

**MARIN COUNTY PLANNING DIVISION  
ADMINISTRATIVE DECISION**  
Enzer & Beuthin Coastal Development Permit

<b>Decision:</b>	<b>Approved with conditions</b>		
<b>Date:</b>	<b>May 16, 2024</b>		
Project ID No:	P4319	Applicant(s):	Matisse Enzer & Kirsten Beuthin
		Owner(s):	Matisse Enzer & Kirsten Beuthin
		Assessor's Parcel No(s):	119-081-53
		Property Address:	Vacant lot off Cypress Rd., Point Reyes Station
		Project Planner:	Erin Yattaw 415-473-3535 Erin.Yattaw@marincounty.gov
		Signature:	
Countywide Plan Designation:	C-AG3 (Agriculture Coastal Zone)		
Community Plan Area:	Pt. Reyes Station		
Zoning District:	C-ARP-1 (Agriculture Residential Planned)		
Environmental Determination:	Exempt per CEQA Guidelines Section 15303, Class 3		

**PROJECT SUMMARY**

The applicant requests Coastal Permit approval to construct a 1,199 square foot residential accessory dwelling unit (ADU), a 600 square foot detached garage, and a new septic system on a vacant lot in Point Reyes Station. The 1,799 square feet of proposed development – of which 1,116 square feet would be considered floor area – would result in a floor area ratio of 3 percent on the 89,339 square foot lot. A 1,694 square foot single-family dwelling is also proposed and subject to Coastal Permit Exclusion approval.

The proposed ADU would reach a maximum height of 15 feet above surrounding grade and the exterior walls would have the following setbacks: 5 feet, 9 inches from the northwestern front property line; 54 feet, 7 inches from the northeastern side property line; 46 feet, 7 inches from the southwestern side property line; and 267 feet, 7 inches from the southeastern rear property line.

The proposed detached garage would reach a maximum height of 13 feet, 6 inches above surrounding grade and the exterior walls would have the following setbacks: 84 feet from the northwestern front property line; 6 feet, 8 inches from the northeastern side property line; 122

feet, 10 inches from the southwestern side property line; and 221 feet, 10 inches from the southeastern rear property line.

Proposed site improvements would also be entailed in the proposed development including a driveway and a gravel parking area.

Coastal Permit approval is required pursuant to Marin County Local Coastal Program, Implementation Plan Section 22.68.030 because the project entails new development in the Coastal Zone as defined in Article VIII, Chapter 22.130.D, Development.

## **COMMUNITY PLAN CONSISTENCY**

### **Point Reyes Station Community Plan**

The Marin County Planning Division finds that the proposed project is consistent with the Point Reyes Station Community Plan for the following reasons:

- A. The project is consistent with the rural character and residential land use policies (PA-3.7 RL-3.2 and RL-3.3) because the structures are consistent in scale and style with the visual character of the community, the development complies with the general and specific design requirements for new development and minimizes exterior lighting.
- B. The project is consistent with the rural character and natural resource protection policies (PA-3.8, NR-2.1, NR-3.2, NR-3.3, NR-4.3, NR-5.2, NR-6.1, NR-6.2, and NR-6.5) because the project has been designed to be in keeping with the rural residential area by minimizing the construction of roads.
- C. The project is consistent with the natural resource protection and rural character policies (PA-3.9, NR-6.1, and NR-6.2) because the landscaping conforms to the Point Reyes Station Landscaping Guide and preserves wildlife habitats and native vegetation.
- D. The project is consistent with the natural resource protection policies (NR-7.1 and NR-7.2) because it would not affect public views of visual resources, and all development has been sited on the least visible portion of the site, away from ridgelines, and minimizes grading and filling.
- E. The project is consistent with the Historic Resource Protection policies (HR-1.2 through 1.6) because the project is not located within the Historic and Architectural Inventory Key of the 1976 Historic Resource Survey, is not located within the Historic Area, and does not involve alteration, additions or demolition of a pre-1930's structure.

## **COASTAL IMPLEMENTATION PLAN AND DEVELOPMENT CODE CONSISTENCY**

### **Mandatory Findings for Coastal Permit (Marin County Local Coastal Program Implementation Plan 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 with 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 applicants submitted a Biological Site Assessment dated December 2020, to the Planning Division as well as two supplemental letters from the biologist dated November 30, 2023, and January 10, 2024, respectively. Per the Biological Site Assessment and supplemental letters, the proposed new construction at the subject property will be consistent with requirements of the County's Local Coastal Program as it will not have any adverse impacts on habitats of rare or endangered species and unique plant communities and no development is proposed within any ESHA buffers.

