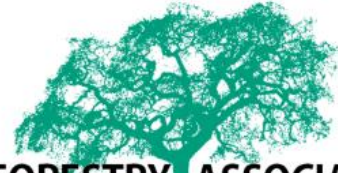


Client: Impact Residential

Arborist: Zach Vought

Project Address: Marinwood Ave. and Miller Creek Rd.,
San Rafael, CA

Inspection Date: February 8, 2024



URBAN FORESTRY ASSOCIATES, INC.

ASSIGNMENT

Impact Residential hired me to inventory trees on several parcels at the existing Marinwood market property in San Rafael. The purpose of the inspection was to evaluate the trees' condition, size, location, and protected status for a proposed development project.

RESULTS

- The survey includes seventy-eight (78) trees (See Tables 1 & 3).
- 56 of the 78 trees are unprotected, 19 are protected, and 2 are heritage trees. Tree-13 is exempt because it is dead. Appendix A, provides the Marin County Tree Removal Permit fact sheet.

METHODS

- I conducted a ground-based visual assessment of the trees. Tree risk assessments were not part of the work scope.
- Rate tree conditions, including tree health, structure, form, and any specific comments.
- Tree trunk diameter was measured at 4.5 feet above grade across the long axis of the main stem unless noted otherwise in the inventory. The Marin County Tree Ordinance does not address how to treat trees with multiple stems. This report used the diameter of the largest stem (of multiple-stemmed trees) to determine a tree's protected status (See Appendix A, Page 12).
- Trees were numbered with foil tree tags corresponding to the inventory and map.
- Trees were located using ArcGIS collector app and the Survey of Existing Conditions exhibit produced by CSW ST2 dated May 3, 2013.
- Photos of each tree can be provided upon request.
- There is a supplementary map to accompany this report. Most of the tree locations were based on the old survey. Some of the tree locations were estimated.

Table 1. Tree Inventory Summary

Species	Tree Count
Arizona cypress	1
Norcal walnut	1
Toyon	1
Chinese elm	3
Strawberry tree	3
Valley oak	3
Mayten	4
Carob	5
Canary Island Pine	7
Coast live oak	9
London plane	10
Coast redwood	11
Red Iron Bark	20
	Total 78

OBSERVATIONS

The site comprises multiple parcels, the largest of which is home to Marinwood Market. The property is approximately five acres and is in Unincorporated Marin County. The site is bordered by Marinwood Avenue to the west, Mill Creek Road to the north, and the onramp for Highway 101 South.

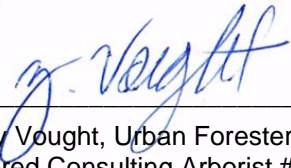
The strip of vegetation and trees between the freeway onramp and the subject property were not inventoried.

The majority of the trees are non-native and, therefore, not protected by the Marin County Tree Ordinance.

The most numerous tree species on site are the red ironbark eucalyptus trees growing in the parking lot for the grocery store. The trees exhibit good health and varying structural conditions. Many of the trees were topped in the past and have developed long, overextended limbs with weak attachment points. Most of the eucalyptus have outgrown the small planters in which they were planted. The growth from their trunks and roots has caused significant property damage, limited access to parking stalls, and created a trip hazard.

SCOPE OF WORK AND LIMITATIONS

Urban Forestry Associates has no personal or monetary interest in the outcome of this investigation. All observations regarding trees in this report were made by UFA, independently, based on our education and experience. All determinations of health condition, structural condition, or hazard potential of a tree or trees at issue are based on our best professional judgment. The health and hazard assessments in this report are limited by the visual nature of the assessment. Defects may be obscured by soil, brush, vines, aerial foliage, branches, multiple trunks or other trees. Even structurally sound, healthy trees are wind thrown during severe storms or other weather events. Consequently, a conclusion that a tree does not require corrective surgery or removal is not a guarantee of no risk, hazard, or sound health.



