

Preapplication
for the Subdivision Planning for the Property near 11680 State Route 1,
Point Reyes Station, Marin County

1/29/2024

<p>Applicant: Xiaoqing Zeng, PhD, PE Stetson Engineers Inc. 2171 E. Francisco Blvd, Suite K San Rafael, CA 94901 (415)299-2064 (cell) email: xiaoqingz@stetsonengineers.com</p>	<p>Property Owner: Yan Cui 15906 Via Pato Rancho Santa Fe, CA 92067 (858)245-0605 (cell) email: yancuiw@gmail.com</p>
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1. Purpose of the Preapplication

The owner of the property near 11680 State Route 1, Point Reyes Station in Marin County (APN: 119-050-04, 119-050-09, 119-140-03, and 119-140-09) is planning to subdivide the 82.32-acre property into 27 parcels with each parcel having an area ranging from 1.49 acres to 5.89 acres with a density of approximately one parcel per 3.05 acres ($82.32 \div 27 = 3.05$). Considering the complexity of the large subdivision planning project, the purpose of this Preapplication is intended to obtain comments and guidance from the County's reviewing public agencies. It is our understanding that the reviewing public agencies will review the Preapplication documents and prepare a written report summarizing the findings in their research. Typically, the written report will focus on policies and regulations that may affect the project, application and submittal requirements, and environmental review. We will use this written report as an important guide for our subsequent preparation of the subdivision planning application documents and design plans.

The following public agencies are anticipated to review the Preapplication:

- Marin County Community Development Agency;
- Marin County Zoning Administrator;
- Marin County Department of Public Works;
- Marin County Environmental Health Services;
- North Marin Water District; and
- Other public agencies as recommended by the Community Development Agency.

2. Property Description

The subject property (82.32 acres) is located near 11680 State Route 1, Point Reyes Station in Marin County (APN: 119-050-04, 119-050-09, 119-140-03, and 119-140-09). Figure 1a shows the property location in Marin County and Figure 1b shows the project vicinity and the existing property parcels (4 parcels). The property is bounded by Point Reyes-Petaluma Road and Lagunitas Creek on the south, State Route 1 to the west, rural residential housing to the north, and open pastureland to the east.

The subject property consists of four (4) lots (69, 79, 80, and 81). Refer to Figure 2 for the Record of Survey prepared by Adobe Associates in 2022 and refer to Appendix A for the complete Record of Survey. Table 1 is a summary of the four lots.

Table 1 Summary of the Four Lots of the Subject Property

Lot ID	Document Number (DN)	Assessor's Parcel Number (APN)	Area (acre)
69	1999-0091165	119-140-03 119-140-09	8.01
79		119-050-04	25.78
79		119-050-09	14.89
80			14.89
81			18.75
Total			

3. Aquatic Resources and Slope Constraints

The site is positioned in a topographically steep section of Point Reyes Station surrounded by rural residential development, pastureland, and light commercial development. The majority of the project site is undeveloped and consists of pastureland with several seasonal drainages, stock ponds, and wetland seeps based on the Huffman & Associates' reconnaissance of the site in 2005 (see Figure 3). A small parcel near the southwestern end consists of a farmhouse with attendant features. Current land use is limited to cattle and horse grazing.

Figure 4a shows the topographical contours based on the 2023 topographic survey using the Real-Time Kinematic (RTK) Observations method. The site elevation ranges from about 40 ft NAVD88 near Point Reyes-Petaluma Road in the south to about 400 ft NAVD88 in the northeast. Below is a summary of site slopes based on a preliminary slope analysis (see also Figure 4b). The site has an average slope of approximately 28.5%.

Slope Range	Acres	% of Site
< 15%	13.09	15.9
15% - 25%	22.10	26.9
25% - 45%	39.24	47.7
>45%	7.75	9.5
Total	82.18	100

4. Zoning

Figure 5 shows the Point Reyes Station zoning and the property location. The property is within the zoning of C-ARP-3 -- Coastal, Agricultural, Residential Planned (1 unit per 3 acres). The planned 27 parcels in the 82.32-acre property would have a density of approximately one parcel per 3.05 acres, meeting the density requirement for the C-ARP-3 zoning.

5. Categorical Exclusion from the Coastal Commission Permit Requirements

The property is located within an area with developments excluded from the California Coastal Commission permit requirements under the Commission's Categorical Exclusion Order E-81-6 (see Appendix B). The Categorical Exclusion Order E-81-6 was adopted by the Commission on January 7, 1982, and amended on August 12, 1982. This Exclusion Order sets forth the conditions whereby specific developments are excluded from the permit requirements of the California Coastal Act of 1976. This Exclusion Order encourages developments in the expansion area of Point Reyes Station.

Under the Categorical Exclusion Order E-81-6, the following three categories of development in the Marin County Local Coastal Program Unit II area are excluded from the Coastal Commission permit requirements:

1. Construction of single family residences in the community of Point Reyes Station;
2. Land divisions in the community of Point Reyes Station; and
3. On-site signs, agriculture-related development, lot line adjustment not resulting in a change in density or the creation of new parcels, and traffic control signing and minor roadway improvements.

Figure 6 shows the categorical exclusion areas in Point Reyes Station and the location of the subject property. As shown in Figure 6, the property is located within an area with developments excluded from the California Coastal Commission permit requirements.

The Categorical Exclusion Order E-81-6 sets the following specific terms and conditions for land subdivisions in the community of Point Reyes Station:

- a) For purposes of this Categorical Exclusion, the community of "Point Reyes Station" is defined as the land area which lies within the community expansion boundary recognized in the Local Coastal Plan.
- b) Where properties divided pursuant to this Exclusion Order have frontage on State Highway One, there shall be recorded by the applicant/landowner an irrevocable offer to dedicate to an public agency, or to an appropriate transportation agency, or to a private association approved by the Commission, an easement consisting of a ten-foot strip contiguous with and paralleling Highway One, which shall be made available to the appropriate agency for the development of bicycle routes, intra- and intercommunity trails, and non-automobile alternatives on and through the property. The offer shall be irrevocable for a period of ten years, running from the date of recording and shall run with the land in favor of the people of the State of California, binding successors and assigns of the applicant and/or landowner. Such offer shall be recorded free of prior liens

and encumbrances except tax liens. This requirement is essential for the preservation of planning options for nonautomobile transportation and circulation. The requirement addresses Section 30252 of the Coastal Act regarding public access and transportation alternatives and the Transportation and Road Capacity policy under “Public Services and New Development” of the Marin County LCP.

- c) The size of parcels resulting from a division under this order shall be no less than the minimum acreage allowed for the zone under the County zoning maps in effect at the time this order is adopted by the Commission.
- d) The County of Marin shall forward copies of the final parcel map(s) for all projects approved pursuant to this Exclusion to the Executive Director.

The subject property has frontage on State Highway One. The property owner is willing to and is prepared to make an irrevocable offer of a ten-foot strip contiguous with and paralleling State Highway One to the appropriate public agency.

6. Proposed Subdivision

The 82.32-acre subject property is proposed to be divided into 27 parcels with each parcel having an area ranging from 1.49 acres to 5.89 acres with a density of approximately one parcel per 3.05 acres. Figure 7 shows the proposed subdivision. Table 2 is a summary of the proposed 27 parcels. The total area of the proposed 27 parcels will be 76.76 acres. Note that the subject property has a small area (3,068 sq.ft or 0.07 acre) at the southeast corner that extends into the south side of Point Reyes-Petaluma Road. This small area will not be included in the proposed subdivision.

The proposed subdivision will also include 0.74 acre of public road improvements along Point Reyes-Petaluma Road and 4.75 acres of common areas including common driveways (3.03 acres) and utilities layout and maintenance areas (1.72 acres).

Table 2 Summary of Proposed Parcels

Parcel ID	Square Feet	Acres	Perimeter (ft)
1	256,409	5.89	2,133
2	131,365	3.02	1,440
3	127,380	2.92	1,352
4	91,044	2.09	1,298
5	92,100	2.11	1,483
6	112,429	2.58	1,872
7	126,418	2.90	1,502
8	102,191	2.35	1,334
9	117,630	2.70	1,701
10	65,057	1.49	1,089
11	94,630	2.17	1,340
12	131,409	3.02	1,697
13	96,925	2.23	1,337
14	98,407	2.26	1,418
15	82,724	1.90	1,573
16	121,551	2.79	1,445
17	171,771	3.94	1,875
18	158,485	3.64	1,670
19	132,566	3.04	1,429
20	83,009	1.91	1,239
21	132,471	3.04	2,059
22	129,141	2.97	1,760
23	147,188	3.38	2,178
24	189,078	4.34	1,831
25	116,313	2.67	1,658
26	132,188	3.04	2,145
27	103,918	2.39	1,384
Total	3,343,801	76.76	43,238

7. Water Supply and Sewage Disposal

North Marin Water District provides water supply service for the community of Point Reyes Station (see Figure 8). Initial discussion with North Marin Water District indicated that the district is willing to and has the water supply capacity to provide water supply service to the proposed subdivision.

