

MARIN COUNTY PLANNING DIVISION			
ADMINISTRATIVE DECISION			
Glaubach Daughters Trust Et al Design Review			
Decision:		Approved with conditions	
Date:		April 26, 2024	
Project ID No:	P4232	Applicant(s):	Pete Pedersen
		Owner(s):	Glaubach Daughters Trust Et al & Glaubach Schulamit /TR/ Et al
		Assessor's Parcel No(s):	043-420-15
		Property Address:	89 Vista Del Sol, Mill Valley
		Project Planner:	Erin Yattaw 415-473-3535 Erin.Yattaw@marincounty. gov
		Signature:	<i>Erin Yattaw</i>
Countywide Plan Designation:		MF2 (Low Density Residential)	
Community Plan Area:		Strawberry	
Zoning District:		RMP-2 (Residential Multiple-Family Planned)	
Environmental Determination:		Exempt per CEQA Guidelines 15303, Class 3	

PROJECT SUMMARY

The applicant requests Design Review approval to construct a pool with an integrated retaining wall, a spa with integrated retaining walls, and a retaining wall exceeding six feet in height on a developed lot in Mill Valley. The proposed development would not result in an increase of the floor area ratio of 21 percent on the 16,208 square foot lot. Height and setback information for the proposed development is listed below.

The proposed pool with integrated retaining walls would reach a maximum height of 6 feet above surrounding grade and the exterior would have the following setbacks: over 75 feet from the southern front property line; 18 feet from the western side property line; 81.5 feet from the eastern side property line; and 27 feet from the northern rear property line.

The proposed spa with integrated retaining walls would reach a maximum height of 6 feet above surrounding grade and the exterior would have the following setbacks: over 75 feet from the southern front property line; 40.5 feet from the western side property line; 73.5 feet from the eastern side property line; and 31 feet from the northern rear property line.

The proposed retaining wall exceeding six feet in height would reach a maximum height of 6.5 feet above surrounding grade and the walls would have the following setbacks: over 90 feet from the southern front property line; 74 feet from the western side property line; 45 feet from the eastern side property line; and 20 feet from the northern rear property line.

Various site improvements would also be entailed in the proposed development, including an ADU to be processed through a separate permit, additional retaining walls under six feet in height and a series of terraces.

Design Review approval is required pursuant to Marin County Code Section 22.42.020.A because the project is proposed in a Planned zoning district.

COUNTYWIDE PLAN CONSISTENCY

The proposed project is consistent with the Marin Countywide Plan (CWP) for the following reasons:

- A. The project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the irreplaceable removal of a substantial number of mature, native trees.
- B. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the subject property does not provide habitat for special-status species of plants or animals.
- C. The project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not substantially alter the margins along riparian corridors, wetlands, baylands, or woodlands.
- D. The project is consistent with the CWP stream and wetland conservation policies (BIO-3.1 and CWP BIO-4.1) because the proposed development would not encroach into any Stream Conservation Areas or Wetland Conservation Areas.
- E. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3) because the grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.
- F. The project is consistent with CWP seismic hazard policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) because it would be constructed in conformance with County earthquake standards, as verified during review of the Building Permit application and the subject property is not constrained by unusual geotechnical problems, such as existing fault traces.
- G. The project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it would meet all fire safety requirements, as verified by the local fire protection district during review of the Building Permit application.
- H. The project is consistent with CWP aesthetic policies and programs (DES-4.1 and DES-4.e) because it would protect scenic quality and views of ridgelines and the natural environment from adverse impacts related to development.

- I. The project is consistent with CWP residential design policies and programs (DES-3.b and DES-4c) because it would fit within the context of the neighborhood, minimize the perception of mass and bulk, and comply with the Single-family Residential Design Guidelines.

COMMUNITY PLAN CONSISTENCY

Strawberry Community Plan

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

- A. The project is consistent with the Natural Resource Conservation policies, including policies 1.1 and 1.2 because it would not result in any Bay or wetland fill or affect any protect historical or archeological resources.
- B. The project is consistent with the scale and character policies, including policies 2.1 and 2.2 because it would not be located on a slope exceeding 40 percent, interrupt a continuous view of a ridge crest, or interfere with a view of the Bay from any hilltop.
- C. The project is consistent with the safety policies, including policies 3.1 through 3.4, because it would be built in conformance with all safety standards related to slope stability, subsidence, and seismic activity.
- D. The project is consistent with the open space policies, including policies 4.1 through 4.35, because it would not adversely affect the access to or habitat quality of open space areas.

DEVELOPMENT CODE CONSISTENCY

Mandatory Findings for Design Review (Marin County Code Section 22.42.060)

The project is consistent with the mandatory findings for Design Review approval for the reasons discussed below.