Zachary Vought, Urban Forester
Registered Consulting Arborist #691
ISA BCMA WE-9995B
ISA Qualified Tree Risk Assessor
zach@urbanforestryassociates.com

Table 2. Tree Condition Ratings (Guide for Plant Appraisal 10th Edition)

Rating category	Condition components		
	Health	Structure	Form
Excellent	High vigor and nearly perfect health with little or no twig dieback, discoloration, or defoliation	Nearly ideal and free of defects.	Nearly ideal for the species. Generally symmetric. Consistent with the intended use.
Good	Vigor is normal for the species. No significant damage due to diseases or pests. Any twig dieback, defoliation, or discoloration is minor.	Well-developed structure. Defects are minor and can be corrected.	Minor asymmetries/deviations from species norm. Mostly consistent with the intended use. Function and aesthetics are not compromised.
Fair	Reduced vigor. Damage due to insects or diseases may be significant and associated with defoliation but is not likely to be fatal. Twig dieback, defoliation, discoloration, and/or dead branches may comprise up to 50% of the crown.	A single defect of a significant nature or multiple moderate defects. Defects are not practical to correct or would require multiple treatments over several years.	Major asymmetries/deviations from species norm and/or intended use. Function and/or aesthetics are compromised.
Poor	Unhealthy and declining in appearance. Poor vigor. Low foliage density and poor foliage color are present. Potentially fatal pest infestation. Extensive twig and/or branch dieback.	A single serious defect or multiple significant defects. Recent change in tree orientation. Observed structural problems cannot be corrected. Failure may occur at any time.	Largely asymmetric/abnormal. Detracts from intended use and/or aesthetics to a significant degree.
Very poor	Poor vigor. Appears to be dying and in the last stages of life. Little live foliage.	Single or multiple severe defects. Failure is probable or imminent.	Visually unappealing. Provides little or no function in the landscape.
Dead			

Table 3. Tree Inventory

Tree Number	Common Name	Scientific Name	Trunk Diameter (in.)	Protected Status	Health	Structure	Form	Comments
1	Canary Island Pine	<i>Pinus canariensis</i>	28	Unprotected	Good	Fair	Fair to Good	Multiple broken branches are suspended in the canopy.
2	Strawberry tree	<i>Arbutus unedo</i>	6, 5, 4	Unprotected	Good	Fair to Good	Good	
3	Strawberry tree	<i>Arbutus unedo</i>	6, 5, 4	Unprotected	Good	Fair to Good	Good	
4	Toyon	<i>Heteromeles arbutifolia</i>	6.5	Unprotected	Fair to Good	Fair	Poor to Fair	
5	Strawberry tree	<i>Arbutus unedo</i>	6, 4, 4	Unprotected	Good	Fair to Good	Good	
6	Coast live oak	<i>Quercus agrifolia</i>	8	Protected	Good	Good	Good	
7	Canary Island Pine	<i>Pinus canariensis</i>	26.5	Unprotected	Good	Poor to Fair	Fair to Good	Lowest east, extending scaffold, limb is poorly attached and overextended. Codominant stems with an acute angle attachment at approximately 20 feet.
8	Coast Redwood	<i>Sequoia sempervirens</i>	26.5	Protected	Fair to Good	Good	Good	The sidewalk adjacent to the tree is heaved and cracked. Symptoms of drought, stress in the canopy.
9	Coast Redwood	<i>Sequoia sempervirens</i>	14	Protected	Fair	Good	Good	Small, suppressed tree.
10	Coast Redwood	<i>Sequoia sempervirens</i>	23	Protected	Fair to Good	Good	Good	
11	Coast Redwood	<i>Sequoia sempervirens</i>	17	Protected	Fair to Good	Good	Good	