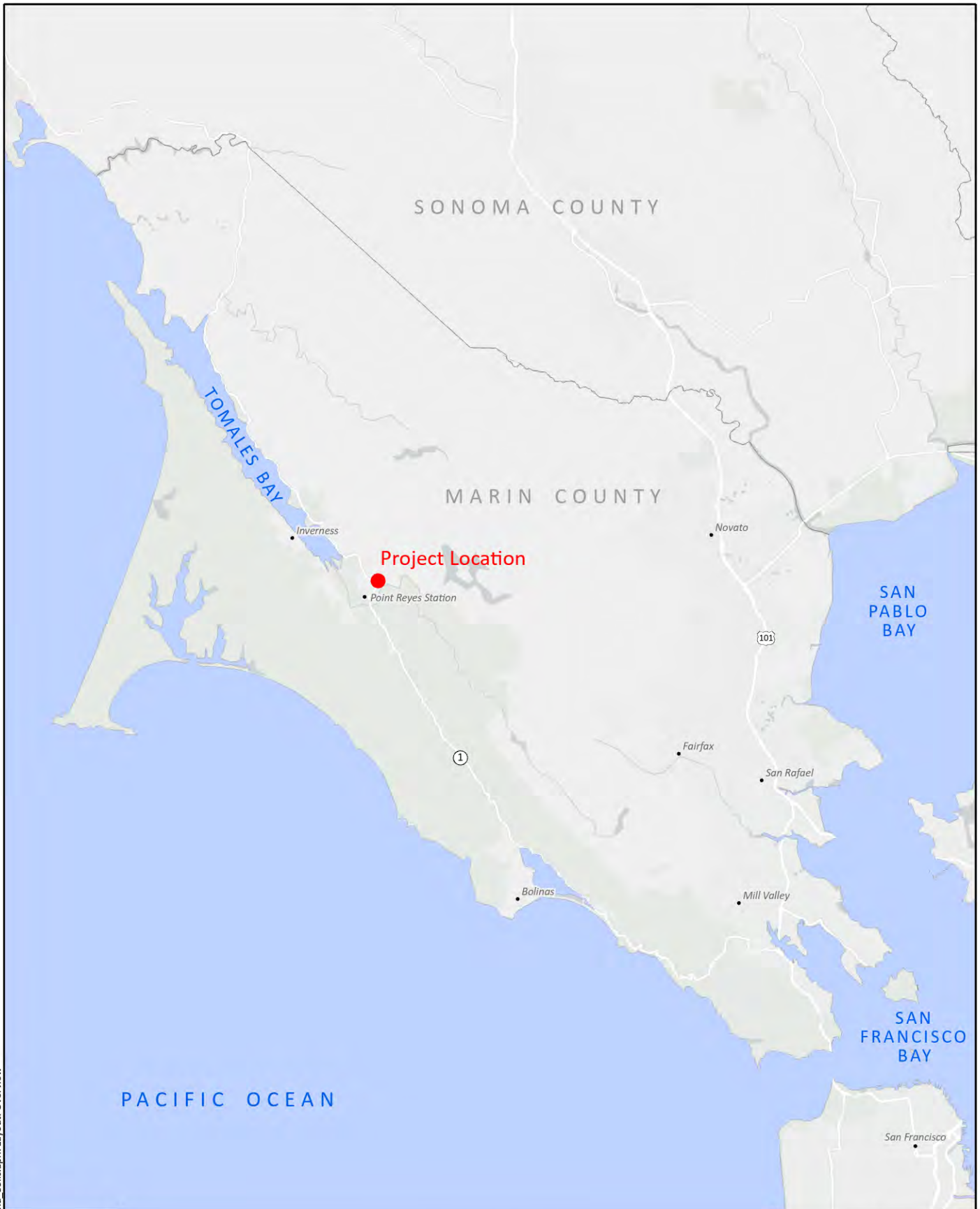
There is no public sewer service in the project vicinity. An on-site wastewater treatment and disposal system will be planned for each individual parcel of the proposed subdivision.

8. Flood, Seismic, and Geologic Hazards

The entire subject property is outside of the FEMA 100-year flood zone (see Figure 9). Figure 9 shows that the adjacent Lagunitas Creek has a 100-year base flood elevation (BFE) of 25 ft NAVD88 at the downstream end of the property. The FEMA flood map does not establish the BFE at the upstream end of the property. Using the same downstream water surface elevation profile slope shown in Figure 9, the BFE at the upstream end of the property is estimated at about 29 ft NAVD88. The property elevation along Lagunitas Creek is about 40 ft and is separated from the creek by Point Reyes-Petaluma Road. The property elevation is at least 11 ft higher than the BFE of the adjacent Lagunitas Creek.

The nearest seismic fault, San Andreas Fault, is on the west side of the subject property with a distance at about 5,220 feet or about 1 mile (see Figure 10). The property is not within a Seismic Hazard Zone for seismically-induced landslides, fault rupture, and liquefaction, as delineated under the California Seismic Hazards Mapping Act of 1990.

Figure 1a



Path: J:\n2904\Stormwater_and_Soils.aprx Layout: Overview



Note:

**PROJECT LOCATION
POINT REYES STATION, CA**

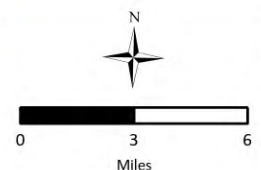
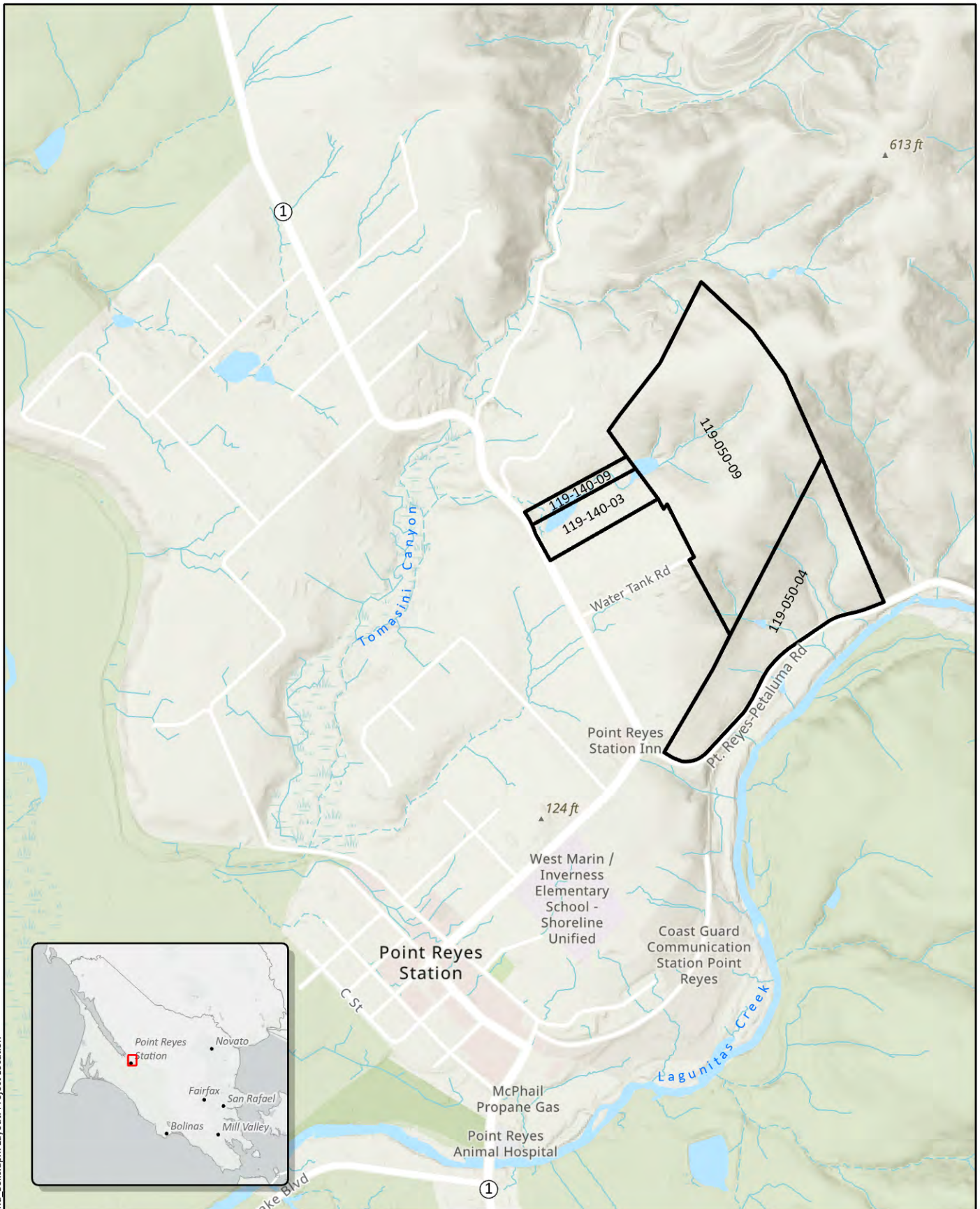


Figure 1b



Path: J:\n2904\Stormwater_and_Soils.aprx Layout: Project Location



PROJECT VICINITY AND EXISTING PROPERTY PARCELS POINT REYES STATION, CA

Note: Parcel Boundaries from Marin County.

