customers in the BCPUD's downtown pressure zone with no new or additional customers being added as a result of this project. Therefore, the project is consistent with the LUP policies C-PFS-2 and C-PFS-13. The project site and proposed project does not include any sewage disposal or structures that require sewage disposal. Therefore, LUP policies C-PFS-1, C-PFS-5, C-PFS-6, C-PFS-7, C-PFS-8, C-PFS-9, C-PFS-10, C-PFS-11, and C-PFS-12 are not applicable.

Consistent with LUP policy C-PFS-13 the applicant provided a hydrology study prepared by Rob Gailey, Gailey Consulting Hydrogeologist PC. The study was conducted to comply with Coastal Zoning Code section 20.64.140 and policy C-PFS-13, and reviews and evaluates the well in regard to potential adverse impacts on groundwater basins, aquifers, streams, land uses and other relevant coastal resources. The report concluded that there would not be adverse impacts due to geological makeup of the underlying well, the disconnect between the above ground water features, the limit amount of groundwater drawdown experienced during testing, and the limited amount of water being used from the well. Therefore, the project is consistent with the LUP policy C-PFS-13.

Marin County LUP policy C-PFS-16 requires wells to be at least 100 feet from all property lines, unless a finding is made that no development constraints are placed on neighboring properties. The existing test well was drilled in the accessible portion of the property where it is less steep and vegetated. The location of well is within 100 feet of 19 Wharf Road (APN 193-061-01), 23 Wharf Road (APN193-031-23), and 41 Wharf Road (APN: 196-061-04). 19 and 23 Wharf Road are developed with residential structures and 41 Wharf Road is commercial property. All three properties are within BCPUD's service boundaries for water and sewer and have utility connections for those services. Additionally, Marin County records do not indicate any active wells or septic systems on those properties. Therefore, the proposed well, being located closer than 100 feet to the property would not prohibit future development of 19 Wharf Road (APN 193-061-01), 23 Wharf Road (APN193-031-23), and 41 Wharf Road (APN: 196-061-04) and is consistent with LUP policy C-PFS-16.

K. Transportation. The proposed project, as conditioned, is consistent with the applicable policies contained in the Transportation section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.150 (Transportation).

The project site is currently accessed off of Wharf Road and would not entail any alterations or impacts to existing roadway facilities or public parking facilities. Wharf Road could experience temporary disruption for a short period of time during the connecting of the new pipeline to the existing watermain. The project is consistent with the LUP transportation policies (C-TR-1 and C-TR-2) and this finding because the project would not result in impacts to the scenic quality of Highway 1.

- L. Historical and Archaeological Resources.** The proposed project, as conditioned, is consistent with the applicable policies contained in the Historical and Archaeological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.160 (Historical and Archaeological Resources).

The project site is not in an area of known archaeological or paleontological significance and does not involve the modification of any existing structures. Therefore, LUP historical and archaeological resource policies C-HAR-2, C-HAR-4, C-HAR-5, C-HAR-6, and C-HAR-7 are not applicable. The project site is located on a vacant lot in the mapped historic area of Bolinas and entails the operation of a well, utility shed, and water tank. The development is modest in size and the siting, scale, design, materials and texture with is appropriate given the rural community character of the area. Therefore, the project is consistent with the LUP historical and archaeological resources policies and this finding.

- M. Parks, Recreation, and Visitor-Serving Uses.** The proposed project, as conditioned, is consistent with the applicable policies contained in the Parks, Recreation, and Visitor-Serving Uses section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.170 (Parks, Recreation, and Visitor-Serving Uses).

The project would be on private property owned by the Bolinas Community Land Trust with a coordinated lease agreement with BCPUD and would not encroach into any public park or open space. The project does not entail any development that would encroach into existing public access points to and from surrounding public parks, recreation, or visitor-serving uses. Therefore, the project is consistent with the LUP policies for parks, recreation, and visitor-serving uses (C-PK-1 and C-PK-3) and this finding.

6. **WHEREAS**, the project is consistent with the mandatory findings for Conditional Use Permit approval (Marin County Code Section 22.48.040).

- A. The proposed use is allowed, as a conditional use, within the subject zoning district and complies with all of the applicable provisions of this Chapter.**

The location of the project components are located in and governed by the C-VCR (Coastal, Village Commercial Residential) zoning district. Under Section 20.62.070, Table 5-2-d public utility or safety facilities are a designated as conditionally permitted, subject to Use Permit approval. Additionally, the proposed project complies with all applicable development standards. Therefore, the project is consistent with this finding.

- B. The design, location, size, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.**

The project includes a well head, utility shed, and water tank located in the center of the property. The proposed facilities would be visited by BCPUD staff infrequently and would only operate as needed during drought years. Given the small scale and infrequent use, the proposed project is compatible the existing and future land uses in the vicinity.