**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).**

**A. Dune Protection (Marin County Interim Code Section 20.64.060.A)**

There are no natural dunes in the development area or in the immediate surrounding area.

**B. Shoreline Protection (Marin County Interim Code Section 20.64.060.B)**

There are not any coastal bluffs or shorelines on the subject property.

**C. Geologic Hazards (Marin County Interim Code Section 20.64.060.C)**

There are no known active faults that cross the project site. The Marin County Community Development Agency, Building and Safety Division will require seismic compliance with the California Building Code prior to issuance of a project building permit.

**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 subject property is zoned C-ARP-1 (Coastal Agricultural, Residential Planned). The purpose of the C-ARP zoning district is to promote the concentration of residential development to maintain the maximum amount of land available for agricultural use. No agricultural land use or mariculture is proposed in the scope of this project.

- 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 applicant provided a preliminary drainage plan that was reviewed by the Department of Public Works and found to be acceptable. The project is consistent with the LUP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff that would adversely affect the quality of coastal waters (C-WR-1, C-WR-2, C-WR-3, C-WR-6) 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. 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 Section 20.64.100 (Community Design).

The neighborhood surrounding the project site consists of parcels developed with single-family residences and residential accessory structures. The proposed single-family residence is subject to Coastal Permit Exclusion Order approval and the proposed detached residential accessory dwelling unit (ADU) and detached garage would all conform with the allowable maximum height of the C-ARP zoning district, respectively. The project would not disrupt significant views of the ocean or scenic coastal areas as it is not highly visible from public viewing areas. The project would be consistent in scale, design, and materials with the surrounding community. Therefore, the project is consistent with the LUP community design policies to protect visual resources and compatible design (C-DES-1, C-DES-2, and C-DES-3).

- 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 Chapter 20.66 (Community Development).

The proposed development would maintain the existing mix of residential, small-scale commercial development and the small-scale historic community of Point Reyes Station as the proposed development entails residential development exclusively. Additionally, the detached residential accessory dwelling unit and detached garage are not proposed to exceed 15 feet above surrounding grade.

- 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 project would be required to satisfy all applicable 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. Therefore, the project is consistent with the LUP housing policies to address low- and moderate-income housing needs in the Coastal Zone (LUP Policies C-HS-1) because the project does not entail the demolition of existing deed restricted affordable housing and would not affect the available housing stock in the surrounding community.

- 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).**

The project was reviewed by Environmental Health Services staff and the proposed on-site sewage disposal system (septic system) was deemed to be adequate for the proposed development.

- 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 22.64.150 (Transportation).**

The project is proposed to be accessed from Cypress Road. Department of Public Works has reviewed the proposed project and deemed the project complete. No new roads or sidewalks are required as a result of this development nor would it impact any public trails.

- 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 located within any designated historic district boundaries as identified in the Marin County Historic Study for the Local Coastal Program. Therefore, the project is consistent with the LUP historical and archaeological resources policies (C-HAR-2, C-HAR-8) because the project site is not located within any mapped historic district boundaries and would not affect historical, archaeological, or paleontological resources. Additionally, the site is vacant, therefore, no demolition of historic structures pre-dating 1930 is entailed in the scope of the development.

- 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 is consistent with LUP policies for coastal recreation and visitor-serving and local-serving facilities (C-PK-1 and C-PK-4) and this finding because the project is located entirely on the subject property and would not adversely affect existing access to existing visitor and local serving amenities.

## **ACTION**

The project described in condition of approval 1 below is authorized by the Marin County Planning Division 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.

## **CONDITIONS OF PROJECT APPROVAL**

### **CDA-Planning Division**

1. This Coastal Development Permit approval authorizes the construction of a 1,199 square foot detached residential accessory dwelling unit (ADU), a 600 square foot detached garage, and a new septic system on a vacant lot in Point Reyes Station. The approved development shall result in a floor area ratio of 3 percent on the 89,339 square foot lot. A 1,694 square foot single-family dwelling is also proposed and subject to a Coastal Permit Categorical Exclusion.

