

**MARIN COUNTY PLANNING DIVISION
ADMINISTRATIVE DECISION**
Robinett Coastal Development Permit

Decision: **Approved, as conditioned**
Date: **February 12, 2025**

Project ID No:	P4604	Applicant(s):	Evan Cross
		Owner(s):	Ryan and Lynn Robinett Family Trust
		Assessor's Parcel No(s):	104-180-14
		Property Address:	22485 State Route 1, Marshall
		Project Planner:	Joshua Bertain (415) 473-3171 joshua.bertain@marincounty.gov
		Signature:	<i>Joshua Bertain</i>
Countywide Plan Designation:		C-SF3 (Rural/Residential)	
Community Plan Area:		Not applicable	
Zoning District:		C-RSP-0.5 (Coastal, Residential Single-family Planned, 1 to 5 acres)	
Environmental Determination:		Categorically Exempt, CEQA Guidelines Section 15303, Class 3	

PROJECT SUMMARY

The applicant requests Coastal Development Permit approval to remove four Monterey pine trees, install a new driveway, and construct a 901-square-foot detached accessory structure on a developed residential property located in the unincorporated community of Marshall. The 901-square-foot detached accessory structure would result in a building area of 2,525 square feet, a floor area of 1,985 square feet, and a floor area ratio of 7.2 percent on the 27,545 square-foot lot. The detached accessory structure would reach a maximum height of 14 feet, 6 inches above the surrounding grade, and would have the following setbacks: 25 feet from the northeastern front property line, 20 feet from the southern side property line, more than 100 feet from the southwestern rear property line, and four feet from the northern side property line. The detached accessory structure would have a covered entrance and would include underground cisterns. Lastly, the project would entail relocating existing water storage tanks.

Coastal Development Permit approval is required pursuant to Coastal Zoning Code Section 20.60.030 (Coastal Development Permit Required) because the development is not explicitly and specifically exempt from coastal development permit requirements by Section 20.68.050 (Coastal Development Permit Not Required: Exempt Development).

COASTAL IMPLEMENTATION PLAN AND DEVELOPMENT CODE CONSISTENCY

Mandatory Findings for Coastal Permit (Marin County 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-1, C-PA-3, C-PA-15, 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 applicant submitted a report prepared by Daniel Edelstein, a consulting Avian Biologist, dated July 31, 2024, that summarizes the results of a bird survey that considered the proposed development and removal of four Monterey pine trees for compliance with “local, state, and federal regulatory measures.” The consulting biologist, Daniel Edelstein, determined the site and 250-foot buffer area surrounding the site did not contain active bird nests. Regardless, the biologist recommends the project conform to the County’s codified Outdoor Construction Standards for nesting birds provided in Section 22.20.040 of the Marin County Development Code. Therefore, the project is consistent with the LUP biological resources policies for the protection of streams, wetlands, and coastal dunes (C-BIO-1, C-BIO-2, C-BIO-3, C-BIO-7, C-BIO-8, C-BIO-14, C-BIO-23) and this finding because the project would not substantially alter the margins along environmentally sensitive habitat areas. Further, the project would not entail the irreplaceable removal of groves of trees that provide wildlife nesting and roosting areas.

- 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 subject property is developed with a single-family residence and related improvements in a residential area of Marshall along the east shore of Tomales Bay.

1. Dune Protection (Marin County Coastal Zoning Code Section 20.64.060.A)

There are no natural dunes in the development area or in the immediate surrounding area. Additionally, this project is not located in Stinson Beach; therefore, this finding does not apply.

2. Shoreline Protection (Marin County Coastal Zoning Code Section 20.64.060.B)

The project does not include shoreline protective works, such as revetments, breakwaters, groins, harbor channels, seawalls, or cliff retaining walls; therefore, Marin County Coastal Zoning Code section 20.064.060.b.2 and 20.064.060.b.3 are not applicable.

3. Geologic Hazards (Marin County Coastal Code Section 20.64.060.C)

According to data on file with the County of Marin, the property has an average slope of 24 percent and is located in an area where few landslides would be likely to occur, where the least amount of ground shaking would be expected to occur during a geologic event, where the probability of liquefaction is low, and where no known faults cross the subject property.

