



INTERAGENCY REFERRAL OF PLANNING APPLICATION
Goudreau and Fries Lot Line Adjustment
Project ID P2822

June 15, 2020

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Goudreau and Fries Lot Line Adjustment provide us with written comments on the project by June 26, 2020. The properties are located at 41 and 45 Aztec Avenue, Forest Knolls, further identified as Assessor's Parcels 169-141-141 and -146. The applicant's name and contact information is provided below.

Andrew Davis
415.250-1855

The applicant requests Lot Line Adjustment approval to adjust the lot lines between two contiguous legal lots of record to result in an equal transfer of land between 41 and 45 Aztec Avenue, Forest Knolls. As such, the properties would maintain their current lot sizes.

Pursuant to Section 22.90.020 of the Marin County Development Code, Lot Line Adjustment approval is required because the project involves adjusting lot lines between two adjacent parcels, where land is taken from one parcel and added to an adjacent parcel without creating more parcels than originally existed.

Zoning: R1-B3 (Residential, Single-Family; 20,000 square foot minimum lot area)
Countywide Plan Designation: SF4 (Single-Family, 1-2 units/acre)
Community Plan (if applicable): San Geronimo Valley Community Plan

For more information about the Goudreau and Fries Lot Line Adjustment please visit the Planning Division's website at: <https://www.marincounty.org/depts/cd/divisions/planning/projects> (and search under "San Geronimo"). Project plans, technical reports, and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates.

In your response to this referral, please provide the following information:

1. Indicate whether the application materials contain enough information for you to determine whether the applicant can readily comply with your agency's standards.
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.
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.
4. If the project needs to be substantially modified to comply with your agency's standards, please describe the scope of those modifications.

In your response, please indicate whether you would like to impose requirements on the project. We will forward your comments to the applicants/owners so they are aware of your agency's requirements.

Please contact me at (415) 473.7173 or kkilgariff@marincounty.org if you have any questions. Thank you.

Kathleen Kilgariff
Planner