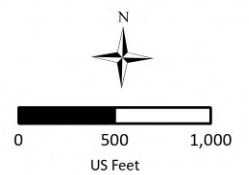
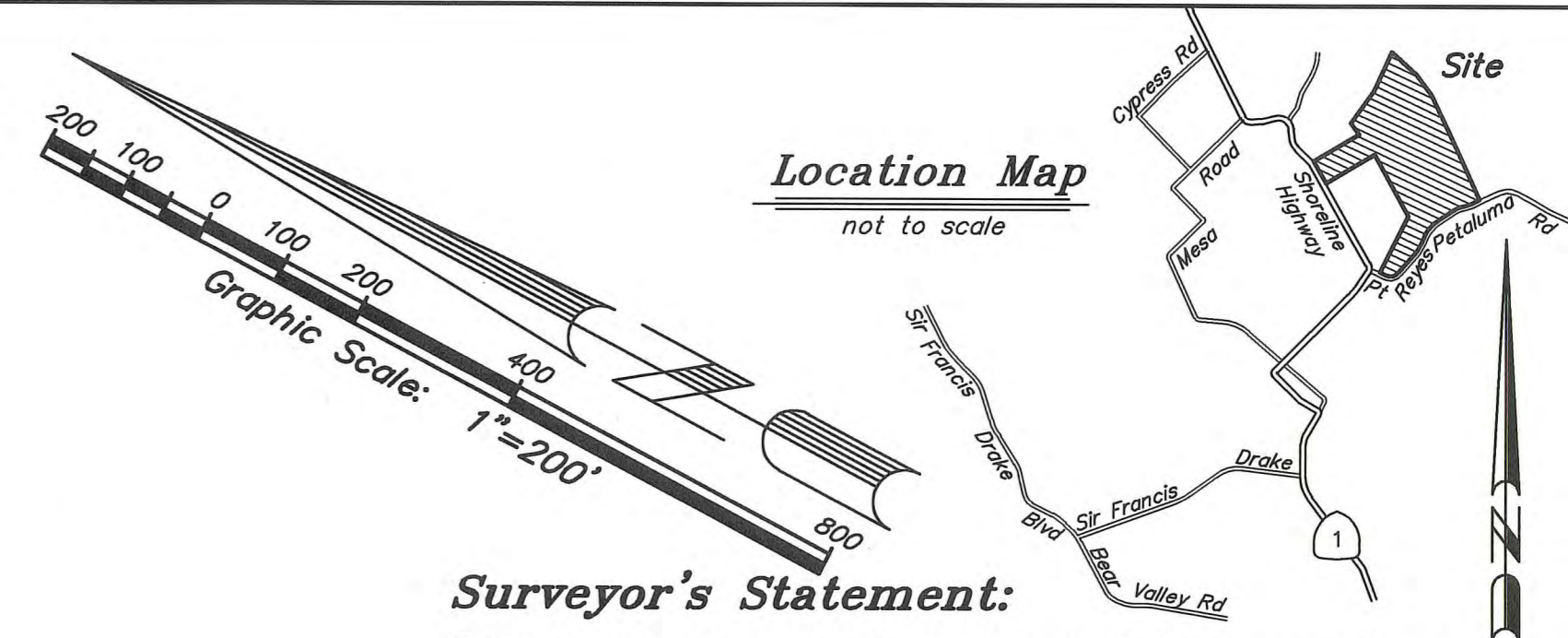
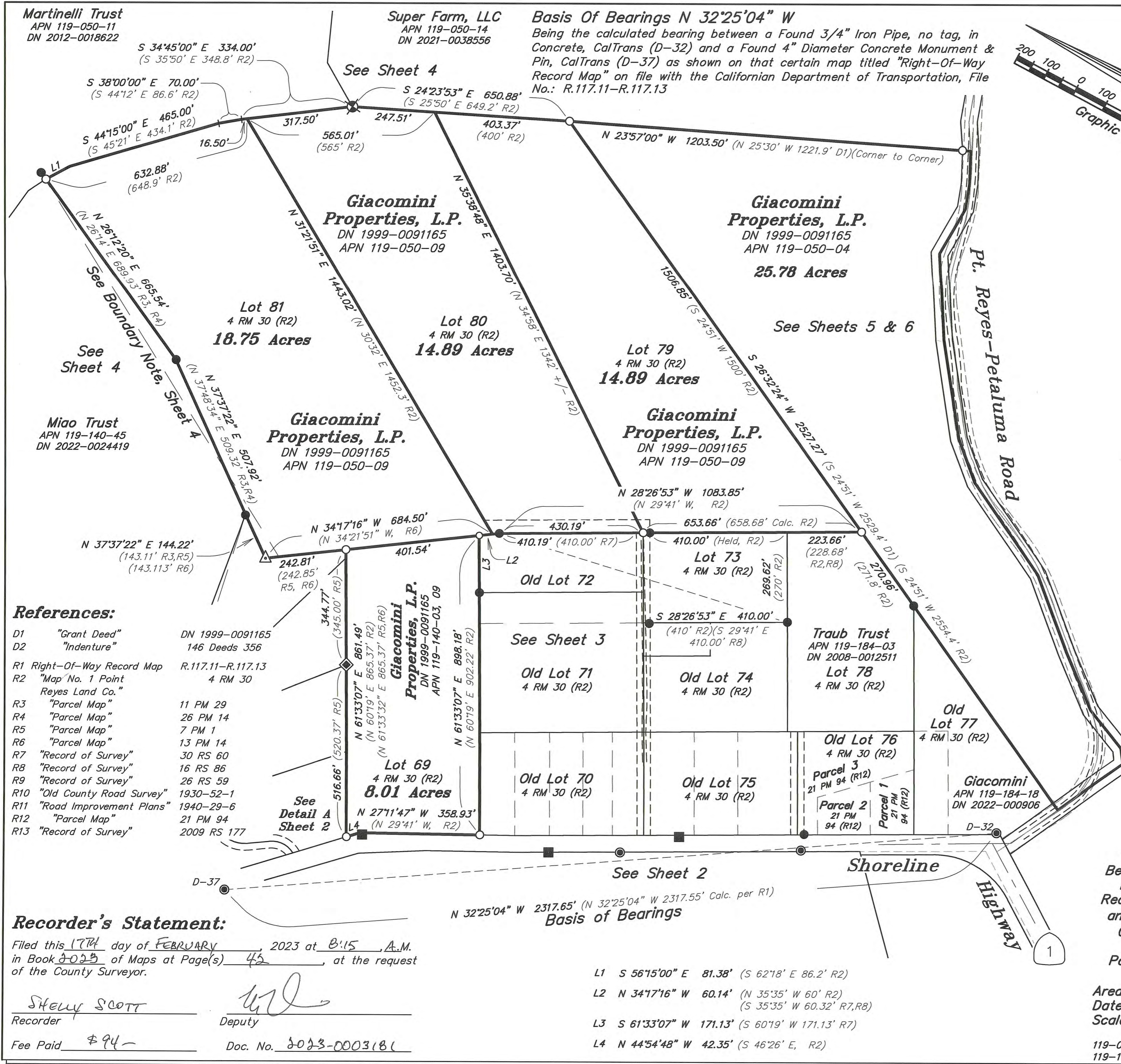


Figure 2



Surveyor's Statement:
This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Professional Land Surveyors' Act at the request of Tony Giacomini in December of 2022.

Dated: Feb. 6, 2023

Aaron R. Smith
Aron R. Smith, PLS 7901



County Surveyor's Statement:
This map has been examined in accordance with Section 8766 of the Professional Land Surveyors' Act this 3rd day of February, 2023.

Tracy W. Park
Tracy W. Park, PLS 8176
County Surveyor, Marin County



References:

D1 "Grant Deed"	DN 1999-0091165
D2 "Indenture"	146 Deeds 356
R1 Right-Of-Way Record Map	R.117.11-R.117.13
R2 "Map No. 1 Point Reyes Land Co."	4 RM 30
R3 "Parcel Map"	11 PM 29
R4 "Parcel Map"	26 PM 14
R5 "Parcel Map"	7 PM 1
R6 "Parcel Map"	13 PM 14
R7 "Record of Survey"	30 RS 60
R8 "Record of Survey"	16 RS 86
R9 "Record of Survey"	26 RS 59
R10 "Old County Road Survey"	1930-52-1
R11 "Road Improvement Plans"	1940-29-6
R12 "Parcel Map"	21 PM 94
R13 "Record of Survey"	2009 RS 177

Recorder's Statement:
Filed this 17th day of FEBRUARY, 2023 at 8:15, A.M.
in Book 2023 of Maps at Page(s) 42, at the request
of the County Surveyor.

Shelly Scott
Recorder

[Signature]
Deputy

Fee Paid \$94 Doc. No. 2023-0003181

- L1 S 56°15'00" E 81.38' (S 62°18' E 86.2' R2)
- L2 N 34°17'16" W 60.14' (N 35°35' W 60' R2)
(S 35°35' W 60.32' R7, R8)
- L3 S 61°33'07" W 171.13' (S 60°19' W 171.13' R7)
- L4 N 44°54'48" W 42.35' (S 46°26' E, R2)

- Legend:**
- Found 3/4" Iron Pipe, LS 3775, (R8) Tag Destroyed, Except As Shown
 - ⊙ Found Old 2" Iron Pipe, no tag, Held as Angle Point per R2.
 - ◆ Found Old 2" x 2" Wooden Hub w/ Brass Tag & Nail, RCE 17480 in old fence line per R5 & R6.
 - Found 6"x 6" CalTrans Concrete Monument (R1)
 - Found 3/4" Aluminum Cap in Concrete, Stamped CalTrans (R1) Except As Shown
 - Set 3/4" Iron Pipe tagged PLS 7901
 - △ Found 4"x 4" Fence Post, no tag set
 - x-x- Fencing
 - M & R Measured and Record
 - OR/DN Official Records/Document Number
 - Distances Are Shown In Feet & Decimals Thereof
 - Ties are perpendicular and/or radial, unless otherwise noted.

Record of Survey

Being The Lands Of Giacomini Properties, L.P. As Described By Deed Recorded Under Document Number 1999-0091165, Marin County Records; Being A Portion Of The Stocker Ranch And Lots 69, 79, 80 and 81 As Shown On That Map Titled "Map No. 1 Point Reyes Land Co." Filed In Book 4 Of Record Maps, At Page 30, Marin County Records.

Point Reyes Station County of Marin, State of California

Area: 82.32 Acres (Total)
Date: December 2022
Scale: 1" = 200'

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton, Ave., Santa Rosa, Ca. 95401
P (707) 541-2300; F (707) 541-2301

119-050-04 and 09
119-140-03 and 09 Job Number 22266-(Jaggs) DPW# 23-002 sheet 1 of 6