Tree Number	Common Name	Scientific Name	Trunk Diameter (in.)	Protected Status	Health	Structure	Form	Comments
12	Coast Redwood	<i>Sequoia sempervirens</i>	19	Protected	Fair	Good	Good	Top die back and symptoms of drought, stress.
13	Coast Redwood	<i>Sequoia sempervirens</i>	~24	Protected	Dead (Exempt)			Poison oak vines around trunk. Diameter estimated visually.
14	Carob	<i>Ceratonia siliqua</i>	9, 8, 8	Unprotected	Excellent	Fair to Good	Fair to Good	Crowded branch structure.
15	Carob	<i>Ceratonia siliqua</i>	10, 10, 8	Unprotected	Excellent	Fair to Good	Fair to Good	Crowded branch structure.
16	Coast live oak	<i>Quercus agrifolia</i>	11.5, 10, 10	Protected	Excellent	Fair	Excellent	Acute angle branch attachments, low on trunk.
17	Red Ironbark Eucalyptus	<i>Eucalyptus sideroxylon</i>	17	Unprotected	Good	Poor to Fair	Fair	Multiple recent branch failures. Large mechanical wound on southside of trunk.
18	Nor Cal Walnut	<i>Juglans hindsii</i>	8	Unprotected	Dead			
19	Coast Redwood	<i>Sequoia sempervirens</i>	24, 10	Protected	Good	Good	Good	
20	Coast Redwood	<i>Sequoia sempervirens</i>	19	Protected	Fair to Good	Good	Fair to Good	
21	Coast Redwood	<i>Sequoia sempervirens</i>	19	Protected	Fair to Good	Good	Fair to Good	
22	Red Ironbark Eucalyptus	<i>Eucalyptus sideroxylon</i>	18	Unprotected	Fair to Good	Poor	Poor	History of large branch failures.
23	Coast Redwood	<i>Sequoia sempervirens</i>	7	Unprotected	Dead			
24	Coast Redwood	<i>Sequoia sempervirens</i>	16	Protected	Fair to Good	Good	Fair to Good	
25	Red Ironbark Eucalyptus	<i>Eucalyptus sideroxylon</i>	28	Unprotected	Good	Fair to Good	Fair to Good	Tearing up surrounding pavement. Many overextended branches.
26	Red Ironbark Eucalyptus	<i>Eucalyptus sideroxylon</i>	22	Unprotected	Good	Fair to Good	Fair to Good	Pavement.

Tree Number	Common Name	Scientific Name	Trunk Diameter (in.)	Protected Status	Health	Structure	Form	Comments
27	Red Ironbark Eucalyptus	<i>Eucalyptus sideroxylon</i>	32	Unprotected	Good	Poor to Fair	Good	Tearing up surrounding sidewalk and pavement. Many overextended branches in generally poor structure.
28	Red Ironbark Eucalyptus	<i>Eucalyptus sideroxylon</i>	14	Unprotected	Fair to Good	Fair to Good	Fair	
29	Red Ironbark Eucalyptus	<i>Eucalyptus sideroxylon</i>	20	Unprotected	Good	Good	Good	
30	Red Ironbark Eucalyptus	<i>Eucalyptus sideroxylon</i>	21	Unprotected	Good	Fair to Good	Good	Tearing up surrounding sidewalk and pavement. Many overextended branches in generally poor structure.
31	Red Ironbark Eucalyptus	<i>Eucalyptus sideroxylon</i>	24	Unprotected	Good	Fair	Fair to Good	Tearing up surrounding sidewalk and pavement. Many overextended branches in generally poor structure.
32	Red Ironbark Eucalyptus	<i>Eucalyptus sideroxylon</i>	20	Unprotected	Good	Fair to Good	Fair to Good	
33	Red Ironbark Eucalyptus	<i>Eucalyptus sideroxylon</i>	26	Unprotected	Good	Fair to Good	Good	Tearing up surrounding pavement. Many overextended branches.
34	Canary Island Pine	<i>Pinus canariensis</i>	20	Unprotected	Fair to Good	Fair to Good	Good	
35	London Plane	<i>Platanus x acerifolia</i>	12	Unprotected	Good	Good	Good	
36	London Plane	<i>Platanus x acerifolia</i>	16	Unprotected	Good	Good	Good	
37	London Plane	<i>Platanus x acerifolia</i>	16	Unprotected	Good	Good	Good	
38	London Plane	<i>Platanus x acerifolia</i>	15.5	Unprotected	Good	Good	Good	
39	London Plane	<i>Platanus x acerifolia</i>	18	Unprotected	Good	Good	Good	Large surface roots protruding from pavement.