- C. That granting the Conditional Use Permit will not be detrimental to the public interest, health, safety, convenience, or welfare of the County, or injurious to the property or improvements in the vicinity and zoning district in which the real property is located.**

The project would not result in detriment to public interest or health and safety because the project is proposed to supply water during drought years. As required by California State Water Resources Control Board the water tank and detached accessory structure are required to be enclosed by fencing. The granting of the proposed Use Permit on the subject property would not be detrimental to the health, safety, comfort, or welfare of persons working or residing in the surrounding neighborhood.

7. **WHEREAS**, the project is consistent with the mandatory findings for Design Review (Marin County Code Section 22.42.060).

A. The proposed development the characteristics listed in Chapter 22.16 (Discretionary Development Standards) and 22.32.168 (Tidelands), as well as any applicable standards of the special purpose combining districts provided in Chapter 22.14 of this Development Code.

There are no standards provided in Chapter 22.14 that apply to the project and the development would not occur within a tidelands area. The proposed project is consistent with the Design Guidelines and Discretionary Development Standards because it is designed to avoid adversely affecting natural resources or the character of the local community. The project's consistency with the standards and guidelines most pertinent to the subject property is discussed below.

SITE PREPARATION: Development Standards J.1 through J.6;

The proposed development is not located in an area that is constrained by unusual geotechnical hazards. Grading would be minimal, and no vegetation removal is required. As previously discussed, project construction would include erosion control measures to ensure significant erosion or damage to adjacent properties does not occur.

BUILDING LOCATION: Development Standards D.1 through D.4

The property is not located within the Ridge and Upland Greenbelt (RUG) area and is not located on a visually prominent ridgeline.

PROJECT DESIGN: Development Standard I.1 and I.2

The proposed project water storage tank would be 9 feet 6 inch above surrounding grade and the utility shed would be 8 feet above surrounding grade; both would be well below the 15 feet height limit allowed by the zoning district.

EXTERIOR LIGHTING: Development Standard G

Only lighting for security purposes would be needed. Such lighting would be low-wattage fixtures, and would be directed downward and shielded to prevent adverse lighting impacts on nearby properties.

LANDSCAPING AND VEGETATION REMOVAL: Development Standard F

No landscaping is proposed as part of the project and no vegetation removal is required.

ACCESS: Development standard C

The project site is accessed off Wharf Road; no new roads or driveways are proposed.

B. The proposed development provides architectural design, massing, materials, and scale that are compatible with the site surroundings and the community.

The project site is located within commercial core of the community of Bolinas which entails a mix of commercial and residential architectural styles. Immediately surroundings the commercial core, including the project site is large lots and a rural development pattern. The project entails modest utility shed connected to the 4,600-water tank. Both structures are well below the 15-foot height limit and would be compatible with the rural community feeling of Bolinas.

C. The proposed development results in site layout and design that will not eliminate significant sun and light exposure or result in light pollution and glare; will not eliminate primary views and vistas; and will not eliminate privacy enjoyed on adjacent properties.

The project would be located with adequate setbacks to adjoining properties and would not interfere with development on other properties. The modest utility shed connected to the 4,600-water tank would be far enough away from other structures that it would not result in loss of light, air, privacy, or views in the surrounding area.

D. The proposed development will not adversely affect and will enhance where appropriate those rights-of-way, streetscapes, and pathways for circulation passing through, fronting on, or leading to the property.

The proposed project is not expected to result in any permanent impacts to the public rights-of-way, streetscapes, and pathways for circulation because the project would occur entirely within the subject site, and no offsite improvements are proposed.

E. The proposed development will provide appropriate separation between buildings, retain healthy native vegetation and other natural features, and be adequately landscaped consistent with fire safety requirements.

The well head, utility shed, and water tank would maintain adequate setbacks to all surrounding properties and would not interfere with the other approved uses on the property. The proposed utility shed, and water tank would be located within a fenced lease area that would not be accessible to other users of the private property. The project does not require any disturbance to healthy native vegetation and has been designed to maintain conditions of the existing parking lot facilities.

SECTION II: ACTION

NOW THEREFORE, BE IT RESOLVED that the project described in condition of approval 1 is authorized by the Marin County Deputy Zoning Administrator and is subject to the conditions of project approval.