The approved detached ADU shall reach a maximum height of 15 feet above surrounding grade and the exterior walls would have the following setbacks: 5 feet, 9 inches from the northwestern front property line; 54 feet, 7 inches from the northeastern side property line; 46 feet, 7 inches from the southwestern side property line; and 267 feet, 7 inches from the southeastern rear property line.

The approved detached garage shall reach a maximum height of 13 feet, 6 inches above surrounding grade and the exterior walls would have the following setbacks: 84 feet from the northwestern front property line; 6 feet, 8 inches from the northeastern side property line; 122 feet, 10 inches from the southwestern side property line; and 221 feet, 10 inches from the southeastern rear property line.

Proposed site improvements would also be entailed in the proposed development including a driveway and gravel parking areas.

2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "New Home For: Matisse Enzer & Kirsten Beuthin," consisting of 29 sheets prepared by Bob Theis, received in final form on February 27, 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 Conditions 2024" with respect to all of the standard conditions of approval.

## **VESTING**

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.

## **RIGHT TO APPEAL**

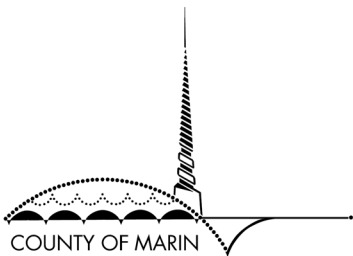
This decision is final unless appealed to the Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than 10 business days from the date of this decision.

This Coastal Development Permit consists of “minor development” pursuant to Marin County Coastal Zoning Code Section 20.70.030(B)(6). Public notice was provided and no requests for a public hearing were received. This Coastal Development Permit is appealable to the California Coastal Commission pursuant to Marin County Coastal Zoning Code Sections 20.70.030(B)(6) and 20.70.080(B)(1)).

cc: *{Via email to County departments}*  
DPW – Land Development  
CDA – Environmental Health Services

### **Attachments:**

1. Marin County Uniformly Applied Conditions 2024
2. DPW Transmittal Response
3. EHS Transmittal Response
4. Fire Transmittal Response
5. CCC Transmittal Response



**MARIN COUNTY UNIFORMLY APPLIED CONDITIONS  
FOR PROJECTS SUBJECT TO DISCRETIONARY PLANNING PERMITS**

**2023**

**STANDARD CONDITIONS**

1. The applicant/owner shall pay any deferred Planning Division fees as well as any fees required for mitigation monitoring or condition compliance review before vesting or final inspection of the approved project, as determined by the Director.
2. The applicant/owner shall defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees from any claim, action, or proceeding, against the County or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations. The County of Marin shall promptly notify the applicant/owner of any claim, action, or proceeding that is served upon the County of Marin and shall cooperate fully in the defense.
3. Exterior lighting for the approved development shall be located and shielded to avoid casting glare into the night sky or onto nearby properties, unless such lighting is necessary for safety purposes.
4. Building Permit applications shall substantially conform to the project that was approved by the planning permit. All Building Permit submittals shall be accompanied by an itemized list of any changes from the project approved by the planning permit. The list shall detail the changes and indicate where the changes are shown in the plan set. Construction involving modifications that do not substantially conform to the approved project, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications is obtained by the applicant.

**SPECIAL CONDITIONS**

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a signed Statement of Conformance prepared by a certified or licensed landscape design professional indicating that the landscape plan complies with the State of California's Model Water Efficient Landscape Ordinance and that a copy of the Landscape Documentation Package has been filed with the Community Development Agency.
2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall mark or call out the approved building setbacks on the Building Permit plans indicating the minimum distance of the building from the nearest property line or access easement at the closest point and any of the following features applicable to the project site: required tree protection zones, Wetland Conservation Areas, or Stream Conservation Areas.