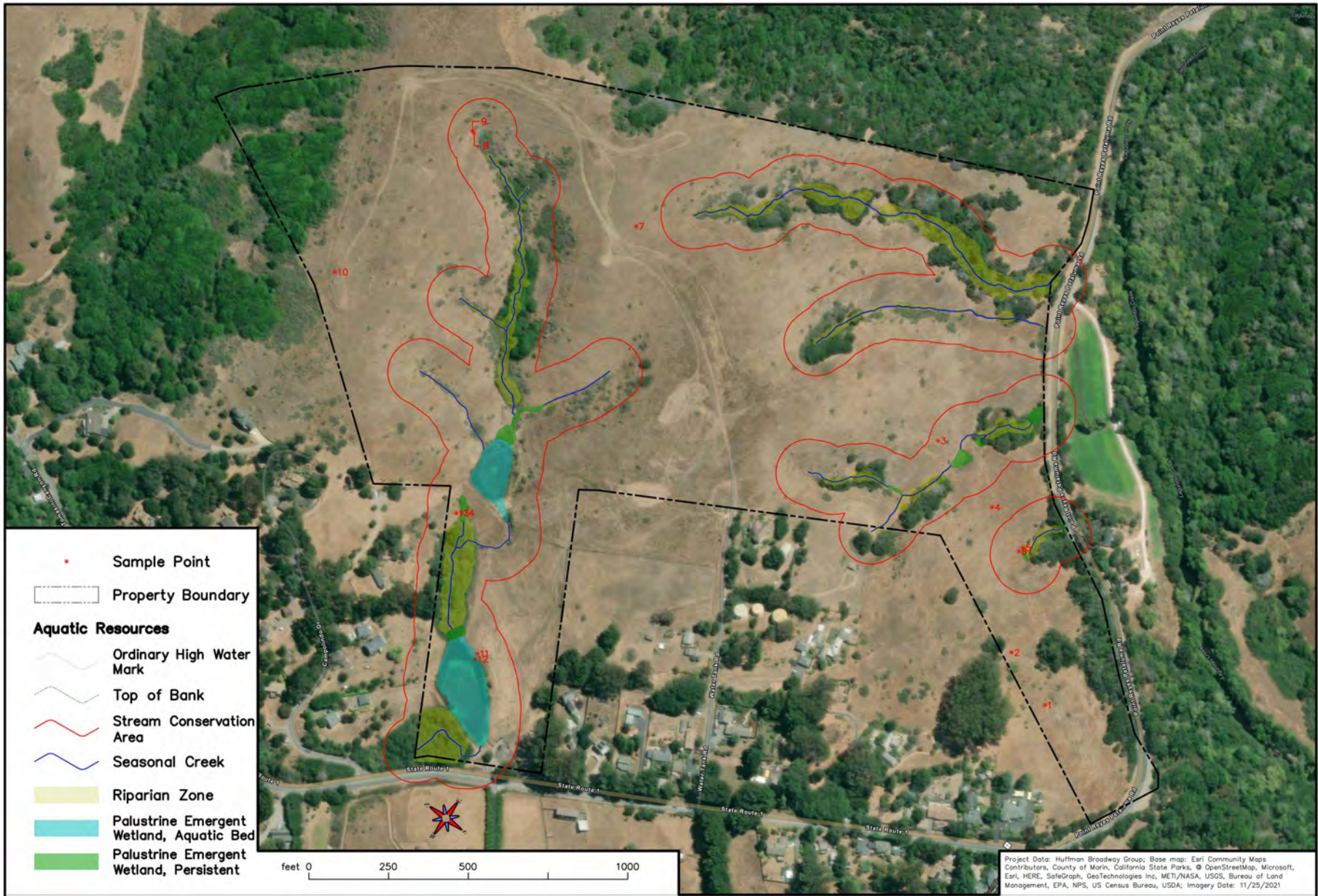
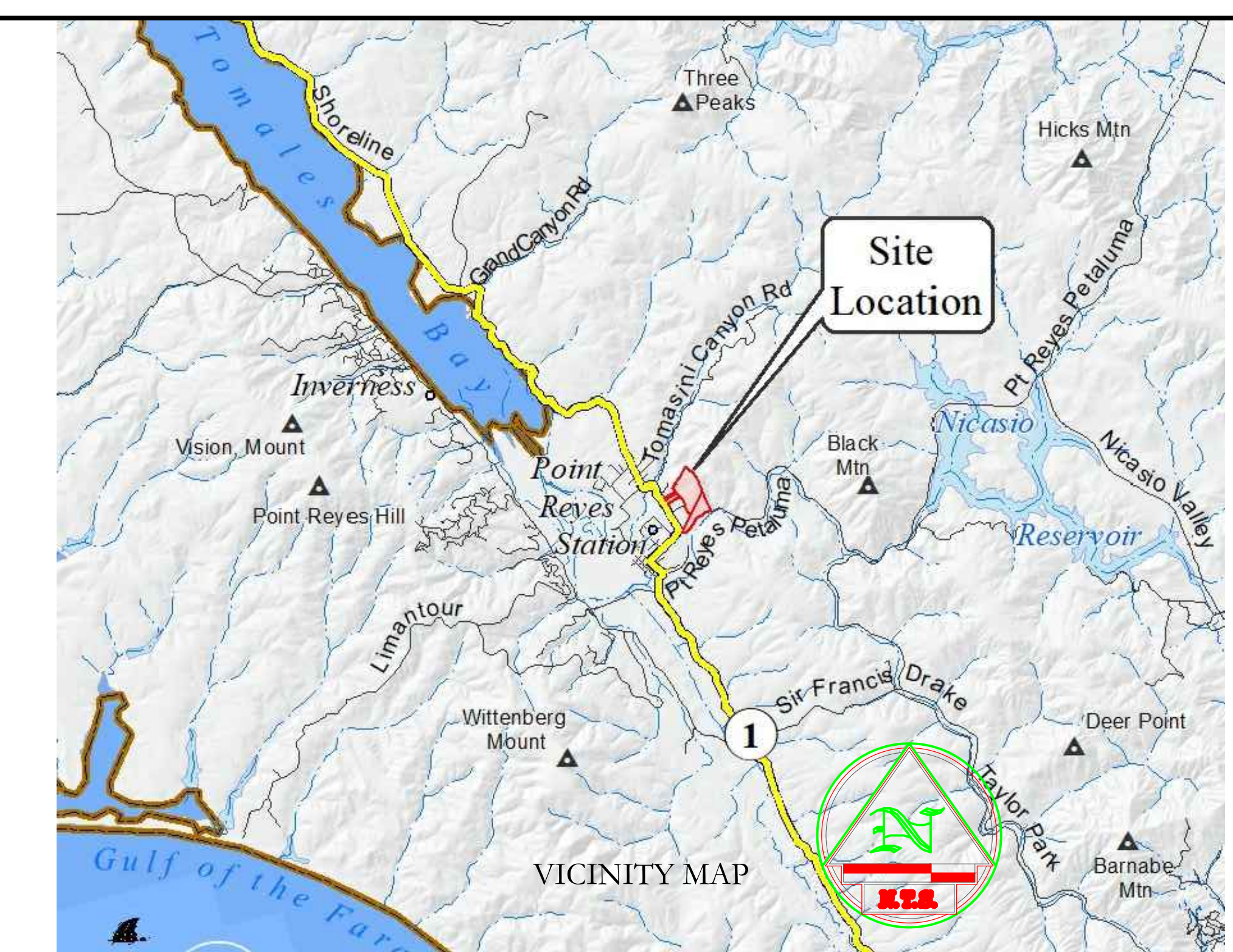
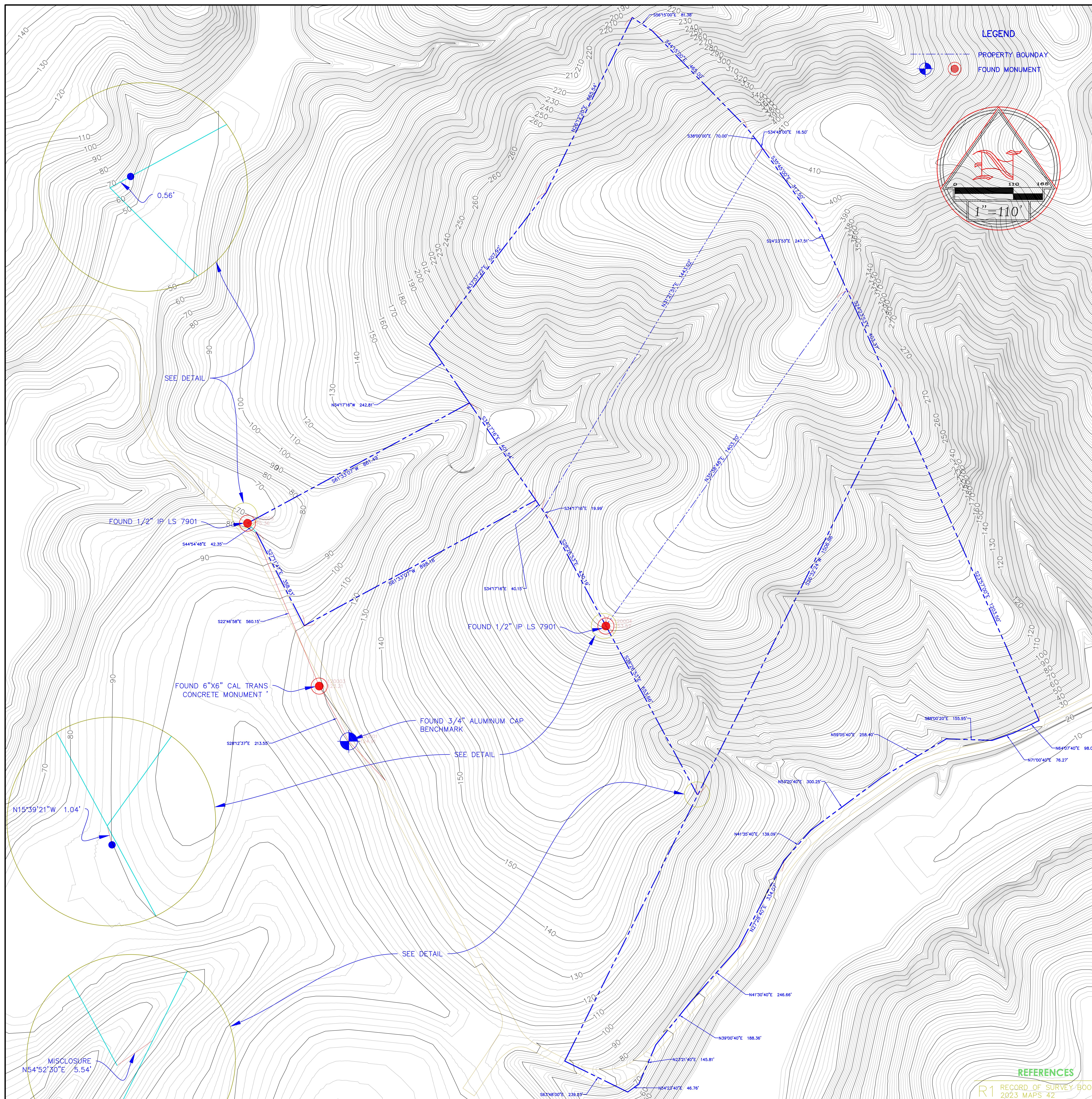


Figure 3 Aquatic Resources and 100-Foot Buffers

Huffman-Broadway Group, Inc.
 ENVIRONMENTAL REGULATORY CONSULTATIONS



MAPPING NOTES

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ATTENTION

INFORMATION SHOWN HEREON HAS BEEN DERIVED FROM COLLECTED DATA AND PROCESSED IN ELECTRONIC FILE Boundary and Topograph with Yan Large Surface.dwg DATED 12/18/23. ALL AVAILABLE DATA MAY OR MAY NOT HAVE BEEN USED TO COMPILE THIS FINISHED PRODUCT. AN ELECTRONIC FORMAT OF THIS MAP WHICH CAN BE REFERRED TO FOR ADDITIONAL INFORMATION, HAS BEEN PROVIDED AS A COURTESY TO BC ENGINEERING AND SHALL BE CONSIDERED SUPPLEMENTAL TO THIS SIGNED AND SEALED PAPER ORIGINAL. A COPY OF THE SIGNED ORIGINAL HAS BEEN DELIVERED WITH THE ELECTRONIC DRAWING FILE AND CONSTITUTES THE DELIVERY PRODUCT OF PROFESSIONAL SERVICES AS PER OUR CONTRACT.

SURVEYOR'S STATEMENT

I, RAY C. CARLSON, A LICENSED LAND SURVEYOR IN AND FOR THE STATE OF CALIFORNIA, DO HEREBY STATE THAT THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION, AS REQUESTED BY YAN CUI IN SEPTEMBER 2023.

DATED: 12/14/2023

RAY C. CARLSON PLS 3890



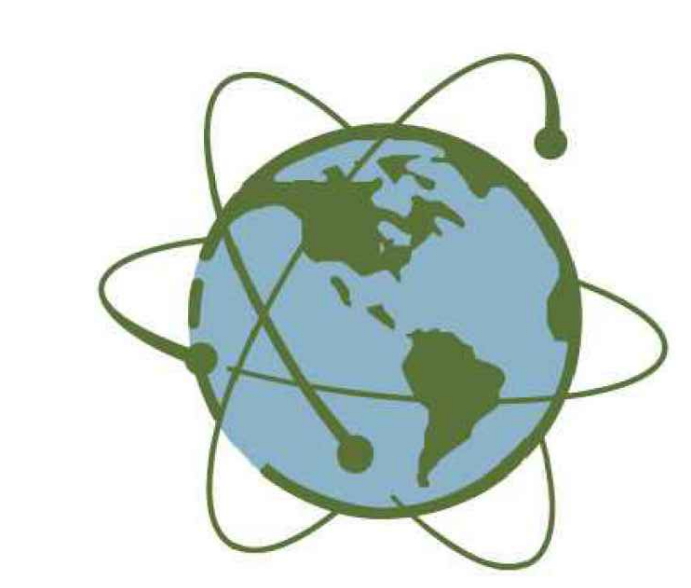
BENCHMARK NOTE

DESCRIPTION OF BENCHMARK:
ELEVATION: 124.9 FEET VRS NAD83/NAVDB8 CALIFORNIA ZONE III; EPOCH 2010.00, 18 GEOID,
DECEMBER, 2023
CONTOUR INTERVAL = 2 FEET

**(BOUNDARY AND)
TOPOGRAPHIC MAP**

OF THE LANDS OF CUI AS DESCRIBED IN THAT DEED RECORDED IN OFFICIAL RECORDS AS DOCUMENT NUMBER 2023-0005225, MARIN COUNTY RECORDS.

