

**MARIN COUNTY PLANNING DIVISION
ADMINISTRATIVE DECISION
1495 San Antonio Road LLC Design Review and Tree Removal**

**Decision: Approved with Conditions
Date: August 10, 2020**

Project ID No:	P2645	Applicant(s):	Holey Associates
		Owner(s):	1495 San Antonio Road LLC
		Assessor's Parcel No(s):	125-530-04
		Property Address:	1495 San Antonio Road
		Project Planner:	Kathleen Kilgariff 415.473.7173 kkilgariff@marincounty.org
		Signature:	<i>Kathleen Kilgariff</i>
Countywide Plan Designation:		Countywide Plan Designation:	AG1 (Agricultural, 1 unit/ 31-60 acres)
Zoning District:			A60 (Agricultural and Conservation, 60-acre minimum lot area)
Environmental Determination:			Exempt pursuant to Section 15303, Class 3 and Section 15304, Class 4

PROJECT SUMMARY

The applicant requests Design Review approval to construct a new 3,090 square foot residence and 400 square foot accessory structure on a developed lot in Petaluma. Overall, the proposed development would result in a floor area ratio of 1.5% percent on the 417,130 square foot lot.

The proposed single-family residence would reach a maximum height of 21 feet, 10 inches above surrounding grade and the exterior walls would be set back more than 250 feet from all property lines. The proposed accessory structure would reach a maximum height of 12 feet, 6 inches above surrounding grade and the exterior walls would be set back more than 250 feet from all property lines.

There is an existing single-family residence on the property. This structure is to remain. A portion of the structure will be converted to an Accessory Dwelling Unit (ADU), which is not subject to discretionary review. However, this existing residence will also be converted into a studio for the proposed new residence.

Design Review approval is required because the project entails development that contains more than 3,500 square feet of floor area as outlined in Section 22.42.020.B of the Marin County Code.

Additionally, the applicant requests Tree Removal approval to remove 24 trees that are considered to be protected pursuant to Section 22.62.020 of the Marin County Code.

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. A review of the County's mapping system shows that there are two mapped riverine wetlands to the north of the project site. A Biological Site Assessment was prepared by Gavin Albertoli of WRA, dated March 9, 2020.

As outlined in the report, the property was examined for indicators of wetland and stream areas. The areas were examined for the presence of stream channels and areas of potential ponding with associated hydrophytic vegetation, hydric soils, and wetland hydrology. No streams or wetlands were identified and the north facing slope is characterized as California bay forest and not riparian habitat.

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 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.

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 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. 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; Design Guidelines A-1.2 through A-1.4

The project requires a large amount of earthwork to develop the road to access the proposed residence. This includes 962 cubic yards of cut and 2,900 cubic yards of fill, resulting in a net import of 1,938 cubic yards of earth. While the earthwork amount is high, the project retains the overall natural features of the land and does not create flat planes and sharp angles of intersection with the land. Additionally, fill is required to remove the existing pool, which is currently in the proposed location of the new residence. Earthwork is limited to the footprint of the proposed home and is required to accommodate access to the residence, in keeping with development guidelines.

Stormwater runoff is to be collected and dispersed on site and is not anticipated to adversely impact surrounding properties.

An Arborist Report, prepared by Hort Science | Bartlett Consulting, dated May 28, 2020 was provided as part of the application materials. The report indicates that 125 trees were assessed. Native species observed included big leaf maples, California bays, coast live oaks, black oaks, and valley oak. Of the trees assessed, 46% are in fair condition, 33% in poor condition, and 21% in good condition.

While the project description states that 24 trees are proposed for removal, the applicants aim to preserve 9 of those trees. Overall construction of the project will determine if the trees need to be removed, but the applicant will endeavor to protect as many trees as possible. Tree protection measures are incorporated in the project application to ensure that trees are protected during construction. A condition of approval confirmation that the tree protection measures are in place prior to the issuance of a building permit shall be imposed on the project (Special Condition of Approval #6).

BUILDING LOCATION: Development Standards D.1 through D.4; Design Guidelines D-1.6

The project site was approved as part of the Schlesinger/Lazar Master Plan (Ordinance No. 3114). This Master Plan approval established a building envelope on the property. This building envelope is located on the most level portion of the site, close to the private access road, and preserves a majority of the 417,130 square foot lot in its natural state.

The proposed residence and shed are near the existing home that will be converted to an ADU and studio space for the proposed dwelling. Because the majority of the site consists of open grassy hillsides, the clustering of the structures is effective in maintaining the open, rural feel of the area. No construction is proposed near visually prominent ridgelines and the project is not visible from any adjacent residence.

The home is designed and sited in a manner that will result in an energy efficient dwelling and will not generate adverse noise impacts within the project vicinity.

