


**MARIN COUNTY PLANNING DIVISION  
ADMINISTRATIVE DECISION**  
Hicks Mountain Ranch LLC Design Review

**Decision:** **Approved, as conditioned**  
**Date:** **October 20, 2023**

Project ID No:	P4080	Applicant(s):	Sean Kennings
		Owner(s):	Hicks Mountain Ranch LLC
		Assessor's Parcel No(s):	121-040-05
		Property Address:	10900 Pt. Reyes Petaluma Rd., Nicasio, CA 94129
		Project Planner:	Joshua Bertain (415) 473-3171 <a href="mailto:jbertain@marincounty.org">jbertain@marincounty.org</a>
		Signature:	
Countywide Plan Designation:	AG1 (Agriculture)		
Community Plan Area:	Nicasio Valley		
Zoning District:	ARP-60 (Agriculture Residential Planned)		
Environmental Determination:	Categorically Exempt - CEQA Guidelines Section 15303, Class 3		

### PROJECT SUMMARY

The applicant requests Design Review approval to install two prefabricated concrete void bridges on a developed 459-acre ranching property located in the unincorporated community of Nicasio. The proposed bridges would be installed along two ranch roads to provide drainage and vehicular access improvements to and from the existing ranching facilities and operations. The dimensions and details of the proposed bridges are discussed below.

Bridge number one would be located over an ephemeral stream and sited to align with the northern ranch road. Bridge one would measure 61 feet in length and 21 feet in width and would have the following setbacks: 1,635 feet from the southern front property line; 2,350 feet from the western side property line; 1,920 feet from the eastern side property line; and 998 feet from the northern rear property line.

Bridge number two would be located over an ephemeral stream and sited to align with the southern ranch road. Bridge number two would measure 51 feet in length and 21 feet in width and would have the following setbacks: 920 feet from the southern front property line; 1,714 feet from the western side property line; 1,800 feet from the eastern side property line; and 1,800 feet from the northern rear property line.

Design Review approval is required pursuant to Section 22.42.020.A of the Marin County Development Code because the project is not otherwise exempt from the requirement to obtain Design Review approval.

## 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 mature, native trees.
- B. The applicant submitted a Biological Report prepared by Brian Freiermuth of Environmental Science Associates (ESA), dated February 16, 2023, that provided an evaluation of the property and determined whether there were any sensitive biological resources such as wetlands, streams, or habitats for special-status species of plants or animals in proximity to the proposed project. The habitat on site and in the area of development is described as a non-native annual grassland with low densities of native grass and forb species. No wetlands were identified, but multiple streams were confirmed to exist on the 459-acre property, including an ephemeral stream that crosses through the center of the project's study area. The Biologist determined the ephemeral stream that runs through the study area does not meet the criteria to be classified as a Stream Conservation Area (SCA) because the hydrology of the stream is ephemeral in nature and the stream lacks riparian vegetation and does not support special-status species and/or a sensitive natural community (see discussion below).

The databases cited in the Biological Report revealed that “a total of 106 special-status plant species have been documented in the nine USGS” quadrangles that encompass the project site and surrounding area. With regard to the suitable habitat requirements for the 106 special-status plant species known to occur in the surrounding area, only two “special-status plant species, fragrant fritillary (*Fritillaria liliacea*), and congested-headed hayfield tarplant (*Hemizonia congesta* ssp. *congesta*), have the potential to occur” on the project site. In regard to the two special-status plant species that have the potential to occur in the vicinity of the project, the Biologist determined that the fragrant fritillary is unlikely to occur within the work area because the “area where work is proposed is disturbed by regular human and livestock activity, including grazing,” and also determined that the congested-headed hayfield tarplant was absent from the site because it was not observed even though the Biologist's reconnaissance of the study area occurred during the “species' bloom period.”

With regard to the special-status animal species documented within a five-mile radius of the site and in consideration of the suitable habitat requirements for such species, only “five special-status wildlife species” were identified as having the “potential to occur in the immediate vicinity of or in portions of the Study Area during at least some of the year.” The five species with the potential to occur include “the California red-legged frog (CRLF; *Rana draytonii*), western pond turtle (WPT; *Emys marmorata*), loggerhead shrike (*Lanius ludovicianus*), burrowing owl (*Athene cunicularia*) and white-tailed kite (*Elanus luecurus*).” Following a reconnaissance of the site, the Biologist concluded that the five special-status animal species identified “have a limited potential to be present” due to unsuitable habitat, lack of refugia, timing of construction which is proposed to occur “outside of the rainy season (between June 1 and October 31),” and due to the presence of predatory species such as the common bullfrog. Lastly, the project will conform to the codified standards for Outdoor Construction Activities, specifically the Nesting Bird Protection Measures provided in Section

22.20.030 of the Marin County Development Code. Therefore, the project is consistent with the CWP special-status species protection policy (BIO-2.2) with regard to special-status species of plants and animals.