- A. The proposed development is consistent with the Design Guidelines and Discretionary Development Standards because it is designed to avoid adversely affecting natural resources and the character of the local community. Further, the exterior materials proposed for the development would complement the project design and the surrounding area. There are no standards provided in Chapter 22.14 that apply to the project.
- B. The proposed architectural design, massing, and scale of the project are compatible with the site surroundings and the community. Further, a standard condition of approval requires that exterior lighting installed for the project be unobtrusive to surrounding properties.
- C. The proposed site layout and design avoids eliminating sunlight, blocking primary views, or invading the privacy enjoyed on surrounding properties.
- D. The proposed development would not encroach into any streets or pathways and would not detract from the appeal of the streetscape.

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

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 Design Review approval authorizes the construction of a a pool with an integrated retaining wall, a spa with integrated retaining walls, and a retaining wall exceeding six feet in height on a developed lot in Mill Valley. The approved development shall not result in an increase of the existing floor area ratio of 21 percent on the 16,208 square foot lot.

The approved pool with integrated retaining walls shall reach a maximum height of 6 feet above surrounding grade and the exterior shall have the following setbacks: over 75 feet from the southern front property line; 18 feet from the western side property line; 81.5 feet from the eastern side property line; 27 feet from the northern rear property line.

The approved spa with integrated retaining walls shall reach a maximum height of 6 feet above surrounding grade and the exterior shall have the following setbacks: over 75 feet from the southern front property line; 40.5 feet from the western side property line; 73.5 feet from the eastern side property line; 31 feet from the northern rear property line.

The approved retaining wall exceeding six feet in height would reach a maximum height of 6.5 feet above surrounding grade and the walls shall have the following setbacks: over 90 feet from the southern front property line; 74 feet from the western side property line; 45 feet from the eastern side property line; 20 feet from the northern rear property line.

Various site improvements would also be entailed in the proposed development, including an ADU to be processed through a separate permit, additional retaining walls that do not exceed six feet in height and a series of terraces.

2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Glaubach Residence," consisting of 17 sheets prepared by Pedersen Associates Landscape Architects, received in final form on January 31, 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 2023" 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 eight business days from the date of this decision.

cc: *{Via email to County departments and Design Review Board}*

CDA – Assistant Director

CDA – Deputy Director Planning Services

DPW – Land Development

Marin Water District

Richardson Bay Sanitary District

Southern Marin Fire District

Strawberry Design Review Board

Glaubach Daughters Trust Et al & Glaubach Schulamit /TR/ Et al, 89 Vista Del Sol, Mill Valley, CA 94941

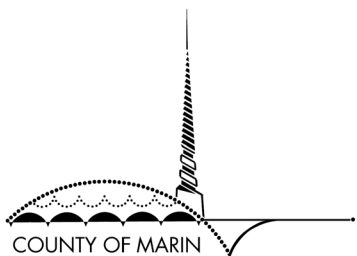
Pete Pedersen, 24 H. St., San Rafael, CA 94901

Sent to Pete Pedersen via email to ppedersen@pedersenassociates.com

Sent to Taeko Kawasaki via email to tkawasaki@pedersenassociates.com

Attachments:

1. Marin County Uniformly Applied Conditions 2023
2. DPW 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 – Third Transmittal

DATE: February 27, 2024

DUE: February 27, 2024

TO: Erin Yattaw

FROM: Jackson Bauer

APPROVED: 

RE: Glaubach Daughters Trust Design
Review, P4232

APN: 043-420-15

ADDRESS: 89 Vista Del Sol, Strawberry

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: _____

Note to Planning:

1. The plan set identifies an existing poly-tube solar water heater in the 15-foot-wide drainage easement along the northwestern property boundary. Applicant and property owner to be aware that it is the property owner's responsibility to be sure that, per County Recorded Map 021-033, the drainage easement on the subject property is kept open and free from permanent buildings and structures of any kind, and that the local agency or any other municipal corporation, public utility company, or district has the right of access into and upon this easement.
2. The plan set proposes magnolia and fruitless olive trees in the drainage easement. The drainage easement contains an existing concrete V-ditch drainage facility. The drainage facility may be impacted by roots, surface debris, or other potential impacts. DPW Land Development does not support the vegetation shown in the drainage easement.

Merit Comments

Prior to Issuance of a Building Permit, address the following review comments:

Easement:

1. Do not propose trees or additional vegetation in the drainage easement.

Geotechnical Review and Acceptance:

2. A preliminary geotechnical evaluation letter by PJC & Associates Inc., dated October 9, 2023, was provided. A geotechnical investigative report, prepared by a registered geotechnical engineer or civil engineer with soils experience, will be required during the review of the anticipated building permit application(s) for this project.
3. After all significant changes to the plan set are implemented, the plans, including at a minimum all **grading, drainage, and foundation** plans, shall be reviewed and approved by

a soils engineer. Certification shall be either by the soils engineer's stamp and original signature on the plans or by a stamped and signed letter. Certification shall reference plans reviewed, specifying site, structural, and drainage plans with date of drawings, and verify that plans address any recommendations previously offered.

Property Lines:

4. Plan set proposes retaining walls, storm drain catch basins, and other site features near or at property lines. Verify that **no** portions of any proposed structures or features, including but not limited to subterranean footings and piers, encroach onto neighboring properties.
5. No vehicular access, demolition, excavation, construction, or other work shall occur on a neighboring parcel, unless a construction easement or written permission from the neighboring property owner is provided. Show and label proposed access route(s) to the area(s) of work.