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-RSP-0.5 (Coastal, Residential Single-family Planned, 1 to 5 acres). The C-RSP is intended to allow for site planning with careful consideration of sensitive site characteristics. The project proposes the removal of four Monterey pine trees, the installation of a new driveway, the construction of a 901-square-foot detached accessory structure, and the removal of four Monterey pine trees in a zoning district where single-family development is principally permitted. Therefore, this finding does not apply because the project proposes residential use and does not entail agricultural or maricultural use.

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).

Grading and drainage improvements for the project would comply with the Marin County standards and best management practices required by the Department of Public Works. Additionally, water service to the subject property would remain unchanged. Therefore, 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, and C-WR-6).

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 primarily consists of single-family residences and vacant parcels, with single-family residences in the immediate vicinity consisting of one- and two-story structures and residential accessory structures. The project proposes the removal of four Monterey pine trees, the installation of a new driveway, the construction of a 901-square-foot detached accessory structure, and the removal of four Monterey pine trees. The proposed accessory structure would not exceed a height of 15 feet above the surrounding grade, and the design would be compatible with the character of the surrounding natural and built environment. A condition of approval will require lighting to be downcast to prevent glare and limit the visibility of the improvements from public viewing places. While the project entails

the removal of four Monterey pine trees, the site would retain mature vegetation that is part of the surrounding visual resource. 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, C-DES-3, and C-DES-4).

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).

As discussed above, the project proposes the removal of four Monterey pine trees, the installation of a new driveway, the construction of a 901-square-foot detached accessory structure, and the removal of four Monterey pine trees. The project does not entail work along the immediate shoreline of Tomales Bay, and the proposed improvements would not exceed a height of 15 feet above grade. While the project entails the removal of four Monterey pine trees, mature vegetation would remain onsite and on surrounding properties, and the proposed removal does not qualify as “significant strands of trees” that would warrant protection. Therefore, the project is consistent with the LUP community development policies (C-CD-1, C-CD-2, C-CD-5, C-CD-20), the East Shore Community Standards (C-ES-1 and C-ES-2), and this finding because the development would be located in close proximity to existing developed areas with adequate resources where development would not have significant adverse impacts on environmental and natural resources.

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 energy-saving standards required by the County's Building and Safety Division before the issuance of a building permit. Therefore, the project is consistent with the LUP energy policies (C-EN-1, C-EN-2, and C-EN-3), and this finding because it would be constructed in conformance with County energy efficiency standards, as verified during the 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, it 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 it 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 subject property is served by an onsite well and an onsite wastewater treatment system. Environmental Health Services reviewed the project for conformance with potable water

standards and for conformance with wastewater standards, and determined the proposal was acceptable as presented subject to conditions that will be enforced prior to the issuance of a Building Permit. Therefore, the project is consistent with the LUP public facilities and services policies (C-PFS-1, C-PFS-7, C-PFS-9, C-PFS-10), and this finding because the project would be reviewed for conformance with all district standards before the issuance of required Building Permits.

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 property would continue to be accessed from State Route 1, and the project does not entail alterations or impacts to existing roadway facilities or public parking facilities. Therefore, the project is consistent with the LUP transportation policies (C-TR-1 and C-TR-2), and this finding because the project would not entail substantial alterations to existing roadway facilities or adversely impact the scenic quality of Highway One.

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).

A review of the Marin County Archeological Sites Inventory indicates that the subject property is not located in an area of archeological sensitivity. As required by the Marin County Code, in the event archeological or paleontological resources are uncovered during construction, all work shall immediately cease, and the services of a qualified consulting archaeologist be engaged to assess the value of the resource and to develop appropriate mitigation measures. Therefore, the project is consistent with the LUP historical and archaeological resources policies (C-HAR-2, C-HAR-8), and this finding because the project site is not located within any mapped historic district boundaries and would not affect historical, archaeological, or paleontological resources.

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 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 because the project is proposed entirely on an existing property that is not located within a mixed-use coastal village commercial/residential zone and does not entail any development that would encroach into existing public access points to and from surrounding public parks, recreation, or visitor-serving uses.