PROJECT DESIGN: Development Standard I.1 and I.2; Design Guideline D-1.7

The project conforms to all development standards, including height limits. The main structure measures a maximum height of 21 feet, 10 inches above surrounding grade, 8 feet, 2 inches below the maximum permitted height of 30 feet. The proposed shed measures 12 feet, 6 inches above surrounding grade, 2 feet, 6 inches below the maximum height of 15 feet for accessory structures.

Proposed materials include light brown lime plaster, dark brown/gray natural stone veneer, dark window mullions, and a non-reflective dark standing seam metal roof. The selected materials will blend with the natural hillside and will not detract from the overall character of the site

MASS AND BULK: Design Guidelines D-1.1 through D-1.5

The proposed structure and maintains a low profile amongst the rolling hills within the project area. The project site is located in a very remote area, with limited visibility from adjacent properties. As such, no one other than those who are on the subject property would be able to see the project.

That said, the structures are still well designed and broken into smaller building components to break up the overall mass of the development. Converting the existing structure to an ADU and studio space is an efficient use of an existing structure to reduce the number of structures on the property. In addition to architectural articulation, the overall mass of the structures are reduced by the material choices, which effectively break up the façade of the structures.

EXTERIOR LIGHTING: Development Standard G; Design Guideline C-1.11

The project uses lighting that is shielded and directed downward to ensure that the improvements would not result in adverse lighting impacts.

LANDSCAPING AND VEGETATION REMOVAL: Development Standard F; Design Guideline A-1.1

As the site is currently landscaped with California bay forest, coastal live oak woodland, and non-native annual grassland, landscaping is not included in the scope of work.

ACCESS: Development standard C; Design Guidelines A-1.5

A long driveway is included in the project scope. This new driveway allows for access to the proposed dwelling and does not change the natural features or character of the site. The driveway curves to preserve a number of healthy trees, avoiding long stretches of straight lines.

NEIGHBORHOOD COMPATABILITY: Design Guidelines B-1.1, C-1.1 through C-1.3, C-1.7

The project site is accessed off San Antonio Road and is in a very remote area. The closest home is hundreds of yards away from the project site. No dwellings are visible from the property. As a result, the typical evaluation of neighborhood compatibility is not applicable to this project.

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

The project is in keeping with the character of the community because of the balanced architectural design, use of materials to articulate elevations, preservation of existing trees, and maintaining the structures within the building envelope to preserve a majority of the site in its natural state.

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.

Due to the location of the project, the improvements would not result in a layout or design that would eliminate significant sun and light exposure, nor result in light pollution or glare. Further, the proposal would not eliminate primary views and vistas. As noted above, vegetation is maintained on the majority of the site, including along common property lines. As such, the project would not eliminate privacy enjoyed on adjacent properties.

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 project is well set back from any right-of-way and will not adversely impact circulation. The development of the new roadway/driveway to access the new residence will follow the natural contours of the site and

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.

A majority of the hillside will maintain its current conditions, and the project would be adequately landscaped. The proposal does not entail the elimination of natural features and will be required to comply with all fire safety measures.

Mandatory Findings for Tree Removal Permit (Marin County Code Section 22.62.050)

In considering a Tree Removal Permit application, the Director may only grant approval or conditional approval based on a finding that removal of the tree(s) is necessary for the reasonable use and enjoyment of land under current zoning regulations and Countywide Plan and Community Plan (if applicable) policies and programs, taking into consideration the following criteria:

A. Whether the preservation of the tree would unreasonably interfere with the development of land.

Several trees are in the location of the proposed improvements, especially in the area of the proposed driveway. Additionally, trees are proposed for removal to thin the surrounding forest in an attempt to address fire concerns. As such, the proposed location of the improvements would need to be modified to save the trees proposed for removal, but a redesign may result in the need to remove a larger number of trees.

One of the trees proposed to remain is located in a proposed parking area. The architectural plans note that the tree is to remain and be surrounded by gravel. The civil plans show parked cars in the location. A condition of approval is imposed on the project to show the gravel area around the tree and limit parking within the dripline of the tree to ensure it is maintained after construction of the new residence and site improvements.

B. The number, species, size and location of trees remaining in the immediate area of the subject property.

65 trees are maintained in the immediate vicinity of the project area. These trees range in sizes from 6 to 52 inches in diameter at breast height. Native species observed include big leaf maples, California bays, coast live oaks, black oaks, and valley oak

C. The number of healthy trees that the subject property can support.

The site can and does support a large number of health trees. 65 trees are to be maintained in the project vicinity, but the site is much larger than the area that was assessed by the project arborist.

However, the project plans do not incorporate replacement trees in the landscape plan. Per the Marin County Code, replacement trees are required to be planted at a 2:1 replacement ratio or the applicant must contribute fees to the County's tree planting fund. The applicant must determine the appropriate choice in conformance with the arborist's and fire department's discretion. A condition of approval is imposed on the project that requires the landscape plan to be modified to include replacement trees or provide the tree removal fee prior to the issuance of a Building Permit.