This planning permit is an entitlement to apply for construction permits, not a guarantee that they can be obtained, and it does not establish any vested rights. This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no

way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

SECTION III: CONDITIONS OF PROJECT APPROVAL

NOW, THEREFORE, BE IT RESOLVED that the Marin County Deputy Zoning Administrator hereby approves the Bolinas Community Land Trust Coastal Development Permit, Design Review and Use Permit subject to the conditions as specified below:

CDA-Planning Division

1. This Coastal Development Permit, Design Review and Use Permit approval authorizes the Bolinas Community Public Utility District to operate a groundwater well as an emergency water supply source during drought years. The approved project entails 270 feet of pipeline to be installed from the well head and treatment unit to the water main in Wharf Road. The approval also includes a new 4,600-gallon water storage tank, which would be 9 feet 6 inches tall, and a new 8 foot tall, 80 square foot utility shed within an area enclosed by a 6-foot chain-link fence. The approved water storage tank and utility shed shall have the following setbacks: 124 feet from the southeastern front property line; 4 feet from the southwestern side property line; 164 feet from the northeastern side property line; 195 feet from the northwestern rear property line.
2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Wharf Road Well Project," consisting of 16 sheets prepared by Stetson Engineers Inc., received in final form on April 19 2024, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.
3. The project shall conform to the Planning Division's "Uniformly Applied Standards 2024" with respect to all of the standard conditions of approval.

SECTION IV: VESTING

NOW THEREFORE, BE IT RESOLVED that unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

SECTION V: APPEAL RIGHTS

NOW, THEREFORE, BE IT RESOLVED that this decision is final unless appealed to the Marin County Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than 10 business days from the date of this decision (July 12, 2024).

SECTION VI: ADOPTION

ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on the 27th day of June 2024.

IMMANUEL BEREKET
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

Attest:

Michelle Reed
DZA Recording Secretary

**INTERDEPARTMENTAL TRANSMITTAL
MARIN COUNTY ENVIRONMENTAL HEALTH SERVICES
ROOM 283, 499-6907**

DATE:	May 8, 2024	TYPE OF DOCUMENT
TO:	Megan Alton, Senior Planner	DESIGN REVIEW
FROM:	Shari Holloway, Senior EHS	LAND DIVISION
RE:	Bolinas Community Land Trust	USE PERMIT
	Coastal Development Permit	VARIANCE
AP#:	193-061-03	MASTER PLAN
ADDRESS:	31 Wharf Rd, Bolinas	X COASTAL PERMIT
		LOT LINE ADJ.
Project ID	Project ID P4375 (2 nd Submittal)	OTHER (Tidelands Permit)

THIS APPLICATION HAS BEEN REVIEWED FOR THE FOLLOWING ITEMS:

X WATER	SEWAGE	SOLID WASTE
POOLS	HOUSING	FOOD ESTABLISHMENT

THIS APPLICATION IS FOUND TO BE:

- FIND IT COMPLETE.
- FIND IT INCOMPLETE UNTIL THE ITEMS LISTED BELOW HAVE BEEN SUBMITTED.
- X FIND IT ACCEPTABLE AS PRESENTED, WITH THE FOLLOWING CONDITIONS.**
- RECOMMEND DENIAL FOR THE REASONS LISTED BELOW.

WATER:

1. Indicate whether the application materials contain enough information for you to determine whether the applicant can readily comply with your agency's standards.
Application contains enough information.
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.
N/A
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.
Project is feasible as proposed.

4. If the project needs to be substantially modified to comply with your agency's standards, please describe the scope of those modifications.

N/A

Environmental Health Services (EHS) states:

EHS issued the drilling permit (DW TH B20602) for this well on December 17, 2019. Historically, EHS would issue drilling permits but would not final the drilling permit until the Coastal Permit had been issued. This drilling permit has not been finalized yet, will be once the Coastal Permit is issued.

On January 29, 2024, an informational referral was made to the California State Water Resources Control Board, Drinking Water Program, District 25 regarding the addition of this well as an emergency water source for Bolinas Community PUD (CA 21100050). District 25 has regulatory oversight for this water system.

From: [Velasquez, Leslie@Coastal](mailto:Velasquez,Leslie@Coastal)
To: [Megan Alton](mailto:Megan.Alton@MarinCounty.gov); [Ringuette, Oceane@Coastal](mailto:Ringuette,Oceane@Coastal)
Cc: [Rexing, Stephanie@Coastal](mailto:Rexing,Stephanie@Coastal); [KoppmanNorton, Julia@Coastal](mailto:KoppmanNorton,Julia@Coastal)
Subject: Re: Transmittal: P4376 Bolinas Community Public Utility District Coastal Development Permit
Date: Monday, May 13, 2024 3:16:16 PM

Hi Megan,

Thank you for sharing this proposal to connect an existing well to the Bolinas Community Public Utility District drinking water distribution system with 220 feet of new pipeline. It appears that the project would also involve the construction an 8'6" 120 square foot trailer to house water treatment equipment, two water pumps, two 9'6" 4,600-gallon water storage tanks, and fencing around the existing well. We have the following comments:

Mitigation Strategies: Please follow measures to mitigate the environmental impacts of development noted in the Biological Site Assessment report.