Easements:

6. Plan set plots a 15-foot-wide drainage easement along the uphill side of the property. Be certain that the plotted boundaries of easements and the locations of proposed features are consistent across every plan sheet.

Grading & Drainage Plans:

7. Plans shall demonstrate conformance to the following: Per 2022 CRC § 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 (5% for 10 feet). Exceptions: 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% away from the building. Per 2022 CBC § 1804.4, swales used for this purpose shall be sloped not less than 2%; additionally, provide minimum 5% slope (pervious) or 2% slope (impervious) to the swales, drains, or other features used for this purpose.
 - a. If plan set proposes splash blocks at downspout locations to disperse water away from the building foundation, verify whether existing or proposed site conditions conform to 2022 CRC § R401.3 to disperse water away from the foundation.
8. The plan shall also incorporate any recommendations from the soils engineer, if such a professional is involved in the project.
9. Plan set shall indicate that off-haul must be taken to a legal disposal location.
10. Plan set shall indicate means of restoring and stabilizing all disturbed areas.
11. 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.

Site Retaining Walls:

12. Be aware, you may need to apply for a separate Building Permit for each site/driveway retaining wall greater than 4 feet in total height, or for any wall that is subject to a surcharge such as a sloped backfill or vehicular load. The total height shall be measured from the bottom of the footing or grade beam to the top of the wall. For walls on piers with no grade beam, total height shall be measured from top of pier to top of wall. If any walls are structurally tied to the dwelling, the engineer may indicate this on the plans, as these walls might not require a separate permit.
13. For each retaining wall, provide a cross-sectional reference on the site plan which corresponds to a structural detail provided in the plan set. Retaining walls shorter than 4

feet in total height, as defined in the previous merit comment, shall also have cross-sectional details. If the walls are designed for a drained condition or if drainage is proposed for the walls, the cross-section shall include drainage features.

Erosion and Sediment Control Plan:

14. Sheet C1 indicates 755 cubic yards of cut and 63 cubic yards of fill. Provide a completed and signed Erosion and Sediment Control Plan document which shall describe the erosion, sediment, and pollutant controls identified in the plans. The template for the document can be found in the "Construction Erosion and Sediment Control Plan Applicant Package" at the following link (the actual form to fill out begins on page 11 of the document):
<https://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/mcstoppp-erosion-and-sediment-control-plan-applicant-package.pdf?la=en>

Stormwater Control Plans:

15. The current draft of the plan set proposes 1,028 square feet of new and replaced impervious surface area. If the project is revised to propose 2,500 or more of new and replaced impervious surface area, an updated Stormwater Control Plan will be required per Marin County Code § 24.04.627 Permanent Stormwater Controls for New and Redevelopment. You may refer to Appendix C of the BASMAA Post Construction Manual which you can access at the County's website for post-construction stormwater management requirements, publications and resources at the following link, or provide justification for alternative civil design:
<https://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/basmaa-postconstruction-manual.pdf?la=en>

Draining Pools and Spas:

16. The plan set shall provide notes or other information for the draining of pools and spas and demonstrate that the drainage would comply with Marin County Code § 23.18 (Urban Runoff Pollution Prevention Code). Discharge into a watercourse is prohibited, and discharge to a sanitary sewer or vegetated areas must comply with drainage guidelines. You may refer to the informational handout Marin County Stormwater Pollution Prevention Program's website: https://hx96b8.a2cdn1.secureserver.net/wp-content/uploads/2023/02/STC-2023-POOLS_MCSTOPPP.pdf

Encroachment Permit:

17. Vista del Sol is a County-maintained road. An Encroachment Permit from DPW is required for any work within the County's road right-of-way, including, but not limited to, utility trenching and connections, traffic control, material storage, staging, and modifications to the driveway apron, curb and gutter. **Vista del Sol is presently on the Open Excavations Moratorium list; any excavations into or damage to the road surface will require extensive pavement restoration.** The plans shall clearly identify all proposed work, if any, in the right-of-way. If any work is proposed in the right-of-way, the selected contractor must complete and submit an Encroachment Permit Application. The contractor must receive an approved Encroachment Permit prior to beginning the encroaching work. The application form and submittal requirements are found on the County website:
<https://publicworks.marincounty.org/encroachment-permits/>

Jurisdictions:

18. The plan set shall refer to the correct jurisdictional parties in all instances. Sheet C1 Project Specific Note 3 as well as Grading and Drainage Note 7 list a phone number for a department of public works that is not the County of Marin DPW. Remove or correct the phone number. Sheet C1 Grading and Drainage Notes 1, 4, 5, 12, and 13, as well as Erosion Prevention and Sediment Control Note 1, refer to City of Mill Valley. Remove all references to City of Mill Valley.

Construction Management:

19. Provide a construction management plan that shows and labels information for at a minimum the following: parking for construction workers, material storage and staging, soil stockpile areas, dust reduction, and access route(s) to areas of work.

-END-