

PLANNING APPLICATION REVIEW

DEPARTMENT OF PUBLIC WORKS

Inter-office Memorandum - First Transmittal

DATE: 9/29/23

DUE: 9/26/23

TO: Immanuel Bereket

TYPE OF DOCUMENT

DESIGN REVIEW

FROM: Maurice Armstrong

COASTAL PERMIT

APPROVED: _____

LAND DIVISION

RE: Sydriel Costal Permit and Use

VARIANCE

Permit P4258

USE PERMIT

APN: 119-198-03

ADU PERMIT

ADDRESS: 11401 State Route 1, Pt. Reyes

ENVIRONMENTAL REV.

Station

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 Plan:** Provide the following information on the drainage and grading plan:
 - a. Plan shall show and label the limit of disturbance. Provide the total area to be disturbed and the proposed cut and fill earthwork volumes. Indicate to where off haul will be taken. Include trenching for new utilities.
 - b. Indicate means of restoring all disturbed areas and provide final surfaces.

Best Management Practices:

2. Per Marin County Code § 24.04.625(a)(c)(g)(k), provide a plan indicating construction-phase best management practices (BMPs) include erosion and sediment controls and pollution prevention practices. Erosion control BMPs may include, but are not limited to, scheduling and timing of grading activities, timely re-vegetation of graded areas, the use of hydroseed and hydraulic mulches, and installation of erosion control blankets. Sediment control may include properly sized detention basins, dams, or filters to reduce entry of suspended sediment into the storm drain system and watercourses, and installation of construction entrances to prevent tracking of sediment onto adjacent streets. Pollution prevention practices may include: designated washout areas or facilities, control of trash and recycled materials, covering of materials stored on-site, and proper location of and maintenance of temporary sanitary facilities. The combination of BMPs used, and their execution in the field, must be customized to the site using up-to-date standards and practices. You may refer to the Marin County Stormwater Pollution Prevention Program's website,

https://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/erosion_sediment-control-measures-for-small-construction-projects-2015.pdf?la=en

3. **Utilities:** Plan shall show the location of all the existing utility laterals and indicate which, if any, will be upgraded or relocated with this project, dimension laterals from meter box to structure. Be certain to include water, gas, and electric. In addition clarify which laterals are for commercial uses and which are for residential uses.
4. **Encroachment Permit:** Mesa Road and A Street are County maintained roads. 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, installation of new utility connections, and modifications to the driveway apron, curb and gutter. The plans shall clearly identify all proposed work in the right of way. If any work is proposed in the right of way, complete and submit an Encroachment Permit Application with your re-submittal.

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