D. The topography of the surrounding land and the effects of tree removal on soil stability, erosion, and increased runoff.

The project was designed with the input of the project engineer and has been reviewed by the Department of Public Works. It is not anticipated that the tree removals will result in impacts to soil stability, erosion, or increased runoff.

E. The value of the tree to the surrounding area with respect to visual resources, maintenance of privacy between adjoining properties, and wind screening.

There are still many trees in the area of the proposed tree removals. It is not anticipated that the removal of the trees would result in a loss of visual resources, maintenance of privacy, or wind screening.

F. The potential for removal of a protected or heritage tree to cause a significant adverse effect on wildlife species listed as threatened or endangered by State or Federal resource agencies in compliance with the California Environmental Quality Act (CEQA).

The property is not located within an area of known special status species. As such, it is not anticipated that the removal of the trees would result in significant adverse impacts on wildlife species listed as threatened or endangered by State or Federal resource agencies in compliance with CEQA.

G. Whether there are alternatives that would allow for the preservation of the tree(s), such as relocating proposed improvements, use of retaining walls, use of pier and grade beam foundations, paving with a permeable substance, the use of tree care practices, etc.

The redesign of the project would not result in the ability to maintain the trees.

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 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 and Tree Removal Permit approval authorizes the construction of a new 3,090 square foot residence and 400 square foot accessory structure, and removal of 24 protected trees on a developed lot in Petaluma. Overall, the proposed development would result in a floor area ratio of 1.5% percent on the 417,130 square foot lot.

The proposed single-family residence would reach a maximum height of 21 feet, 10 inches above surrounding grade and the exterior walls would be set back more than 250 feet from all property lines. The proposed accessory structure would reach a maximum height of 12 feet, 6 inches above surrounding grade and the exterior walls would be set back more than 250 feet from all property lines.

2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled “New Primary Residence & Agricultural Shed Petaluma Ranch,” consisting of 22 sheets prepared by Holey Associates, received in final form on June 1, 2020, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.

BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall modify the project to conform to the following requirements:

- a. All sheets that show the new parking area must be modified to show the gravel area around the tree that will remain in the parking area and must limit parking within the dripline of the tree.
 - b. The landscape plan must be modified to include replacement trees at a 2:1 ratio or provide the tree removal fee for the removal of up to 24 trees.
3. The project shall conform to the Planning Division’s “Uniformly Applied Conditions 2020” with respect to all of the standard conditions of approval and the following special conditions: 6 and 7 (Tree Protection Measures).

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

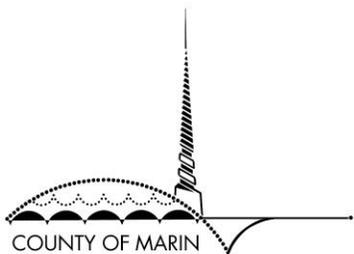
This decision is final unless appealed to the Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than eight business days from the date of this decision (August 20, 2020).

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

CDA – Assistant Director
CDA – Planning Manager
DPW – Land Development
CDA – Environmental Health Services
Marin County Fire Department

Attachments:

1. Marin County Uniformly Applied Conditions 2020
2. Agency responses



**MARIN COUNTY UNIFORMLY APPLIED CONDITIONS
FOR PROJECTS SUBJECT TO DISCRETIONARY PLANNING PERMITS**

2020

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.

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

DATE:	March 3, 2020	TYPE OF DOCUMENT
TO:	Kathleen Kilgariff, Planner	<input checked="" type="checkbox"/> DESIGN REVIEW
FROM:	Gwendolyn Baert, Senior REHS	LAND DIVISION
RE:	1495 San Antonio Rd. LLC	USE PERMIT
	Design and Tree Removal (Project ID P2645)	VARIANCE
AP#:	125-530-04	MASTER PLAN
ADDRESS:	1495 San Antonio Rd., Petaluma	COASTAL PERMIT
		LOT LINE ADJ.
		<input checked="" type="checkbox"/> OTHER Tree Removal

THIS APPLICATION HAS BEEN REVIEWED FOR THE FOLLOWING ITEMS:

<input checked="" type="checkbox"/> WATER	<input checked="" type="checkbox"/> SEWAGE	SOLID WASTE
POOLS	HOUSING	FOOD ESTABLISHMENT

THIS APPLICATION IS FOUND TO BE:

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.

Sewage:

A site evaluation was performed by EHS on 2/26/20, finding that the existing septic system that was installed (20 years ago) has had very little usage and is in acceptable shape for re-use with little to no biomat accumulation.

At time of building permit application the applicant will need to apply for a septic permit to modify the existing septic system, with an upgrade to the septic and sump tanks, and install a pre-treatment device to allow an increase in sewage discharge as presented by this project.