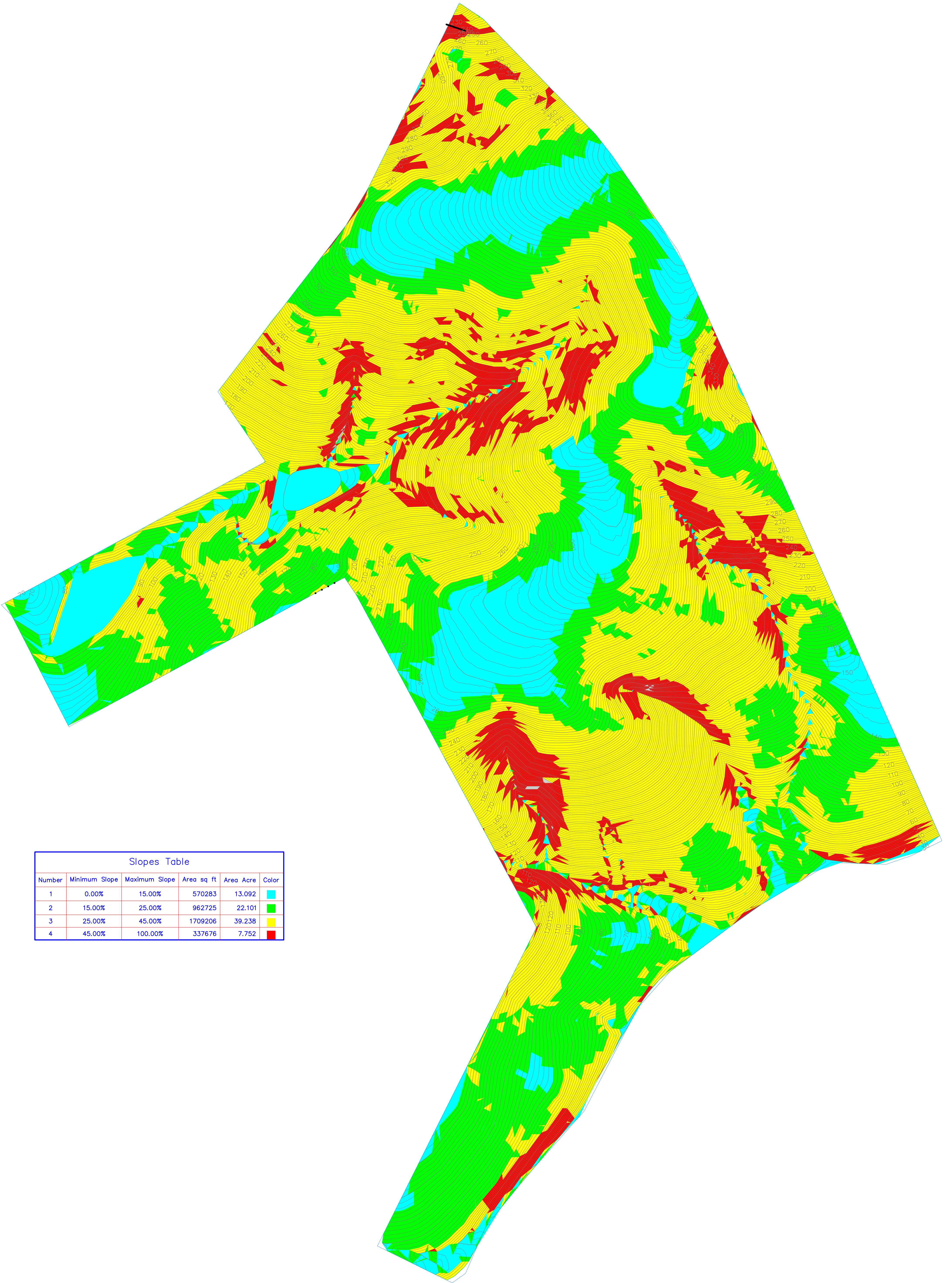
COUNTY OF MARIN POINT REYES STATION STATE OF CALIFORNIA



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REFERENCES
R1 RECORD OF SURVEY BOOK
2023 MAPS 42

Figure 4a Site Topography

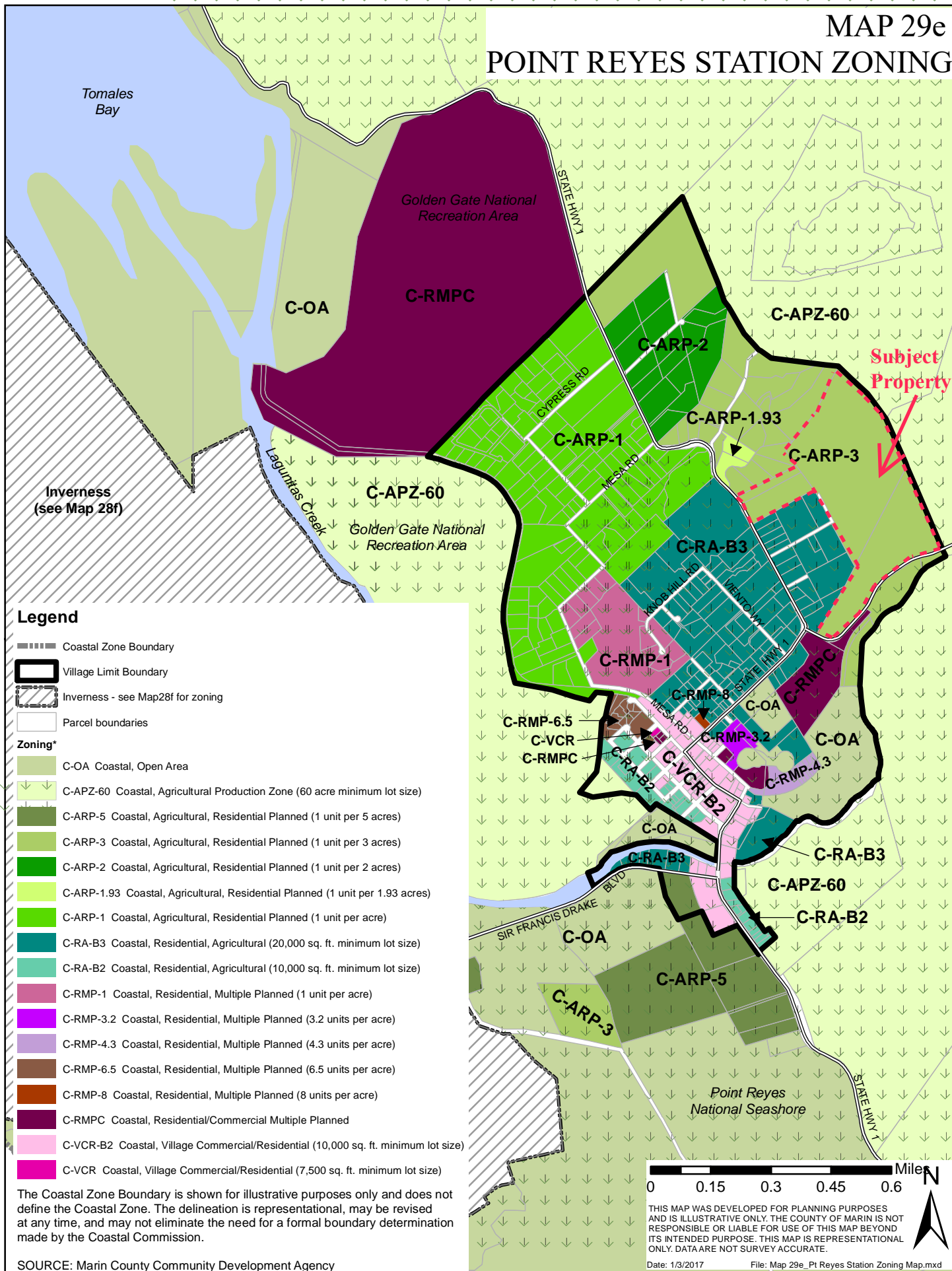


Slopes Table					
Number	Minimum Slope	Maximum Slope	Area sq ft	Area Acre	Color
1	0.00%	15.00%	570283	13.092	Cyan
2	15.00%	25.00%	962725	22.101	Green
3	25.00%	45.00%	1709206	39.238	Yellow
4	45.00%	100.00%	337676	7.752	Red