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 authorizes the removal of four Monterey pine trees, the installation of a new driveway, and the construction of a 901-square-foot detached accessory structure on a developed residential property located in the unincorporated community of Marshall. The 901-square-foot detached accessory structure shall result in a building area of 2,525 square feet, a floor area of 1,985 square feet, and a floor area ratio of 7.2 percent on the 27,545 square-foot lot. The detached accessory structure shall reach a maximum height of 14 feet, 6 inches above the surrounding grade, and shall have the following setbacks: 25 feet from the northeastern front property line, 20 feet from the southern side property line, more than 100 feet from the southwestern rear property line, and four feet from the northern side property line. The detached accessory structure shall have a covered entrance and shall include underground cisterns. Lastly, the project shall entail relocating existing water storage tanks.
2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Robinett Property and Residence," consisting of 17 sheets prepared by Evan Cross, received in final form on December 9, 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.

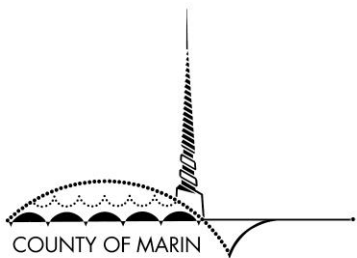
RIGHT TO APPEAL

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 (February 27, 2025).

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

Attachments:

1. Marin County Uniformly Applied Conditions 2024
2. Agency responses



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

2024

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. If the project is subject to the affordable housing requirements of Development Code Chapter 22.22, the applicant shall provide a copy of the affordable housing plan required by Development Code section 22.22.110 to the CDA Planning Division following its approval by the CDA Housing Division.
3. 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.
4. 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.
5. 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.

**INTERDEPARTMENTAL TRANSMITTAL
MARIN COUNTY ENVIRONMENTAL HEALTH SERVICES
ROOM 236, 415-473-6907**

DATE: December 17, 2024
TO: Joshua Bertain, Planner
FROM: Becky Gondola, REHS
RE: Robinett Coastal Permit

AP#: 104-180-14
ADDRESS: 22845 State Route One, Marshall

TYPE OF DOCUMENT	
	DESIGN REVIEW
	LAND DIVISION
	USE PERMIT
	VARIANCE
	MASTER PLAN
X	COASTAL PERMIT
	LOT LINE ADJ.
	OTHER

THIS APPLICATION HAS BEEN REVIEWED FOR THE FOLLOWING ITEMS:

WATER	x	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.

1. Indicate whether the application materials contain enough information for you to determine whether the applicant can readily comply with your agency's standards.

The application is complete.

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.

The project is feasible as proposed, however there should not be any parking or driving over the septic system. I would suggest the on the construction management page that parking be focused elsewhere.

At the building permit phase, a septic inspection report will be due prior to this Department's approval of the issuance of the permit to construct.

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

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

DATE:	December 13, 2024	TYPE OF DOCUMENT
TO:	Joshua Bertain, Planner	DESIGN REVIEW
FROM:	Shari Holloway, Senior EHS	LAND DIVISION
RE:	Robinett Coastal Development Permit 3 rd submittal	USE PERMIT
AP#:	114-071-48	VARIANCE
ADDRESS:	22485 State Route 1, Marshall	X MASTER PLAN
Project ID	Project ID P4604	X COASTAL PERMIT
		LOT LINE ADJ.
		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 is complete.
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.
N/A.
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

NOTE: Environmental Health Services will require the applicant to provide the following upon completion of the water well permit:

- **Applicant is required to apply for an Amended Domestic Water Supply Permit. The Permit to Construct and Operate a Water Supply (Permit No. 80-190) was issued November 19, 1980, and did not require any chemical testing of the well water, only bacteriological. An inspection of the well vault by EHS will be required as part of this amended permit to operate a Domestic Water Supply.**

PLANNING APPLICATION REVIEW

DEPARTMENT OF PUBLIC WORKS

Inter-office Memorandum – Second Transmittal

DATE: 10/24/24

DUE: 10/22/24

TO: Joshua Bertain

FROM: Maurice Armstrong

APPROVED: _____

RE: Robinett Coastal Development
Permit P4604

APN: 104-180-14

ADDRESS: 22485 State Route 1, Marshall

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:

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:

Driveways:

1. Per Marin County Code § 24.04.260(a), the minimum improved width of a driveway serving a single dwelling unit is twelve feet. Dimension existing and proposed driveway width.
2. Per Marin County Code § 24.04.320, driveways outside the city-centered corridor and village areas need not be paved except those sections over twelve percent in grade or along any section where paving is deemed necessary by the agency to provide a safe and adequate access. Where paving is not required, the driveway shall be surfaced with at least four inches of compacted crushed rock. Note the surfacing for the driveway.
3. **Grading & Drainage Plans:** Provide the following information on the drainage and grading plans:
 - a. The proposed overflow outlet for the cisterns shall be designed to minimize scour around foundation walls.
 - b. Per 2022 California Residential Code § R401.3, lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum 2 percent away from the building. Demonstrate compliance.

- c. The plan shall tabulate the existing and proposed areas of impervious surface for the property and demonstrate that there will be no net increase in runoff from the developed site compared to pre-existing development.
- d. 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.
- e. Indicate means of restoring all disturbed areas.
- f. 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

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:** Dimension the water supply to the residence from the cistern system on the site plan.
7. **Encroachment Permit:** State Route 1 is a State maintained road. An Encroachment Permit from Caltrans is required for any work within the State's Road right-of-way, including, but not limited to, utility trenching, installation of new utility connections, and modifications to the driveway apron, curb & gutter. The plans shall clearly identify all proposed work in the right of way.

8. **Easement:** Dimension easements as described in the Condition of Title Guarantee Schedule B.

-END-

Joshua Bertain

From: Velasquez, Leslie@Coastal <leslie.velasquez@coastal.ca.gov>
Sent: Tuesday, August 27, 2024 4:52 PM
To: Joshua Bertain
Cc: Rexing, Stephanie@Coastal; Ringuette, Oceane@Coastal
Subject: Re: Planning Division Transmittal - Robinett Coastal Development Permit (P4604)

Hi Joshua,

Thank you for sharing this proposal to remove four Monterey pine trees, install a new driveway, and construct an 890-square-foot detached accessory structure on a developed residential property located in the unincorporated community of Marshall. We have the following comment:

Best Management Practices to Protect Wildlife: In accordance with LCP policies C-BIO-10 and C-BIO-11 (see below), protect wildlife through the use of practices such as pre-construction surveys, development set-backs, and scheduling development to occur outside of wildlife nesting and breeding seasons.

C-BIO-10 Roosting and Nesting Habitat. Prohibit the alteration or removal of groves of trees that provide colonial nesting and roosting habitat for monarch butterflies or other wildlife, except where the trees pose a threat to life or property.

C-BIO-11 Development Adjacent to Roosting and Nesting Habitat. Development adjacent to wildlife nesting and roosting areas shall be set back a sufficient distance to protect against disruption in nesting and roosting activities and designed to avoid impacts on the habitat area. Time such development activities so that disturbance to nesting and breeding wildlife is avoided. To the extent feasible, use native vegetation for landscaping.

Thanks,
Leslie

From: Joshua Bertain <Joshua.Bertain@MarinCounty.gov>
Sent: Thursday, August 8, 2024 4:24 PM
To: Velasquez, Leslie@Coastal <leslie.velasquez@coastal.ca.gov>
Cc: Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>; Ringuette, Oceane@Coastal <oceane.ringuette@coastal.ca.gov>
Subject: Planning Division Transmittal - Robinett Coastal Development Permit (P4604)

Good afternoon,

The Robinett Coastal Development Permit (P4604) application was submitted to the Planning Division on August 2, 2024. The Planning Division's transmittal, the project plan set, a bird survey, and the Coastal Commission's jurisdiction determination are attached for review. The website associated with this application should be published by early next week; where it will be listed in the panel for projects in Marshall at the following web address:

<https://www.marincounty.org/depts/cd/divisions/planning/projects>

Lastly, I kindly request comments by August 27, 2024, at the latest. Please let me know if you have any questions.

Thank you,

Joshua Bertain

PLANNER

County of Marin

Community Development Agency, Planning Division

3501 Civic Center Drive, Suite #308

San Rafael, CA 94903

415 473 3171 T

415 473 7880 F

joshua.bertain@marincounty.gov

Email Disclaimer: <https://www.marincounty.gov/privacy-policy>