Tree Number	Common Name	Scientific Name	Trunk Diameter (in.)	Protected Status	Health	Structure	Form	Comments
40	Mayten	<i>Maytenus boaria</i>	6	Unprotected	Fair	Good	Fair to Good	
41	Mayten	<i>Maytenus boaria</i>	6	Unprotected	Good	Good	Fair to Good	
42	Red Ironbark Eucalyptus	<i>Eucalyptus sideroxylon</i>	18	Unprotected	Good	Fair to Good	Fair to Good	
43	Red Ironbark Eucalyptus	<i>Eucalyptus sideroxylon</i>	42	Unprotected	Good	Fair to Good	Fair to Good	Acute angle branch attachments. Uplifting, asphalt and sidewalk.
44	Red Ironbark Eucalyptus	<i>Eucalyptus sideroxylon</i>	18	Unprotected	Good	Fair	Fair	Codominant stems with an acute angle attachment at 8 feet.
45	Red Ironbark Eucalyptus	<i>Eucalyptus sideroxylon</i>	32, 26	Unprotected	Good	Fair to Good	Fair to Good	
46	Red Ironbark Eucalyptus	<i>Eucalyptus sideroxylon</i>	14	Unprotected	Good	Fair to Good	Fair	
47	Red Ironbark Eucalyptus	<i>Eucalyptus sideroxylon</i>	~60	Unprotected	Good	Fair	Fair to Good	History of branch failures. Tearing up asphalt and sidewalk.
48	Red Ironbark Eucalyptus	<i>Eucalyptus sideroxylon</i>	17	Unprotected	Good	Poor to Fair	Fair	Recently lost a limb over the sidewalk.
49	Coast live oak	<i>Quercus agrifolia</i>	7	Protected	Good	Good	Fair	
50	Canary Island Pine	<i>Pinus canariensis</i>	20	Unprotected	Fair to Good	Fair to Good	Fair to Good	
51	Canary Island Pine	<i>Pinus canariensis</i>	20	Unprotected	Good	Good	Good	
52	Arizona Cypress	<i>Cupressus arizonica</i>	12	Unprotected	Good	Good	Fair	
53	Canary Island Pine	<i>Pinus canariensis</i>	30	Unprotected	Good	Fair to Good	Fair	Topped for powerline clearance.
54	London Plane	<i>Platanus x acerifolia</i>	9	Unprotected	Good	Good	Fair to Good	

Tree Number	Common Name	Scientific Name	Trunk Diameter (in.)	Protected Status	Health	Structure	Form	Comments
55	London Plane	<i>Platanus x acerifolia</i>	14	Unprotected	Good	Good	Good	
56	London Plane	<i>Platanus x acerifolia</i>	12	Unprotected	Good	Good	Good	
57	London Plane	<i>Platanus x acerifolia</i>	10	Unprotected	Good	Good	Good	
58	London Plane	<i>Platanus x acerifolia</i>	10	Unprotected	Good	Good	Good	
59	Mayten	<i>Maytenus boaria</i>	11	Unprotected	Good	Good	Fair to Good	
60	Red Ironbark Eucalyptus	<i>Eucalyptus sideroxylon</i>	32	Unprotected	Fair to Good	Poor to Fair	Fair	The tree dropped a large limb recently, and was subsequently pruned aggressively.
61	Coast live oak	<i>Quercus agrifolia</i>	30	Heritage	Good	Good	Fair to Good	
62	Carob	<i>Ceratonia siliqua</i>	10, 8, 7	Unprotected	Good	Good	Good	
63	Carob	<i>Ceratonia siliqua</i>	7, 6, 6	Unprotected	Fair to Good	Fair to Good	Good	
64	Carob	<i>Ceratonia siliqua</i>	12, 9, 8	Unprotected	Good	Good	Good	
65	Mayten	<i>Maytenus boaria</i>	6	Unprotected	Fair to Good	Fair to Good	Good	
66	Chinese elm	<i>Ulmus parvifolia</i>	10, 10, 8	Unprotected	Good	Fair to Good	Fair to Good	Low limbs encroaching on road.
67	Chinese elm	<i>Ulmus parvifolia</i>	7	Unprotected	Good	Fair to Good	Poor	
68	Chinese elm	<i>Ulmus parvifolia</i>	7, 7, 6	Unprotected	Good	Fair to Good	Good	
69	Valley oak	<i>Quercus lobata</i>	22	Heritage	Good	Fair to Good	Fair to Good	Growing through chain-link fence.

Tree Number	Common Name	Scientific Name	Trunk Diameter (in.)	Protected Status	Health	Structure	Form	Comments
70	Coast live oak	<i>Quercus agrifolia</i>	7.5, 6	Protected	Good	Fair to Good	Fair	Growing through chain-link fence. Weak stem union near grade.
71	Valley oak	<i>Quercus lobata</i>	13, 10, 9	Protected	Fair to Good	Fair to Good	Fair to Good	Growing through chain-link fence.
72	Coast live oak	<i>Quercus agrifolia</i>	7	Protected	Fair to Good	Fair to Good	Poor to Fair	Growing through chain-link fence and suppressed by adjacent value oak.
73	Valley oak	<i>Quercus lobata</i>	13, 10, 8	Protected	Good	Fair	Good	Common attachment point of stems at 2 feet above grade.
74	Red Ironbark Eucalyptus	<i>Eucalyptus sideroxylon</i>	14	Unprotected	Good	Fair to Good	Fair to Good	
75	Canary Island Pine	<i>Pinus canariensis</i>	22	Unprotected	Good	Good	Excellent	
76	Coast live oak	<i>Quercus agrifolia</i>	6, 6, 5	Protected	Good	Fair to Good	Good	
77	Coast live oak	<i>Quercus agrifolia</i>	7, 6	Protected	Good	Good	Good	
78	Coast live oak	<i>Quercus agrifolia</i>	6	Protected	Good	Good	Good	