- C. As described in the Biological Report prepared by Brian Freiermuth of Environmental Science Associates (ESA), dated February 16, 2023, the project proposes to install two prefabricated concrete void bridges that will be installed by crane onto abutments “located outside of the top-of-bank on either side of” the mapped ephemeral stream. Once placed on the abutments, the bridges would free span across the stream and would thus require limited grading and no work within the stream bank. Therefore, 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. As discussed above, no wetlands were identified, but multiple streams were confirmed to exist on the 459-acre property, including an ephemeral stream that crosses through the center of the project’s study area. The consulting Biologist determined the ephemeral stream that runs through the study area does not meet the criteria to be classified as a Stream Conservation Area (SCA) because the hydrology of the stream is ephemeral in nature and the stream lacks riparian vegetation and does not support special status species and/or a sensitive natural community. Therefore, 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 bridges would be installed during the dry season when the potential for substantial erosion and discharge of pollutants or sediments would be minimized. 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.

## **COMMUNITY PLAN CONSISTENCY**

The proposed project is consistent with the Nicasio Valley Community Plan for the following reasons:

- A. The project is consistent with Land Use Guideline III.C and the Building Design Review Building Location Guideline A because the development would minimize grading and

unnecessary ground disturbance, avoid interfering with agricultural operations in the area, avoid hazardous areas, and be screened from view from surrounding properties.

- B. The project is consistent with the Building Design Review Design Guidelines V for Streams, Building and Site Grading, and Drainage Design (Guidelines V.B, C, and D) because it would minimize grading and avoid adversely affecting streams or drainage courses.

## **DEVELOPMENT CODE CONSISTENCY**

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

- A. The proposed development complies with either the Single-family or Multi-family Residential Design Guidelines, as applicable, the characteristics listed in Chapter 22.16 (Discretionary Development Standards) and 22.32.168 (Tidelands), as well as any applicable standards of the special purpose combining districts provided in Chapter 22.14 of this Development Code.**

There are no standards provided in Chapter 22.14 that apply to the project and the development would not occur within a tidelands area. The proposed project is consistent with the Design Guidelines and Discretionary Development Standards because it is designed to avoid adversely affecting natural resources or the character of the local community. The project's consistency with the standards and guidelines most pertinent to the subject property is discussed below.

**SITE PREPARATION:** Development Standards J.1 through J.6

The installation of the two prefabricated concrete void-form bridges would require minimal grading because each bridge would be installed by a crane and placed onto four 24-inch diameter pier and grade beam abutments that would be drilled into bedrock and located outside of the top-of-bank on either side of the ephemeral stream. Preliminary grading calculations estimate that the installation of both bridges would require approximately 135 cubic yards of cut and approximately 40 cubic yards of fill, and result in approximately 95 cubic yards of excess soil that would be exported or dispersed to previously disturbed areas of the active ranch. The project includes bank erosion protection measures which would be regulated by the Regional Water Quality Control Board and by the California Department of Fish and Game. Lastly, the project does not entail tree removal or work in areas with known rare plants and wildlife habitats.

**BUILDING LOCATION:** Development Standards D.1 through D.4

The property is not located within the Ridge and Upland Greenbelt area and is not located on a visually prominent ridgeline. The proposed bridges would align with unimproved ranch driveways and roads and provide improved vehicular crossings for agricultural operations.

**PROJECT DESIGN:** Development Standard I.1 and I.2

The proposal entails the installation of two concrete void-form bridges on a 459-acre property with active and ongoing agricultural operations. The size of the property provides generous setbacks from either bridge to the nearest property line. Bridge # 1 would be located 998 feet from the nearest property line located to the north, and Bridge # 2 would be located 920 feet from the nearest property line located to the south. The two bridges proposed in this

development would be placed on top of four 24-inch pier and grade beam abutments that would be located outside of the ephemeral stream's top-of-bank. Additionally, the approach to each bridge on either side of the ephemeral stream would conform to grade while conforming to applicable standards related to 100-year flood calculations, which will be verified by the Department of Public Works during the Building Permit review process. Lastly, each bridge will be made of concrete with a low-profile design that is simple, unobtrusive, and out of sight.

**EXTERIOR LIGHTING: Development Standard G**

There is no exterior lighting proposed with the project.

**LANDSCAPING AND VEGETATION REMOVAL: Development Standard F**

The installation of the two concrete bridges will require minimal grading and site disturbance and thus would not result in the removal of mature, native tree species or significant vegetation. Additionally, the project does not propose introduced or natural landscaping because the subject property is a 459-acre agricultural property that includes livestock grazing, and the installation of landscaping would be inconsistent with the use of the property.