3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the plans to depict the location and type of all exterior lighting for review and approval of the Community Development Agency staff. Exterior lighting visible from off-site shall consist of low-wattage fixtures, and shall be directed downward and shielded to prevent adverse lighting impacts to the night sky or on nearby properties. Exceptions to this standard may be allowed by the Community Development Agency staff if the exterior lighting would not create night-time illumination levels that are incompatible with the surrounding community character and would not shine on nearby properties.
4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless related to losses experienced due to geologic and hydrologic conditions and other natural hazards.
5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit written confirmation that the property owner has recorded the "Disclosure Statement Concerning Agricultural Activities," as required by Section 23.03.050 of the Marin County Code.
6. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in the project approval, the applicant shall install 3-foot high temporary construction fencing demarcating established tree protection zones for all protected trees that are not being removed in the vicinity of any area of grading, construction, materials storage, soil stockpiling, or other construction activity. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. Acceptable limits of the tree protection zones shall be the dripline of the branches or a radius surrounding the tree of one foot for each one inch diameter at breast height (4.5 feet above grade) of the tree trunk. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. If encroachment into the tree protection zone is necessary for development purposes, additional tree protection measures shall be identified by a licensed arborist, forester, or botanist, and the tree specialist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a tree protection zone occurs.
7. BEFORE FINAL INSPECTION, if encroachments into a tree protection zone have been approved, then the tree specialist shall submit a letter to the Planning Division verifying that the additional tree protection measures were properly implemented during construction activities.
8. BEFORE ISSUANCE OF A BUILDING PERMIT, temporary construction fencing shall be installed on the subject property at edge of the Wetland Conservation Area and/or Stream Conservation Area, as applicable to the site. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. The construction fencing shall remain until all construction activity is complete. No parking of vehicles, grading, materials/equipment storage, soil stockpiling, or other construction activity is allowed within the protected area. If encroachment into the protected area is necessary for development purposes, additional protection measures shall be identified by a qualified biologist and the biologist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A

report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a protected area occurs.

9. BEFORE FINAL INSPECTION, if encroachments into a protected area have been approved, then the biologist shall submit a letter to the Planning Division verifying that the additional protection measures were properly implemented during construction activities.
10. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant must provide written evidence that all appropriate permits and authorizations have been secured for this project from the Bay Conservation and Development Commission, the California Department of Fish and Game, the Regional Water Quality Control Board, the California Coastal Commission, the California State Lands Commission, the Bay Area Air Quality Management District, and/or the United States Army Corps of Engineers.
11. BEFORE CLOSE-IN INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification prepare and submit written (stamped) Floor Elevation Certification to the Planning Division confirming that the building's finished floor elevation conforms to the floor elevation that is shown on the approved Building Permit plans, based on a benchmark that is noted on the plans.
12. BEFORE FINAL INSPECTION, the project shall substantially conform to the requirements for exterior materials and colors, as approved herein. Approved materials and colors shall substantially conform to the materials and colors samples shown in "Exhibit A" unless modified by the conditions of approval. The exterior materials or colors shall conform to any modifications required by the conditions of approval. All flashing, metalwork, and trim shall be treated or painted an appropriately subdued, non-reflective color.
13. BEFORE FINAL INSPECTION, the applicant shall install all approved landscaping that is required for the following purposes: (1) screening the project from the surrounding area; (2) replacing trees or other vegetation removed for the project; (3) implementing best management practices for drainage control; and, (4) enhancing the natural landscape or mitigating environmental impacts. If irrigation is necessary for landscaping, then an automatic drip irrigation system shall be installed. The species and size of those trees and plants installed for the project shall be clearly labeled in the field for inspection.
14. BEFORE FINAL INSPECTION, the applicant shall submit a Certificate of Completion prepared by a certified or licensed landscape design professional confirming that the installed landscaping complies with the State of California's Model Water Efficient Landscape Ordinance and the Landscape Documentation Package on file with the Community Development Agency.
15. BEFORE FINAL INSPECTION, the applicant shall submit written verification from a landscape design professional that all the approved and required landscaping has been completed and that any necessary irrigation has been installed.
16. BEFORE FINAL INSPECTION, utilities to serve the approved development shall be placed underground except where the Director determines that the cost of undergrounding would be so prohibitive as to deny utility service to the development.
17. BEFORE FINAL INSPECTION, the applicant shall call for a Community Development Agency staff inspection of approved landscaping, building materials and colors, lighting and

compliance with conditions of project approval at least five business days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent reinspections.

### CODE ENFORCEMENT CONDITIONS

1. Within 30 days of this decision, the applicant must submit a Building Permit application to legalize the development. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
2. Within 60 days of this decision, a Building Permit for all approved work must be obtained. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
3. Within 120 days of this decision, the applicant must complete the approved construction and receive approval of a final inspection by the Building and Safety Division. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.