Figure 4b Site Slope Analysis




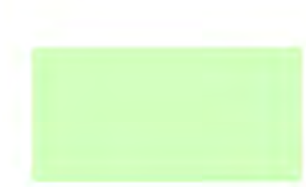

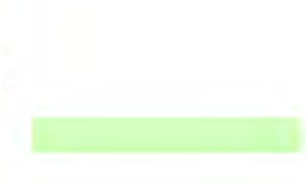

Figure 5

MAP 29e POINT REYES STATION ZONING

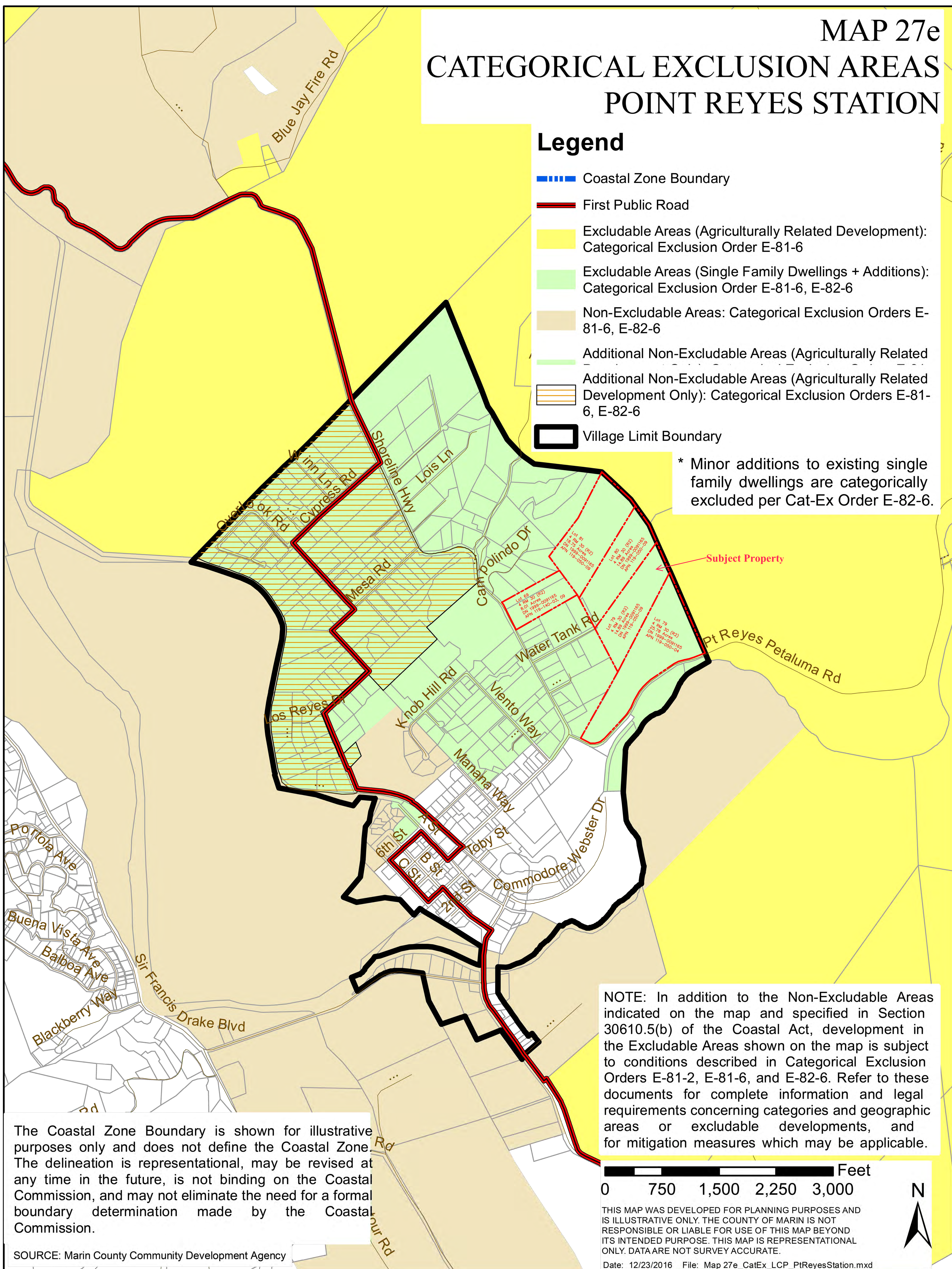


MAP 27e CATEGORICAL EXCLUSION AREAS POINT REYES STATION

Legend

-  Coastal Zone Boundary
-  First Public Road
-  Excludable Areas (Agriculturally Related Development):
Categorical Exclusion Order E-81-6
-  Excludable Areas (Single Family Dwellings + Additions):
Categorical Exclusion Order E-81-6, E-82-6
-  Non-Excludable Areas: Categorical Exclusion Orders E-81-6, E-82-6
-  Additional Non-Excludable Areas (Agriculturally Related Development Only): Categorical Exclusion Orders E-81-6, E-82-6
-  Village Limit Boundary

* Minor additions to existing single family dwellings are categorically excluded per Cat-Ex Order E-82-6.




NOTE: In addition to the Non-Excludable Areas indicated on the map and specified in Section 30610.5(b) of the Coastal Act, development in the Excludable Areas shown on the map is subject to conditions described in Categorical Exclusion Orders E-81-2, E-81-6, and E-82-6. Refer to these documents for complete information and legal requirements concerning categories and geographic areas or excludable developments, and for mitigation measures which may be applicable.

0 750 1,500 2,250 3,000 Feet

THIS MAP WAS DEVELOPED FOR PLANNING PURPOSES AND IS ILLUSTRATIVE ONLY. THE COUNTY OF MARIN IS NOT RESPONSIBLE OR LIABLE FOR USE OF THIS MAP BEYOND ITS INTENDED PURPOSE. THIS MAP IS REPRESENTATIONAL ONLY. DATA ARE NOT SURVEY ACCURATE.

Date: 12/23/2016 File: Map 27e_CatEx_LCP_PtReyesStation.mxd



The Coastal Zone Boundary is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time in the future, is not binding on the Coastal Commission, and may not eliminate the need for a formal boundary determination made by the Coastal Commission.

Figure 7 Proposed Land Subdivision

Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
7	126418.44	1502.00	111.00	S75° 00' 00.00"W
			94.04	N68° 17' 09.75"W
			80.32	N70° 00' 00.00"W
			322.89	N37° 37' 22.85"E
			162.39	N26° 12' 10.89"E
			66.64	N26° 12' 10.89"E
			231.16	S45° 00' 00.00"E
			52.00	S1° 16' 05.06"E
			272.64	S19° 15' 12.35"W
			59.11	S74° 53' 50.50"W

Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
18	158484.87	1670.39	507.01	N43° 33' 39.94"W
			67.55	N49° 36' 29.54"E
			143.76	N37° 39' 42.89"E
			43.98	N82° 39' 42.89"E
			42.26	S52° 20' 17.11"E
			49.76	S65° 03' 54.25"E
			93.56	S77° 47' 31.40"E
			48.95	S20° 00' 00.00"E
			297.32	S58° 41' 56.26"E
			376.25	S45° 41' 12.96"W

Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
3	127380.29	1352.01	24.00	S30° 00' 00.00"E
			119.54	S2° 41' 26.23"E
			18.93	S1° 33' 31.13"W
			64.78	S13° 35' 46.21"W
			127.34	S25° 42' 00.49"W
			181.65	N80° 00' 00.00"W
			0.05	N61° 33' 07.49"E
			242.81	N34° 17' 15.48"W
			144.22	N37° 37' 22.85"E
			140.29	N37° 37' 22.85"E

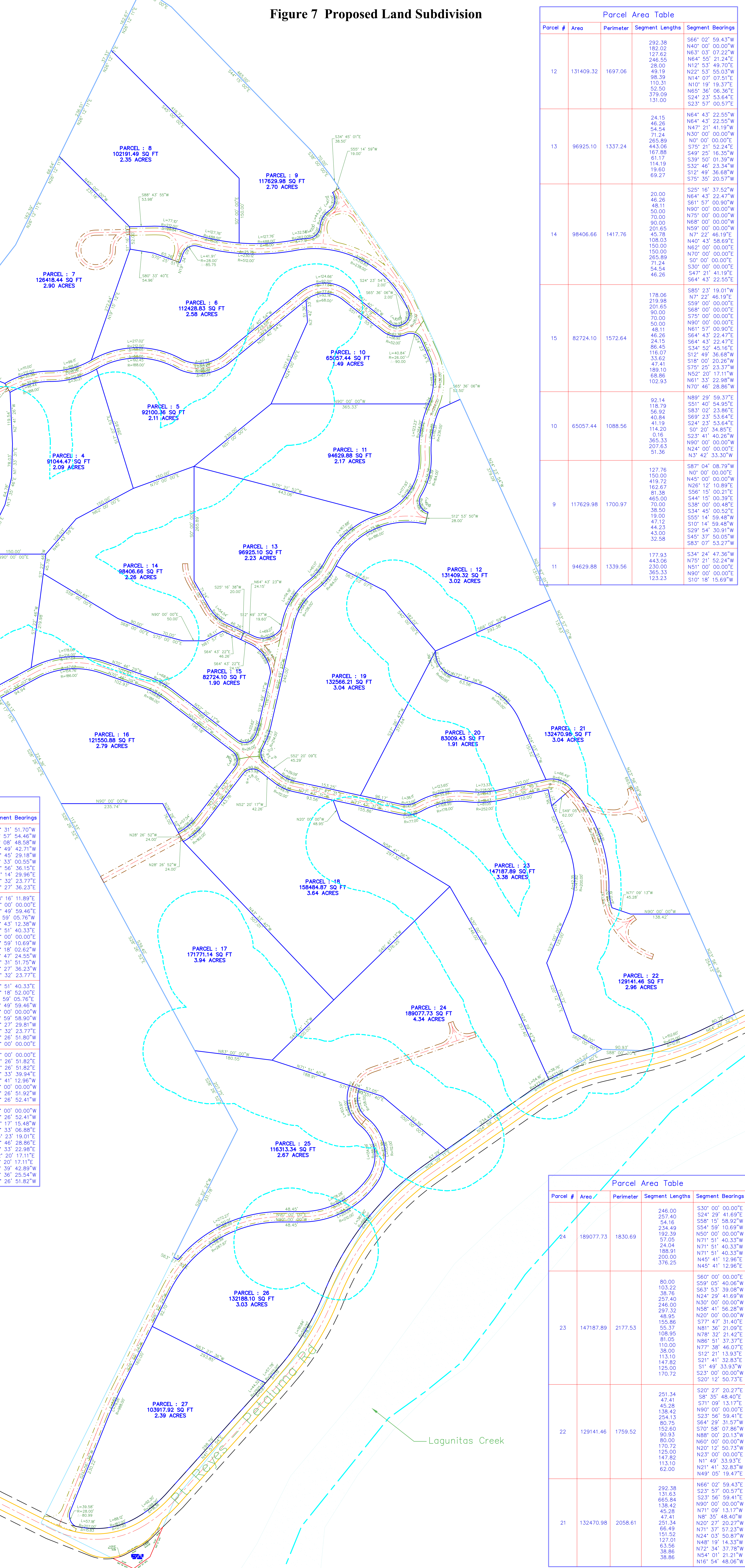
Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
4	91044.47	1297.57	111.76	N74° 53' 50.50"E
			289.65	S17° 07' 52.15"E
			150.00	S62° 00' 00.00"W
			108.03	S40° 43' 58.69"W
			699.96	N90° 00' 00.00"W
			127.34	N25° 42' 00.49"E
			64.78	N13° 35' 46.21"E
			78.03	N1° 33' 31.13"E
			119.54	N2° 41' 26.23"W
			98.44	N75° 00' 00.00"E

Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
1	256409.43	2133.38	120.54	N61° 33' 07.49"E
			373.46	S28° 26' 53.12"E
			689.96	S81° 33' 06.88"W
			332.92	N27° 11' 55.22"W
			42.35	N44° 54' 43.56"W
			574.15	N61° 33' 07.49"E
			229.68	N50° 40' 53.69"E
			51.36	S3° 42' 33.30"E
			207.63	S24° 00' 00.00"W
			230.00	S51° 00' 00.00"W

Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
5	92100.36	1483.24	150.00	N90° 00' 00.00"W
			289.65	N17° 07' 52.15"W
			289.65	N89° 07' 16.01"E
			192.45	N84° 33' 52.36"E
			132.47	N81° 33' 07.49"E
			166.71	N81° 33' 07.49"E
			181.65	N90° 00' 00.00"E
			150.00	N90° 00' 00.00"E
			45.78	S7° 22' 46.19"W
			219.98	S70° 00' 00.00"W

Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
2	131365.14	1440.32	53.98	S88° 43' 54.94"W
			231.16	N45° 00' 00.00"E
			236.51	N26° 12' 10.89"E
			37.33	N26° 12' 10.89"E
			419.72	S45° 00' 00.00"E
			150.00	S0° 00' 00.00"E
			127.76	N77° 55' 51.21"W
			77.10	N80° 50' 58.14"W
			217.02	S89° 07' 16.01"W
			272.84	N19° 15' 12.35"E

Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
6	112428.83	1871.93	210.12	S89° 07' 16.01"E
			272.84	N19° 15' 12.35"E
			54.96	S70° 00' 00.00"E
			65.26	S70° 00' 00.00"E
			21.48	N19° 34' 08.79"E
			41.91	N82° 26' 42.35"E
			230.12	S87° 33' 17.63"E
			315.83	S62° 24' 52.43"E
			2.00	S24° 23' 53.64"E
			40.84	S20° 36' 06.36"W



Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
12	131409.32	1697.06	292.38	S66° 02' 59.43"W
			182.02	S24° 29' 41.69"E
			127.62	N63° 03' 07.22"W
			246.55	N64° 55' 21.24"E
			28.00	N12° 53' 49.70"E
			98.39	N22° 53' 55.03"W
			110.31	N14° 07' 07.51"E
			52.50	N10° 19' 19.37"E
			379.09	N65° 36' 06.36"E
			131.00	S24° 23' 53.64"E

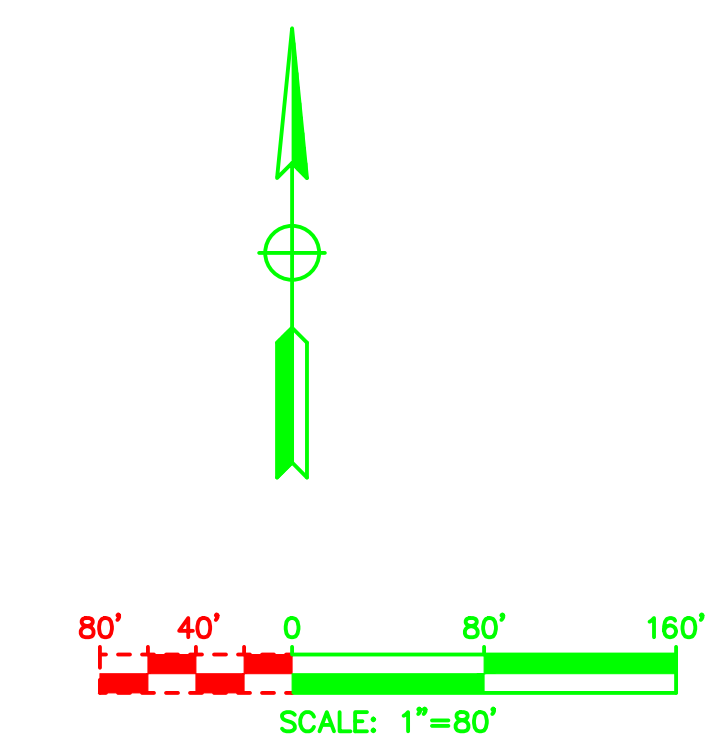
Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
13	96925.10	1337.24	24.15	N64° 43' 22.55"W
			46.26	N64° 43' 22.55"W
			54.54	N47° 00' 00.00"E
			71.24	N30° 00' 00.00"W
			265.89	N0° 00' 00.00"E
			167.88	S49° 25' 16.35"W
			61.17	S39° 50' 01.39"W
			118.19	S32° 23' 53.64"E
			19.60	S12° 49' 36.68"W
			69.27	S75° 35' 20.57"W

Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
14	98406.66	1417.76	20.00	S25° 16' 37.52"W
			46.26	N64° 43' 22.47"E
			48.11	S81° 57' 00.00"E
			50.00	N90° 00' 00.00"W
			70.00	N75° 00' 00.00"W
			90.00	N68° 00' 00.00"W
			201.65	N59° 00' 00.00"W
			45.78	N7° 22' 46.19"E
			106.03	N40° 43' 58.69"E
			150.00	N82° 00' 00.00"E

Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
15	82724.10	1572.64	178.06	S85° 23' 19.01"W
			219.98	N7° 22' 46.19"E
			201.65	S59° 00' 00.00"E
			90.00	S68° 00' 00.00"E
			70.00	S75° 00' 00.00"E
			50.00	N90° 00' 00.00"E
			48.11	N61° 57' 00.00"E
			46.26	S64° 43' 22.47"E
			24.15	S64° 43' 22.47"E
			86.45	S34° 52' 45.16"E

Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
10	65057.44	1088.56	92.14	N89° 29' 59.37"E
			118.79	S81° 00' 00.00"E
			56.92	S83° 02' 23.86"E
			40.84	S69° 23' 53.64"E
			41.19	S24° 23' 53.64"E
			114.20	S0° 20' 34.85"E
			0.16	S23° 41' 40.26"W
			365.33	N90° 00' 00.00"W
			207.63	N24° 00' 00.00"E
			51.36	N3° 42' 33.30"W

Parcel #	Area	Perimeter	Segment Lengths	Segment Bearings
9	117629.98	1700.97	127.76	S87° 04' 08.79"W
			150.00	N0° 00' 00.00"E
			419.72	N45° 00' 00.00"E
			162.67	N26° 12' 10.89"E
			81.38	S66° 15' 00.21"E
			465.00	S44° 15' 00.39"E
			70.00	S38° 00' 00.48"E
			38.50	S34° 45' 00.52"E
			19.00	S55° 14' 59.48"W
			47.12	S10° 14' 59.48"W







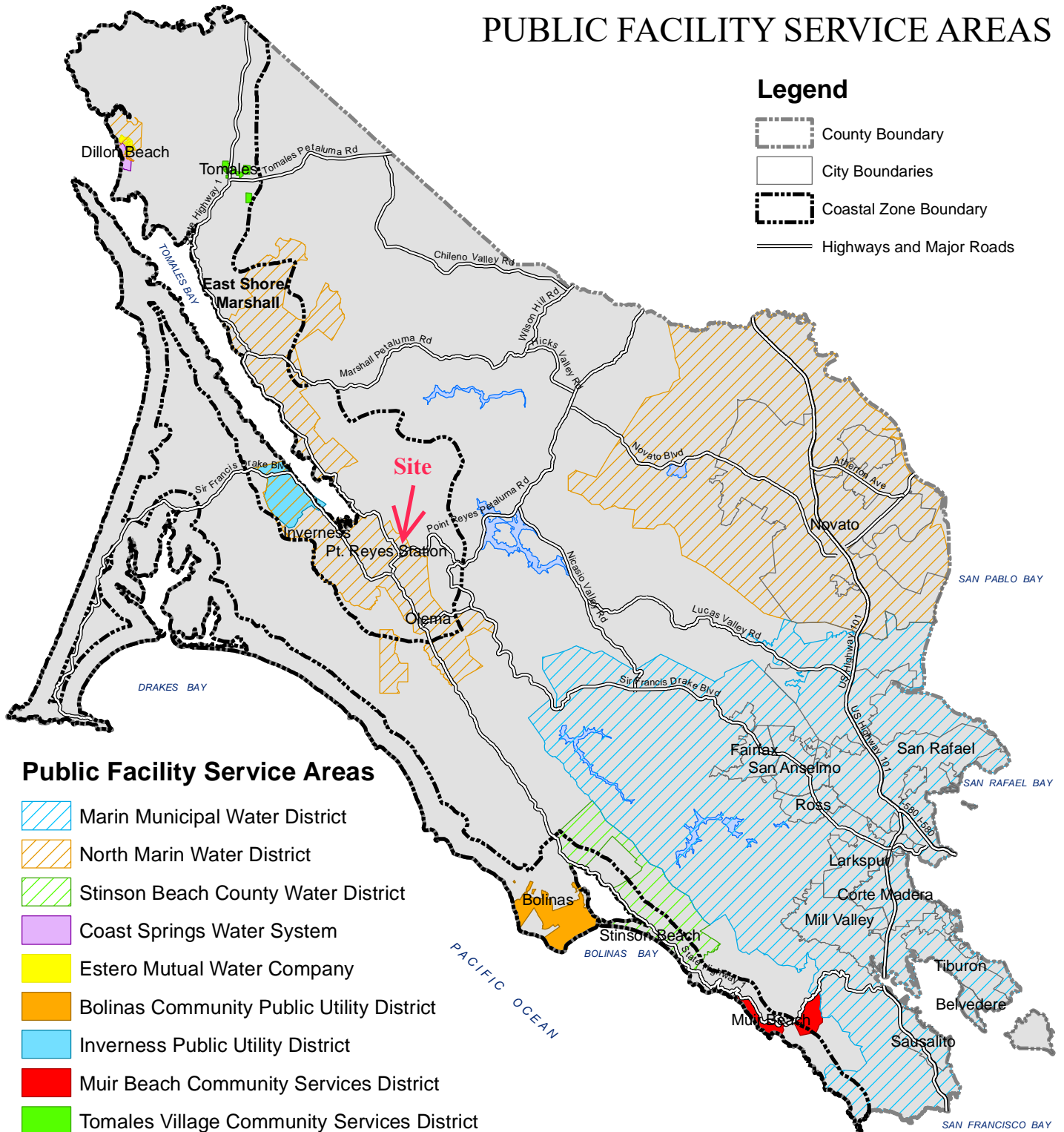
- Public Road
- Parcel Boundary
- - - 100 Feet Buffers Line
- - - Stream Conservation Area
- Laguna Creek Centerline
- - - Driveway for One Family (Private)
- - - Driveway for 2-7 Family (Common)
- - - Driveway for 7-23 Family
- - - Driveway Centerline

Figure 8

MAP 20 PUBLIC FACILITY SERVICE AREAS

Legend

-  County Boundary
-  City Boundaries
-  Coastal Zone Boundary
-  Highways and Major Roads



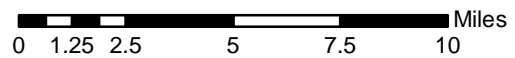
Public Facility Service Areas

-  Marin Municipal Water District
-  North Marin Water District
-  Stinson Beach County Water District
-  Coast Springs Water System
-  Estero Mutual Water Company
-  Bollinas Community Public Utility District
-  Inverness Public Utility District
-  Muir Beach Community Services District
-  Tomales Village Community Services District

Not Shown: Tomales Sewer Maintenance District, which covers approximately 11 acres within the Tomales community.

SOURCE: Marin County Community Development Agency

The Coastal Zone Boundary depicted on this map is shown for illustrative purposes only and does not define the Coastal Zone. The delineation is representational, may be revised at any time in the future, is not binding on the Coastal Commission, and may not eliminate the need for a formal boundary determination made by the Coastal Commission.