Fencing: Please specify the height of the fencing around the facilities.

Thank you!

Best,
Leslie

From: Megan Alton <Megan.Alton@MarinCounty.gov>
Sent: Monday, April 22, 2024 2:21 PM
To: Velasquez, Leslie@Coastal <leslie.velasquez@coastal.ca.gov>; Ringuette, Oceane@Coastal <oceane.ringuette@coastal.ca.gov>
Cc: Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>; KoppmanNorton, Julia@Coastal <julia.koppmannorton@coastal.ca.gov>
Subject: Transmittal: P4376 Bolinas Community Public Utility District Coastal Development Permit

Hello All,

Please find the attached 2nd Transmittal and materials for the Bolinas Community Public Utility District Coastal Development Permit in Bolinas.

Please note that I have requested comments regarding incompleteness by May 13, 2024.

Thank you,

Megan Alton
SENIOR PLANNER

County of Marin

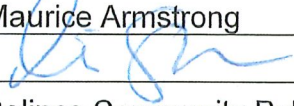
Community Development Agency
3501 Civic Center Drive, Suite 308
San Rafael, CA 94903
415 473 6235 T
415 473 7880 F
megan.alton@marincounty.gov

Email Disclaimer: <https://www.marincounty.org/main/disclaimers>

PLANNING APPLICATION REVIEW

DEPARTMENT OF PUBLIC WORKS

Inter-office Memorandum - Second Transmittal

<p>DATE: <u>5/14/24</u></p> <p>TO: <u>Megan Alton</u></p> <p>FROM: <u>Maurice Armstrong</u></p> <p>APPROVED: <u></u></p> <p>RE: <u>Bolinas Community Public Utility</u> <u>District Costal Permit</u></p> <p>APN: <u>193-061-03</u></p> <p>ADDRESS: <u>31 Wharf Rd, Bolinas</u></p>	<p>DUE: <u>5/14/24</u></p> <p><u>TYPE OF DOCUMENT</u></p> <p><input type="checkbox"/> DESIGN REVIEW</p> <p><input checked="" type="checkbox"/> COASTAL PERMIT</p> <p><input type="checkbox"/> LAND DIVISION</p> <p><input type="checkbox"/> VARIANCE</p> <p><input type="checkbox"/> USE PERMIT</p> <p><input type="checkbox"/> ADU PERMIT</p> <p><input type="checkbox"/> ENVIRONMENTAL REV.</p> <p><input type="checkbox"/> OTHER:</p>
--	---

Department of Public Works Land Use Division has reviewed this application for content and:

- Find it **COMPLETE**
- Find it **INCOMPLETE**, please submit items listed below
- Find it **NEEDS SUBSTANTIAL MODIFICATIONS TO CONFORM**

Comments Included (Inc.) or Attached (Att.) from other DPW Divisions:

- Traffic
- Flood Control
- Other: _____

Merit Comments

Prior to Issuance of a Building Permit:

Best Management Practices:

1. Per Marin County Code § 24.04.625(a)(c)(g)(k), provide a plan indicating construction-phase best management practices (BMPs) include erosion and sediment controls and pollution prevention practices. Erosion control BMPs may include, but are not limited to, scheduling and timing of grading activities, timely re-vegetation of graded areas, the use of hydroseed and hydraulic mulches, and installation of erosion control blankets. Sediment control may include properly sized detention basins, dams, or filters to reduce entry of suspended sediment into the storm drain system and watercourses, and installation of construction entrances to prevent tracking of sediment onto adjacent streets. Pollution prevention practices may include: designated washout areas or facilities, control of trash and recycled materials, covering of materials stored on-site, and proper location of and maintenance of temporary sanitary facilities. The combination of BMPs used, and their execution in the field, must be customized to the site using up-to-date standards and practices. You may refer to the Marin County Stormwater Pollution Prevention Program's website, https://www.marincounty.org/~/_media/files/departments/pw/mcstoppp/development/erosion_sediment-control-measures-for-small-construction-projects-2015.pdf?la=en
2. **Encroachment Permit:** Wharf Rd is a County maintained road. An Encroachment Permit from DPW is required for any work within the County's road right-of-way, including, but not limited to, utility trenching, installation of new utility connections, and modifications to the driveway apron, curb and gutter. The plans shall clearly identify all proposed work in the

right of way. If any work is proposed in the right of way, complete and submit an Encroachment Permit Application with your re-submittal.

-END-