## PLANNING APPLICATION REVIEW

DEPARTMENT OF PUBLIC WORKS

Inter-office Memorandum - Second Transmittal

DATE: 1/4/24

DUE: 1/5/24

TO: Erin Yattaw

FROM: Maurice Armstrong

APPROVED: \_\_\_\_\_

RE: Enzer & Beuthin Coastal Permit  
P4319

APN: 119-081-53

ADDRESS: Vacant lot on Cypress, Pt. Reyes  
Station

**TYPE OF DOCUMENT**

- \_\_\_\_\_ DESIGN REVIEW
- COASTAL PERMIT
- \_\_\_\_\_ LAND DIVISION
- \_\_\_\_\_ VARIANCE
- \_\_\_\_\_ USE PERMIT
- \_\_\_\_\_ ADU PERMIT
- \_\_\_\_\_ ENVIRONMENTAL REV.
- \_\_\_\_\_ OTHER: \_\_\_\_\_

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

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

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

- \_\_\_\_\_ Traffic
- \_\_\_\_\_ Flood Control
- \_\_\_\_\_ Other: \_\_\_\_\_

**Merit Comments**

**Prior to Issuance of a Building Permit:**

**Driveways:**

1. Per Marin County Code § 24.04.255, the centerline radius of driveways extending in excess of one hundred fifty feet from a public or private road shall not be less than thirty feet. Demonstrate compliance.

**Parking:**

2. Per Marin County Code § 24.04.380(a), head-in parking spaces shall be a minimum eight and one-half feet by eighteen feet. Parallel spaces shall be a minimum eight feet by twenty feet. For constrained locations such as garages serving single-family dwellings, spaces shall be a minimum nine feet by twenty feet. Demonstrate compliance.
3. **Grading & Drainage Plans:** Provide the following information on the drainage and grading plans:
  - a. The proposed project shall maintain existing drainage patterns.
  - b. Plan shall show and label the limit of disturbance. Provide the total area to be disturbed and the proposed cut and fill earthwork volumes. Indicate to where off haul will be taken.
  - c. Indicate means of restoring all disturbed areas.
  - d. Add a note on the plans indicating that the plan preparer shall certify to the County in writing upon the completion of work that all grading and drainage improvements were installed in accordance with the approved plans and field direction. Be aware that a DPW Engineer will need to inspect and accept work after receipt of certification letter. Certification letters shall reference building permit number or numbers for specific work being certified, the address of the property and the

Assessor's Parcel Number (APN), and shall be signed and stamped by the certifying professional.

**Best Management Practices:**

4. 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](https://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/erosion_sediment-control-measures-for-small-construction-projects-2015.pdf?la=en)

**Stormwater Control Plans:**

5. Provide a Stormwater Control Plan as required by Marin County Code § 24.04.627 Permanent Stormwater Controls for New and Redevelopment. You may refer to the BASMAA Post Construction Manual which you can access at the County's website for post-construction stormwater management requirements, publications and resources at: <http://www.marincounty.org/depts/pw/divisions/mcstoppp/development/new-and-redevelopment-projects?panelnum=2> . **Direction for this project is in Appendix C of the BASMAA manual, Stormwater Control Plans for Small Projects / Single Family Homes.**
6. **Utilities:** Plan shall show the location of all the existing and proposed utility laterals. Clarify interaction between sanitary sewer lateral and storm drain at crossings.

**-END-**

**INTERDEPARTMENTAL TRANSMITTAL  
MARIN COUNTY ENVIRONMENTAL HEALTH SERVICES  
ROOM 236, 473-6907  
Third Submittal**

<b>DATE:</b>	February 29, 2024	<b>TYPE OF DOCUMENT</b>
<b>TO:</b>	Erin Yattaw, Planner	DESIGN REVIEW
<b>FROM:</b>	Gwendolyn Baert, Supervising REHS	LAND DIVISION
<b>RE:</b>	Enzer & Beuthin Coastal Permit Project ID P4319	USE PERMIT VARIANCE
<b>AP#:</b>	119-081-53	MASTER PLAN
<b>ADDRESS:</b>	Vacant Lot on Cypress Rd., PRS	X COASTAL PERMIT LOT LINE ADJ. OTHER

**THIS APPLICATION HAS BEEN REVIEWED FOR THE FOLLOWING ITEMS:**

WATER	<b>X</b>	<b>SEWAGE</b>	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.