It appears that some of the maintenance items identified in Questa's report of 1/22/18 have been corrected. All items will need to be addressed at time of building permit issuance.

Any plumbing from any outbuildings will need to be appropriately discharged into the septic system.

Water:

The existing water system was permitted in 1991. A new yield test will be required to demonstrate adequate supply for the new structures.

Prior to building permit issuance, a permit for the water system will be required for the new dwelling.

PLANNING APPLICATION REVIEW

DEPARTMENT OF PUBLIC WORKS

Inter-office Memorandum - Second Transmittal

DATE: March 19, 2020

DUE: March 25, 2020

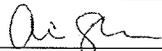
TO: Kathleen Kilgariff

TYPE OF DOCUMENT

DESIGN REVIEW

FROM: Ali Iqbal

COASTAL PERMIT

APPROVED: 

LAND DIVISION

RE: 1495 San Antonio Road LLC Design

VARIANCE

Review and Tree Removal

USE PERMIT

P2645

APN: 125-530-04

ADU PERMIT

ADDRESS: 1495 San Antonio Road

ENVIRONMENTAL REV.

Petaluma, CA

OTHER: Tree Removal

**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**

Traffic

Find it **INCOMPLETE**, please submit items listed below

Flood Control

Find it **NEEDS SUBSTANTIAL MODIFICATIONS TO CONFORM**

Other: _____

Merit Comments

Prior to Issuance of a Building Permit:

1. **Driveway:** Sheet C1.0 shows driveway turnaround at 3%. Fire department to approve slope at driveway turnaround.
2. **Grading & Drainage Plans:** Provide the following information on the drainage and grading plan:
 - a. Plan shall provide existing and proposed topographic contours or a sufficient number of spot elevations to describe drainage patterns. The proposed project shall maintain existing drainage patterns.
 - b. Plan shall show and label all existing and proposed drainage features and improvements. Improvements may include down spouts, footing and foundation drains, area drains and catch basins, piping and out fall structures or means of dispersion. Note that 2016 California Plumbing Code (CPC) §1101.12.1 requires roof areas of buildings to be drained by roof drains and gutters. Additionally, CPC §1101.6.5(2) indicates that the point of discharge shall not be less than 10 feet from the property line. Show location of drainage outlets and, if applicable, show how excessive outlet velocities would be limited and controlled with energy-dissipating facilities.
 - c. Per 2016 California Residential Code § 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. 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 percent away from the building. Demonstrate compliance.

- d. The plan shall also incorporate any recommendations from the Geotechnical Engineer.
 - e. The plan shall tabulate the existing and proposed areas of impervious surface for the property and demonstrate that there will be no net increase in runoff from the developed site compared to pre-existing development.
 - f. Plan shall show and label the limit of disturbance. Provide the total area to be disturbed and the proposed cut and fill earthwork volumes. Utility trenching is to be included in the area of disturbance and cut volumes. Indicate to where off haul will be taken.
 - g. Indicate means of restoring all disturbed areas.
 - h. Be aware that a DPW Engineer will need to inspect and accept grading and drainage 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.
3. **Geotechnical Review and Acceptance:** The plans must be reviewed and approved by the soils engineer. Certification shall be either by his/her 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. **Page 12 of Salem Howes Associate, Inc. Geotechnical Report states "unsupported cuts and fills are generally not recommended for this site." This contradicts what is indicated on the plans. Geotechnical Engineer to submit letter for plan set approval.**
4. **Erosion & Sediment Control Plan:** If more than 250CY for material is being displaced,
- a. 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 (document).
 - b. Provide completed and signed Erosion and Sediment Control Plan document. The template for the document 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 form to fill out begins on page 11 of the above link.
5. **Stormwater Control Plans:** For projects where the sum of the areas of new plus replaced impervious surfaces equals or exceeds 2,500 sf, applicant must provide a Stormwater Control Plan. Please state the pervious and impervious area for both pre- and post-construction. Provide a Stormwater Control Plan as required by Marin County Code § 24.04.627 Permanent Stormwater Controls for New and Redevelopment. You may refer to the BASMAA Post Construction Manual which you can access at the County's website for post-construction stormwater management requirements, publications and resources at:
<http://www.marincounty.org/depts/pw/divisions/mcstoppp/development/new-and-redevelopment-projects?panelnum=2> . Direction for this project is in Appendix C of the BASMAA manual, Stormwater Control Plans for Small Projects / Single Family Homes. **Provide completed Appendix C with your resubmittal as well as showing the runoff reduction measures on the grading, drainage and/or stormwater control plan contained within the building permit plan set.**

Note: The impervious quantity noted on Sheet C2.0 likely includes the gravel driveway. If so, please reduce quantity as the County qualifies gravel driveways as a pervious surface.

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