



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

**MARIN COUNTY PLANNING DIVISION
ADMINISTRATIVE DECISION**
108 Olema LLC Coastal Development Permit

**Decision:
Date:**

**Approved as conditioned
September 18, 2026**

Project ID No: P6244

Applicant(s): 108 Olema LLC

Owner(s): 108 Olema LLC

Assessor's Parcel No(s): 188-140-61

Property Address: 530 Horseshoe Hill Road,
Bollinas

Project Planner: Michelle Levenson,
415-473-3615,
mlevenson@
marincounty.org

Signature: *Michelle Levenson*

Countywide Plan Designation:

C-AG3 (Coastal, agriculture)

Community Plan Area:

Bollinas

Zoning District:

C-ARP-5 (Coastal, agriculture, residential, planned)

Environmental Determination:

Categorically exempt, CEQA Guidelines
Sections 15302 Class 2 and 15303 Class 3

PROJECT SUMMARY

The applicant requests Coastal Development Permit approval for the following: demolish an existing residence; construct a new 2,240 square foot single family residence; construct two detached accessory structures including a 304-square-foot studio and a 600-square-foot barn; and install a septic system. Other site improvements are proposed including removal of trees, creek bank stabilization, and replacement of non-native vegetation with native vegetation. The total site floor area proposed with the project is 3,144 square feet, resulting in a floor area ratio of 1.24-percent on the approximately 5.8-acre, developed lot, located in Bollinas.

The proposed residence would reach a maximum height of 24 feet, 3 inches above grade and would maintain the following distances from adjacent property lines: over 100 feet from the northern and southern property lines; 48 feet from the western property line; and 78 feet from the eastern property line.

The proposed detached accessory structures are described as follows:

Barn: The proposed barn would reach a maximum height of 24 feet, 6 inches above grade and would maintain the following distances from adjacent property lines: over 100 feet from the

northern, southern and eastern property lines; and 40 feet from the western property line.

Studio. The proposed studio would reach a maximum height of 15 feet above surrounding grade would maintain the following distances from adjacent property lines: over 100 feet from the northern and western property lines; 16 feet from the eastern property line; and 79 feet from the western property line.

Pursuant to Marin County Coastal Code Section 20.68.030, the proposed project constitutes development subject to Coastal Development Permit approval.

COMMUNITY PLAN CONSISTENCY

The proposed project is subject to the policies contained in the Bolinas Community Plan. The proposed project is consistent with relevant policies contained in the Plan as the development would maintain the existing character of the area as the proposed structures are low in profile and would not exceed applicable height requirements. In addition, a new septic system is proposed that would be required to comply with applicable requirements

COASTAL IMPLEMENTATION PLAN AND DEVELOPMENT CODE CONSISTENCY

Mandatory Findings for Coastal Development 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 site is not located between the sea and the first public road. During routine field inspection, staff found no evidence of historic public use of the site and found that the site is not located near tidelands or submerged lands.

- 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 provided a biological assessment prepared by Gretchen Hillenbrand, dated February 2026 that evaluated the site for the potential and presence of special status species on the project site. A total of five site surveys were conducted from October 2024 to September 2025 to document the presence of special status species, and to identify the presence of environmental sensitive habitat areas (ESHAs).

While coastal creek and wetland ESHA and associated ESHA buffers exist on the project site, the proposed development would be sited sufficient distances from ESHAs consistent with LCP policies. Further the project would employ best management practices, such as installing exclusion fencing and sediment control to minimize potential effects to ESHAs.

The assessment evaluated the potential for and presence of special status wildlife and plant species on the project site. While a records search indicated the potential for special-status species to occur on the project site, results of a site reconnaissance survey confirmed that no special-status species were observed. The applicant will perform a preconstruction survey for rare plants during the blooming period and should special status plants be observed measures would be employed to avoid effects to these species.

The applicant has proposed several wildlife avoidance and minimization measures that would be employed prior to commencing and during construction activities to ensure that any indirect effects to special-status species would be minimized with the project. These include the installation of exclusion fencing to block amphibian movement through the areas of the project site that would be developed. Additional measures including the use of straw wattles and covering of stock piled areas would aid in minimizing potential effects to special status resources.

Consistent with LCP Policy C-BIO-5, the applicant proposes to plant California native plant species throughout the project site, enhancing and expanding wildlife movement corridors. In addition, riparian plant and tree species would be planted along a section of creek bank where subsidence and erosion could result in siltation and channel blockage. Further, invasive plant species such as Himalayan blackberry would be removed throughout the project site, consistent with LCP Policy C-BIO-6.