1. Indicate whether the application materials contain enough information for you to determine whether the applicant can readily comply with your agency's standards.  
**There is sufficient information contained within the applicant's submittal to determine that the applicant can readily comply with EHS 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.  
**A supplemental profile in the expansion area will be required prior to issuance of the septic permit. This can be performed as part of the building process.**
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.

**The project appears 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



# Marin County Fire Dept

Occupancy: **Enzer/Beuthin Residence**  
Occupancy ID: **P 119-081-53**  
Address: **17 Cypress RD Point Reyes Station CA 94956**

Inspection Type: **Plan Review**  
Inspection Date: **11/30/2023** By: Alber , Scott D (10003211)  
Time In: **12:00** Time Out: **13:55**  
Authorized Date: **11/30/2023** By: Alber , Scott D (10003211)

Form: MCFD Plan Review  
Form

## Inspection Description:

Based on the currently adopted California Building and Fire Codes, along with current Marin County Fire Department Standards.

## Inspection Topics:

### Planning/Building Division Review

#### Fire Hydrant required (500 GPM)

A fire hydrant capable of supplying 500 gallons per minute minimum will be required to be installed so that spacing between hydrants does not exceed 300 feet. The fire hydrant(s) shall be spotted by the Fire Marshal and contain at least one 4 and one half inch and one 2 and one half inch outlets. Installation shall conform to the specifications of the local water/public utility district (as applicable).

**Status:** Condition of Approval

**Notes:** See above. Verify that the minimum flow requirements for the hydrant shown in the submittal are met.

#### Automatic Residential Fire Sprinkler System Is Required per NFPA 13D

An automatic residential fire sprinkler system is required to be installed in all new residences including garages conforming to NFPA Std. 13D, Fire Protection Standard #401, and as modified by the Fire Marshal. Plans and hydraulic calculations shall be submitted to the Fire Marshal for review prior to installation. If the residence is supplied by a public water supply, contact the local water purveyor (as applicable) should an upgrade for the domestic water meter be needed. Additional sizing may be required due to available pressures and fire flow. The above requirement may be waived provided the new and existing remodel and addition does not exceed 50% of the total existing floor area.

**Status:** Condition of Approval

**Notes:** See above. The AFS systems (for both the SFD & ADU) are a deferred submittal to MCFD under separate permit after Building Permit is issued by CDA/Building & Safety.

#### Fire Hydrants Installed, Tested and Operational.

Fire hydrants shall be installed in accordance with the applicable standard, tested and operational prior to framing.

**Status:** Condition of Approval

**Notes:** See above.

#### Roadways and Driveways Minimum Requirements (Prior to Lumber Delivery or Framing).

Roadways shall be not less than 20 feet wide and driveways not less than 16 feet wide capable of accommodating a 70,000 lb. GVW, all weather surface (AC Paving or concrete), unobstructed, and shall be installed prior to lumber delivery or framing.

**Status:** Condition of Approval

**Notes:** See above.

#### Driveway Minimum Width. (One-Two Family Dwellings)

Driveways shall be not less than 12 feet wide (16-ft in the Wildland-Urban Interface) capable of accommodating 60,000 GVW and conform to MCFD Standards. For driveways serving 2 to 5 homes, the minimum driveway width is 16-ft. (18-ft. for homes located in the Wildland-Urban Interface).

**Status:** Condition of Approval

**Notes:** See above. We will allow the driveway widths to be as shown in the submittal. Note that no parking is allowed such that the width of the driveway is reduced. Parking along the driveway must not restrict required driveway width. Furthermore, the designated fire turnaround areas are required to be kept clear/free of parked cars at all times.



**Vegetation Management Plan - Fuels Management Plan Required.**

An irrigated greenbelt Vegetation Management Plan (VMP) Fuels Management Plan conforming to the standards of the Marin County Fire Department shall be prepared and implemented at the site. The VMP-Fuels Management Plan shall conform to MCFD Standard #220. The plan shall be incorporated into the landscape plan for the project and submitted to the Fire Marshal for review prior to implementation. The plan shall be implemented prior to building final.

**Status:** Condition of Approval

**Notes:** The VMP is a deferred submittal to MCFD under separate permit after issuance of building permit by CDS/Building & Safety.