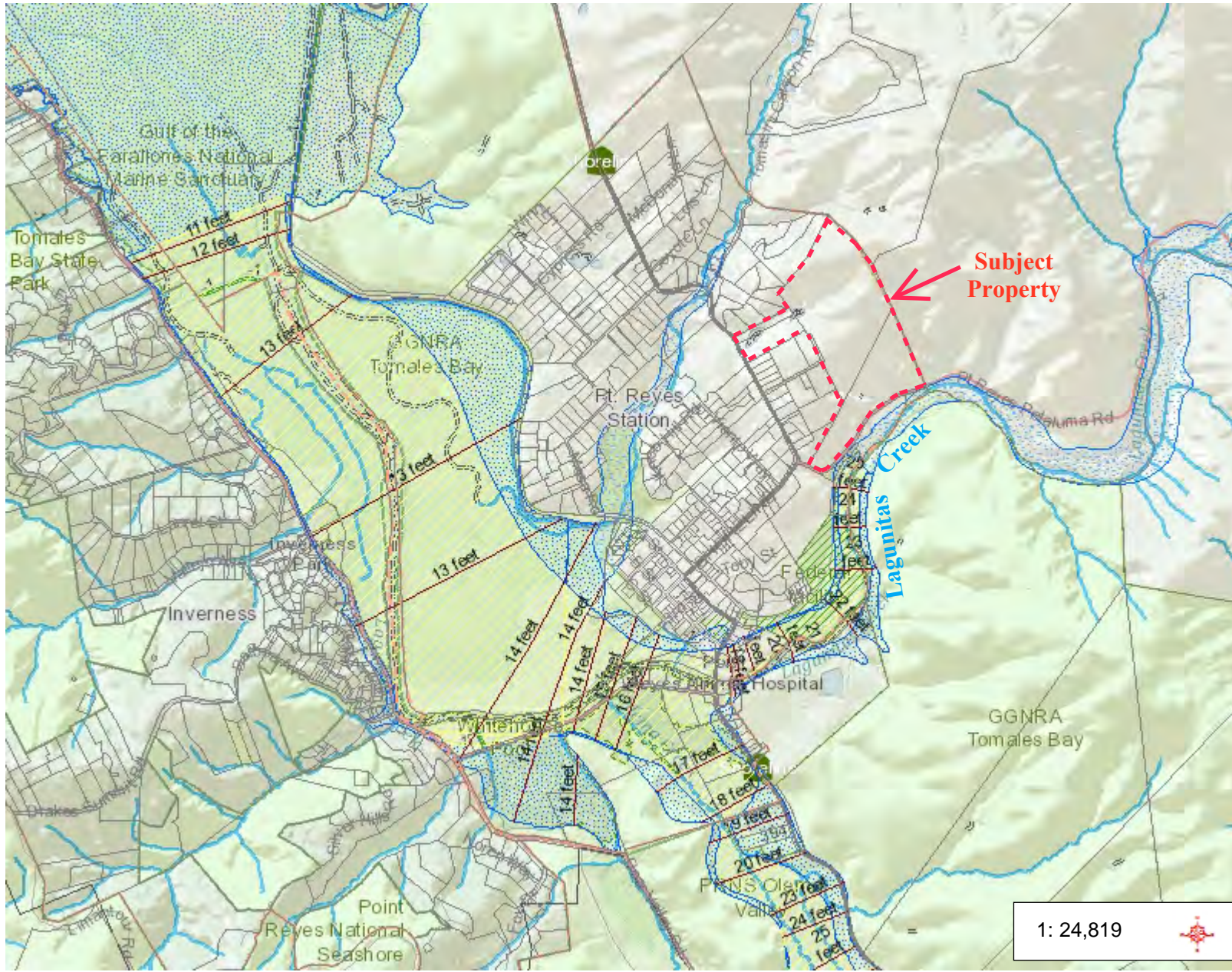
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Date: 12/19/2016 File: Map 20_Public Facility Service Areas.mxd

Figure 9



Map Report



Legend

- Parcel Note
 - easement
 - centerline
- Parcel
 - Condominium Common Area
 - Mobile Home Pad
- City
- Community
- Elevation_2017_10ft
- Elevation_2017_idx_50ft
- Marin County Legal Boundary
- Other Bay Area County
- Base Flood Elev, August 2017
- Flood Hazard Zone, August 2017
 - A
 - AE
 - AE, FLOODWAY
 - AH
 - AO
 - D
 - V
 - VE
 - X
 - X
 - X
- Letter of Map Change: Valid Only
 - LOMC Approved
 - LOMC Denied

1: 24,819

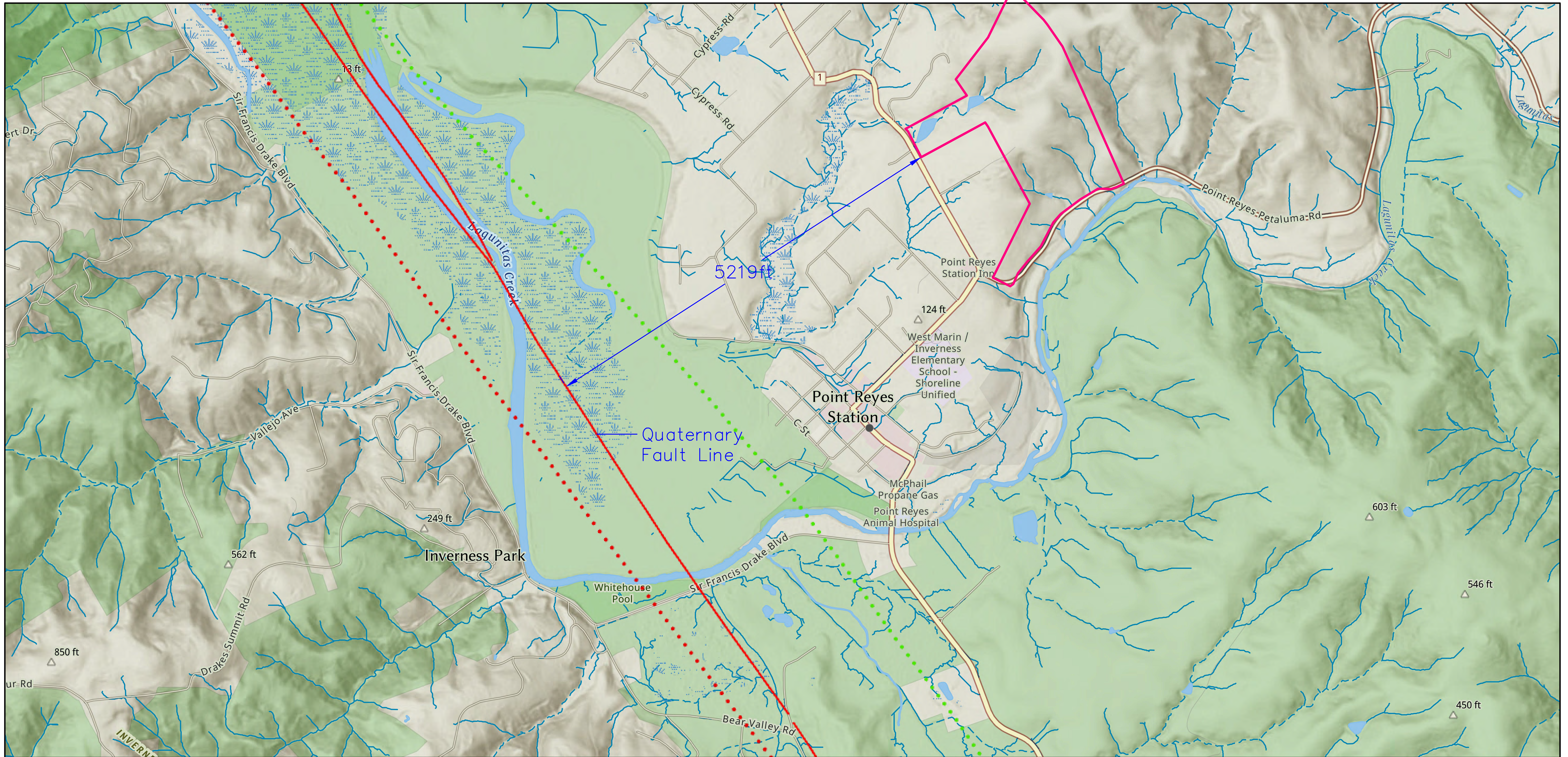
4,136.6 0 2,068.28 4,136.6 Feet

NAD_1983_HARN_StatePlane_California_III_FIPS_0403_Feet
© Latitude Geographics Group Ltd.

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

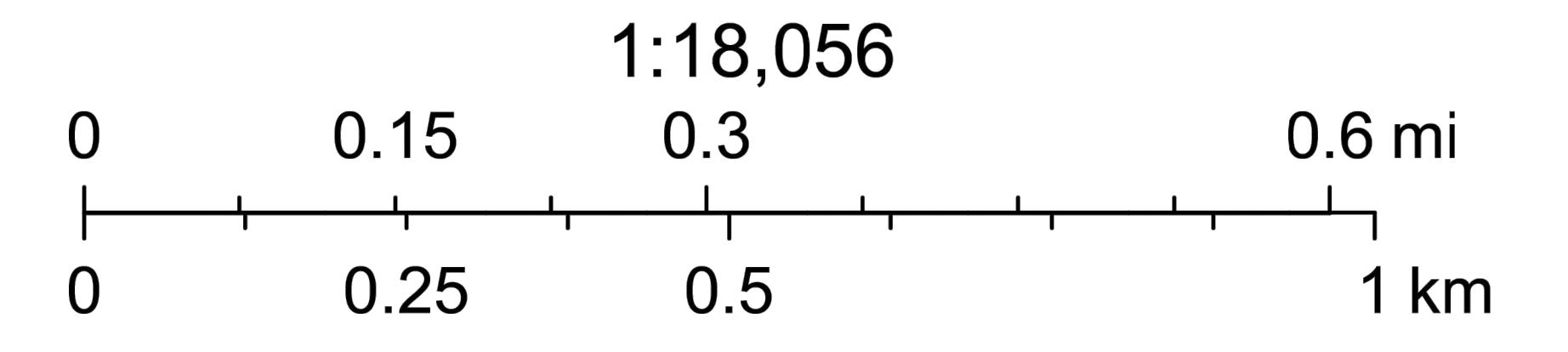
Notes
FEMA 100-Year Flood Zone

U.S. Geological Survey Quaternary Faults



1/15/2024, 7:20:37 AM

- | | | |
|---|---|--|
| Fault Areas | Latest Quaternary (<15,000 years), well constrained location | Undifferentiated Quaternary (< 1.6 million years), well constrained location |
| Class B | Latest Quaternary (<15,000 years), moderately constrained location | Undifferentiated Quaternary (< 1.6 million years), moderately constrained location |
| historic | Latest Quaternary (<15,000 years), inferred location | Undifferentiated Quaternary (< 1.6 million years), inferred location |
| late Quaternary | Late Quaternary (<130,000 years), well constrained location | Unspecified age, well constrained location |
| latest Quaternary | Late Quaternary (< 130,000 years), moderately constrained location | Unspecified age, moderately constrained location |
| middle and late Quaternary | Late Quaternary (< 130,000 years), inferred location | Unspecified age, inferred location |
| National Database | Middle and late Quaternary (< 750,000 years), well constrained location | Class B (various age), well constrained location |
| Historic (< 150 years), well constrained location | Middle and late Quaternary (< 750,000 years), moderately constrained location | Class B (various age), moderately constrained location |
| Historic (< 150 years), moderately constrained location | Middle and late Quaternary (< 750,000 years), inferred location | Class B (various age), inferred location |
| Historic (< 150 years), inferred location | | |



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