Therefore, given that the proposed development would be located outside of ESHA and ESHA buffers and several best management practices would be employed to minimize potential effects to special status species, and the project would result in the enhancement of riparian and native habitats, the project is consistent with the LCP policies regarding Biological Resources.

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).

1. Dune Protection. The project site does not contain dunes, therefore the project would not result in potential effects to dunes.

2. Shoreline Protection. The project site is not located near a coastal bluff and no shoreline protective works are proposed with the project.

3. Geologic Hazardous Area. The project site is not located on the "Unit I LCP Geologic Hazards Map".

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.

Consistent with Policy C-AG-3, the proposed development would be clustered and concentrated in the western portion of the project site adjacent to Horseshoe Hill Road, maintaining the maximum amount of land available for future agriculture use. There is no

mariculture proposed with the project therefore the mariculture policies are not relevant to the proposed 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).

Consistent with the LCP policies, the applicant will be required to comply with DPW requirements to minimize run off and protect water quality as part of the building permit process. Grading and vegetation removal will be minimized with the project by siting development in existing disturbed areas.

- 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 proposed development would maintain generous setbacks from all property lines, and in many instances structures would maintain distances of 100 feet or more. The heights of the proposed structures would not exceed a maximum height of 25 feet above surrounding grade the maximum height for the respective zoning district. All of the proposed structures would comply with respective height limits in the C-ARP zoning district, the development standards of the LCP (Table 5-4-b and Section 20.64.045(3)(B) of the LCP, and the Marin County Coastal Code). The exterior materials proposed with the development consist of earthen hued materials that would harmonize with the existing environment. Consistent with Policy C-DES-7 exterior lighting would be required to be directed downward and shielded to prevent emissions into the night sky. Landscaping consisting of native species is proposed throughout the development and would further aid in contributing to the natural, scenic attributes 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 Chapter 20.66 (Community Development).

Consistent with Policy C-CD-2, proposed development has been sited in and near existing on-site areas that have been previously disturbed.

- 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 comply with the County's green energy requirements which would ensure that energy efficiency and conservation are achieved with the proposed development.

- 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 project site is vacant and therefore would not result in the elimination of affordable housing.

- 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 involves the construction of a new septic system which would be required to be constructed in compliance with all applicable standards and requirements of the County's EHS division.

- 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 would continue to be accessed by existing roads, and the development has been located in close proximity to Horseshoe Hill Road. While the existing gravel road would be re-surfaced the surfacing material would be permeable allowing for water infiltration.

- 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 site is not located within a historic area and there is no evidence or indication that existing on-site structures were constructed prior to 1930.

- 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 not provide commercial or recreational facilities, and the project site is not governed by any zoning district or regulations which require a mixture of residential and commercial 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

This Coastal Development Permit approval authorizes the following: demolish an existing residence; construct a new 2,240 square foot single family residence; construct two detached accessory structures including a 304-square-foot studio and a 600-square-foot barn; and install a septic system. Other site improvements include the removal of trees, creek bank stabilization, and replacement of non-native vegetation with native vegetation. The total site floor area authorized with the project is 3,144 square feet, resulting in a floor area ratio of 1.24-percent.

The authorized residence shall reach a maximum height of 24 feet, 3 inches above grade and shall maintain the following distances from adjacent property lines: over 100 feet from the northern and southern property lines; 48 feet from the western property line; and 78 feet from the eastern property line.

The authorized detached accessory structures are authorized as follows:

Barn: The authorized barn shall reach a maximum height of 24 feet, 6 inches above grade and shall maintain the following distances from adjacent property lines: over 100 feet from the northern, southern and eastern property lines; and 40 feet from the western property line.

Studio. The authorized studio shall reach a maximum height of 15 feet above surrounding grade shall maintain the following distances from adjacent property lines: over 100 feet from the northern and western property lines; 16 feet from the eastern property line; and 79 feet from the western property line.

Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Hillenbrand New Residence, Barn and Studio" consisting of 35 sheets prepared by Eichler Davies Architecture, received in final form on June 16, 2026, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.

1. The project shall conform to the Planning Division's "Uniformly Applied Conditions 2026" 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 (October 2, 2026).

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

Attachment:

1. Marin County Uniformly Applied Conditions 2026