**ACCESS: Development standard C**

The proposed project would be located entirely within the legal boundaries of the subject property. Access to the property is gained from Point Reyes – Petaluma Road, and the bridge structures will be further reviewed by the Marin County Fire Department and the Department of Public Works during the Building Permit review process for conformance with all applicable requirements, standards, and policies related to roadways, driveways, and bridges.

**B. The proposed development provides architectural design, massing, materials, and scale that are compatible with the site surroundings and the community.**

The design of each bridge is simple and unobtrusive because it would be low in profile and structurally made of steel and concrete elements. The bridges would be compatible with the site surroundings and the community because they would complement existing ranching operations in an agriculturally zoned area and provide improved access throughout the 459-acre property.

**C. The proposed development results in site layout and design that will not eliminate significant sun and light exposure or result in light pollution and glare; will not eliminate primary views and vistas; and will not eliminate privacy enjoyed on adjacent properties.**

The proposed project would not eliminate sun and light exposure, contribute to light pollution and glare, and would not eliminate primary views, vistas, or privacy enjoyed on adjacent properties because each bridge would be low in profile, finished with concrete elements, and maintain a minimum setback of at least 920 feet from the nearest respective property line.

**D. The proposed development will not adversely affect and will enhance where appropriate those rights-of-way, streetscapes, and pathways for circulation passing through, fronting on, or leading to the property.**

The proposed project would be located entirely on a privately owned property and would not result in adverse effects of rights-of-way, streetscapes, and pathways for circulation.

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

As discussed above, the proposed project would maintain substantial setbacks from structures on the subject property and from buildings and improvements on adjacent properties. The project would not require the removal of trees or the removal of substantial vegetation..

**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 installation of two prefabricated concrete void bridges on a developed 459-acre ranching property located in the unincorporated community of Nicasio. The authorized bridges shall be installed along two ranch roads to provide drainage and vehicular access improvements to and from the existing ranching facilities and operations. The dimensions and details of the authorized bridges are discussed below.

Bridge number one shall be located over an ephemeral stream and sited to align with the northern ranch road. Bridge number one shall measure 61 feet in length and 21 feet in width and shall have the following setbacks: 1,635 feet from the southern front property line; 2,350 feet from the western side property line; 1,920 feet from the eastern side property line; and 998 feet from the northern rear property line.

Bridge number two shall be located over an ephemeral stream and sited to align with the southern ranch road. Bridge number two shall measure 51 feet in length and 21 feet in width and shall have the following setbacks: 920 feet from the southern front property line; 1,714 feet from the western side property line; 1,800 feet from the eastern side property line; and 1,800 feet from the northern rear property line.

2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Hicks Mountain Ranch – Private Bridge Permit Set," consisting of six sheets prepared by Sherwood Design Engineers, received in final form on July 27, 2023, 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 (November 1, 2023).

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

CDA – Deputy Director, Planning Services

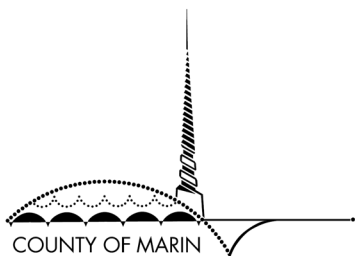
DPW – Land Development

CDA – Environmental Health Services

County Fire – CSA 31

Attachments:

1. Marin County Uniformly Applied Conditions 2023
2. Inter-office Memorandum, Department of Public Works, Land Development Division, dated August 14, 2023
3. Marin County Fire Department, Plan review comments, dated May 10, 2023



**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

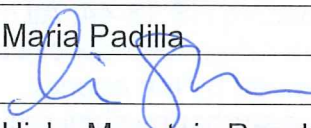
DEPARTMENT OF PUBLIC WORKS

Inter-office Memorandum - Third Transmittal

DATE: 8/14/23

TO: Joshua Bertain

FROM: Maria Padilla

APPROVED: 

RE: Hicks Mountain Ranch LLC Design  
Review

APN: 121-040-05

ADDRESS: 10900 Pt Reyes Petaluma Road  
Nicasio, CA

DUE: 8/16/23

**TYPE OF DOCUMENT**

DESIGN REVIEW

COASTAL PERMIT

LAND DIVISION

VARIANCE

USE PERMIT

ADU PERMIT

ENVIRONMENTAL REV.