**Project In A Wildland-Urban Interface Area.**

This project is located in a wildland-urban interface area and must meet all applicable California Building Code requirements. See CBC Chapter 7A. These code provisions are enforced by Building & Safety.

**Status:** Condition of Approval

**Notes:** See above.

**Additional Time Spent on Inspection:**

Category	Start Date / Time	End Date / Time
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**Notes:** No Additional time recorded

**Total Additional Time: 0 minutes**

**Inspection Time: 115 minutes**

**Total Time: 115 minutes**

**Summary:**

**Overall Result:** Plan Review-Complete

**Inspector Notes:**

**Inspector:**

Name: Alber , Scott D  
Rank: Fire Marshal BC

**From:** [KoppmanNorton, Julia@Coastal](mailto:KoppmanNorton,Julia@Coastal)  
**To:** [Erin Yattaw](mailto:Erin.Yattaw); [Rexing, Stephanie@Coastal](mailto:Rexing,Stephanie@Coastal); [Martinez, Erik@Coastal](mailto:Martinez,Erik@Coastal)  
**Subject:** RE: Enzer & Beuthin Coastal Development Permit (P4319) - Second Transmittal  
**Date:** Wednesday, December 20, 2023 2:13:02 PM  
**Attachments:** [image001.png](#)

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You don't often get email from [julia.koppmannorton@coastal.ca.gov](mailto:julia.koppmannorton@coastal.ca.gov). [Learn why this is important](#)

Hi Erin,

Thank you for sending this second submittal for a CDP for a proposed new single-family residence, ADU, detached garage, and new septic system on the vacant parcel at APN 119-081-53 at an unaddressed parcel on Cypress Road at the southeastern end of Tomales Bay in Point Reyes Station.

My prior comments noted: *The wetland buffer reduction from 100 ft to 50 ft referenced in the biological resource evaluation notes policy C-BIO-20 for that reduction provision. I believe this is actually referring to policy C-BIO-19, "Wetland Buffer Adjustments and Exceptions," where the provision noted as applicable for a reduction states "The wetland was constructed out of dry land for the treatment, conveyance or storage of water, **its construction was authorized by a coastal permit (or pre-dated coastal permit requirements)**, it has no habitat value, and it does not affect natural wetlands." Please provide additional information as to the construction of this feature and associated coastal permit information in order to validate the buffer reduction.*

**The applicant's resubmittal now states there are no wetlands on-site, and sites to the riparian buffer policy language instead of the wetland buffer policy language. The applicant notes that no one-parameter or three-parameter wetlands were identified. Additional information should be provided to this end, in order to properly demonstrate analysis of all three wetland parameters and determination.**

Happy holidays!

Best,  
Julia

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**From:** Erin Yattaw <[Erin.Yattaw@MarinCounty.gov](mailto:Erin.Yattaw@MarinCounty.gov)>  
**Sent:** Tuesday, December 19, 2023 7:26 PM  
**To:** KoppmanNorton, Julia@Coastal <[julia.koppmannorton@coastal.ca.gov](mailto:julia.koppmannorton@coastal.ca.gov)>; Rexing, Stephanie@Coastal <[Stephanie.Rexing@coastal.ca.gov](mailto:Stephanie.Rexing@coastal.ca.gov)>; Martinez, Erik@Coastal <[erik.martinez@coastal.ca.gov](mailto:erik.martinez@coastal.ca.gov)>  
**Subject:** Enzer & Beuthin Coastal Development Permit (P4319) - Second Transmittal

Hello Julia, Stephanie, and Erik,

Please see the second transmittal attached along and documents from the recent resubmittal. The applicant also applied for a CP exclusion for the residence so I need to review that, but for now I am

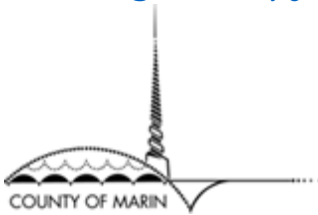
continuing to include the residence in the description until I make a determination regarding the pending exclusion.

I will send a second email responding to this one that includes the revised project plans since they won't fit here.

Thank you,

**Erin Yattaw**  
PLANNER  
*She/her*

County of Marin  
Community Development Agency  
3501 Civic Center Drive, Suite 308  
San Rafael, CA 94903  
**415 473 3535 T**  
[Erin.Yattaw@marincounty.gov](mailto:Erin.Yattaw@marincounty.gov)



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