OTHER:

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

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

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

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

**Merit Comments**

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

1. **Grading & Drainage Plans:** Provide the following information on the drainage and grading plan:
  - a. Provide a drainage plan showing existing and proposed drainage for the site, proposed road, and bridges. The plan must indicate the direction and path for proposed drainage improvements.
  - b. Provide the total area to be disturbed and the proposed cut and fill earthwork volumes. Plans indicate there will be no cut and fill. Sheet C2.0 and C2.1 show a difference in existing grade and finished grade indicating there will be some cut and fill. Provide cut and fill volumes.
  - c. Indicate means of restoring all disturbed areas.
  - d. Add a note on the plans indicating that the plan preparer shall certify to the County in writing upon the completion of work that all grading and drainage improvements were installed in accordance with the approved plans and field direction. Be aware that a DPW Engineer will need to inspect and accept work after receipt of certification letter. Certification letters shall reference building permit number or numbers for specific work being certified, the address of the property and the Assessor's Parcel Number (APN) and shall be signed and stamped by the certifying professional.
2. **Erosion & Sediment Control Plan:** Per Marin County Code § 24.04.625(b)(e), provide an Erosion and Sediment Control Plan (ESCP) which shall include information required in the

most recent version of the MCSTOPPP ESCP Standard Template. The template can be found in the "Construction Erosion and Sediment Control Plan Applicant Package" available at the following link:

<https://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/mcstoppp-erosion-and-sediment-control-plan-applicant-package.pdf?la=en>. Note the actual template begins on page 11 of the document.

3. Per Marin County Code § 24.04.875(a), vehicular bridges to serve a single residence shall be designed for a minimum loading in accordance with the most recent edition of the Standard Specifications for Highway Bridges as adopted and published by the American Association of State Highway Officials, Appendix A, Loading HS 15-44. All other vehicular bridges shall be designed in accordance with the above referenced specifications, Appendix A, Loading HS 20-44, unless otherwise approved by the agency.
4. Any separate creek enhancement work or other creek disturbance shall require a creek permit from the Department of Public Works.
5. Applicant is responsible for compliance with all pertinent state and federal agency requirements.
6. Attending a Marin Project Coordination (MPC) Meeting may benefit applicant on additional necessary permits from other permitting agencies.
7. Demonstrate how the prefabricated bridge will be delivered from public roadway to proposed bridge location.

-END-



# Marin County Fire Dept

Occupancy: **Hicks Mountain Ranch**  
Occupancy ID: **B 121-040-05**  
Address: **10900 PT-RE PETALUMA RD Nicasio CA 94946**

Inspection Type: **Plan Review**  
Inspection Date: **5/10/2023** By: Alber , Scott D (10003211)  
Time In: **17:00** Time Out: **17:30**  
Authorized Date: **05/10/2023** By: Alber , Scott D (10003211)

Form: MCFD Plan Review Form

## Inspection Description:

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

## Inspection Topics:

### Planning/Building Division Review

Roadways and Driveways Minimum Requirements (Prior to Lumber Delivery or Framing).  
Roadways shall be not less than 20 feet wide and driveways not less than 16 feet wide capable of accommodating a 60,000 GVW, all weather surface (AC Paving or concrete), unobstructed, and shall be installed prior to lumber delivery or framing.

**Status:** Condition of Approval

**Notes:** The submittal indicates "HL-93" load standard. Since fire apparatus will need to access the proposed bridges, their load bearing capacity is required to be 75,000 GVW.

## Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time
<b>Notes:</b> No Additional time recorded		

**Total Additional Time: 0 minutes**  
**Inspection Time: 30 minutes**  
**Total Time: 30 minutes**

## Summary:

**Overall Result:** Plan Review-Complete

**Inspector Notes:**

## Inspector:

Name: Alber , Scott D  
Rank: Fire Marshal BC

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

**DATE:** April 28, 2023

**TO:** Joshua Bertain, Planner

**FROM:** Becky Gondola, Senior REHS

**RE:** Hicks Mountain Ranch LLC Design Review  
P4080

**AP#:** 121-040-05

**ADDRESS:** 10900 Pt. Reyes Petaluma Rd., Nicasio

<b>TYPE OF DOCUMENT</b>
<input checked="" type="checkbox"/> <b>DESIGN REVIEW</b>
LAND DIVISION
USE PERMIT
VARIANCE
MASTER PLAN
COASTAL PERMIT
LOT LINE ADJ.
OTHER

<b>THIS APPLICATION HAS BEEN REVIEWED FOR THE FOLLOWING ITEMS:</b>
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**WATER**

**SEWAGE**

SOLID WASTE

POOLS

HOUSING

FOOD ESTABLISHMENT

<b>THIS APPLICATION IS FOUND TO BE:</b>
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**FIND IT COMPLETE.**

FIND IT INCOMPLETE UNTIL THE ITEMS LISTED BELOW HAVE BEEN SUBMITTED.

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.

**Yes, there is enough information in the application.**

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.**

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**