APPENDIX A. Marin County Tree Removal Permit Fact Sheet



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

TREE REMOVAL PERMIT FACT SHEET

A Tree Removal Permit is required for the removal of trees in the following instances:

- More than two (2) "Protected Trees" are being removed from a developed lot in a 12-month period;
- The tree qualifies as a "Heritage Tree";
- The tree is a "Protected Tree" or "Heritage Tree" and is located in a Stream Conservation Area or a Wetland Conservation Area;
- Any removal of "Protected Trees" on a vacant lot; and,
- The trees proposed for removal do not qualify for an exemption under Section 22.62.040 of the Marin County Code (see below).

The Native Tree Protection and Preservation ordinance does not apply to properties located in the coastal zone, and a Coastal Permit may instead be required for the removal of trees and vegetation.

Exemptions

The removal of any protected or heritage tree on a lot is exempt from Tree Removal Permit requirements if it meets at least one of the following criteria for removal:

- A. The general health of the tree is so poor due to disease, damage, or age that efforts to ensure its long-term health and survival are unlikely to be successful;
- B. The tree is infected by a pathogen or attacked by insects that threaten surrounding trees as determined by an arborist report or other qualified professional;
- C. The tree is a potential public health and safety hazard due to the risk of its falling and its structural instability cannot be remedied;
- D. The tree is a public nuisance by causing damage to improvements, such as building foundations, retaining walls, roadways/driveways, patios, sidewalks and decks, or interfering with the operation, repair, or maintenance of public utilities;
- E. The tree has been identified by a Fire Inspector as a fire hazard;
- F. The tree was planted for a commercial tree enterprise, such as Christmas tree farms or orchards;
- G. Prohibiting the removal of the tree will conflict with CC&R's which existed at the time this Chapter was adopted;
- H. The tree is located on land which is zoned for agriculture (A, ARP, APZ, C-ARP or C-APZ) and that is being used for commercial agricultural purposes. (This criterion is provided to

recognize the agricultural property owner's need to manage these large properties and continue their efforts to be good stewards of the land.);

- I. The tree removal is by a public agency to provide for the routine management and maintenance of public land or to construct a fuel break;
- J. The tree removal is on a developed lot and: 1) does not exceed two protected trees within a one-year timeframe; 2) does not entail the removal of any heritage trees; and 3) does not entail the removal of any protected or heritage trees within a Stream Conservation Area or a Wetland Conservation Area.

It is recommended that a property owner obtain a report from a licensed arborist or verify the status of the tree with photographs to document the applicability of the criteria listed above to a tree which is considered for removal.

Permit Process

Provided a Tree Removal Permit application is categorically exempt from the California Environmental Quality Act, State law requires that a decision be issued within three months of the time a **complete** application is submitted. The Planning Division generally processes complete Tree Removal Permit applications in less than three months. Please refer to the "Planning Application Submittal Checklist" for more detailed information regarding the submittal requirements for a Tree Removal Permit.

An application for a Tree Removal Permit must include a landscaping/vegetation management plan that identifies the trees proposed for removal, and proposed replacement trees. As a standard practice to maintain consistency with the Marin Countywide Plan, the Landscaping Objectives identified in Section 22.26.040 of the Marin County Development Code, the Single Family Residential Design Guidelines, and the vegetation management requirements of the Marin County Fire Department or local Fire Protection District, the County may impose requirements including but not limited to the following:

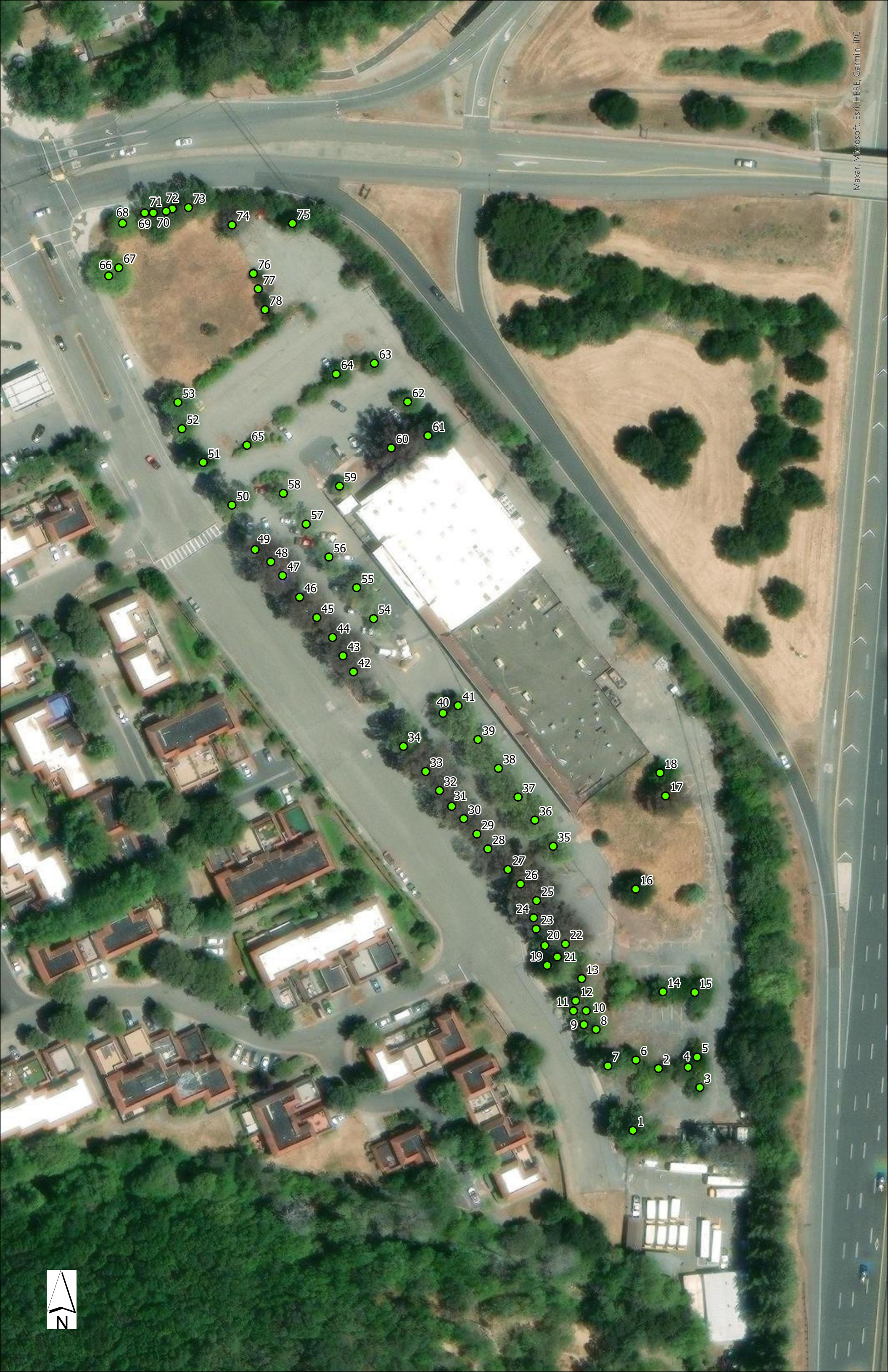
- Replacement of trees at a ratio of three new, appropriately sized and installed trees for each tree designated to be removed;
- For large properties, a management plan which designates areas of the property for preservation of stands of trees or saplings and replacement plantings as required;
- Removal of invasive exotic species.

In the event that tree planting on the site is not feasible or appropriate, the Director may require in lieu of planting on the specific property, the payment of money in the amount of \$500.00 per replacement tree to be deposited into the Tree Preservation Fund managed by the Marin County Parks and Open Space Department for planting, maintenance, and management of trees and other vegetation.

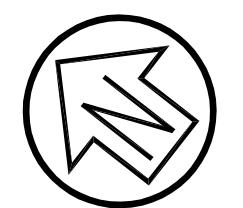
Protected Trees and Heritage Trees

The table below defines tree types and sizes that qualify as Protected and Heritage Trees.

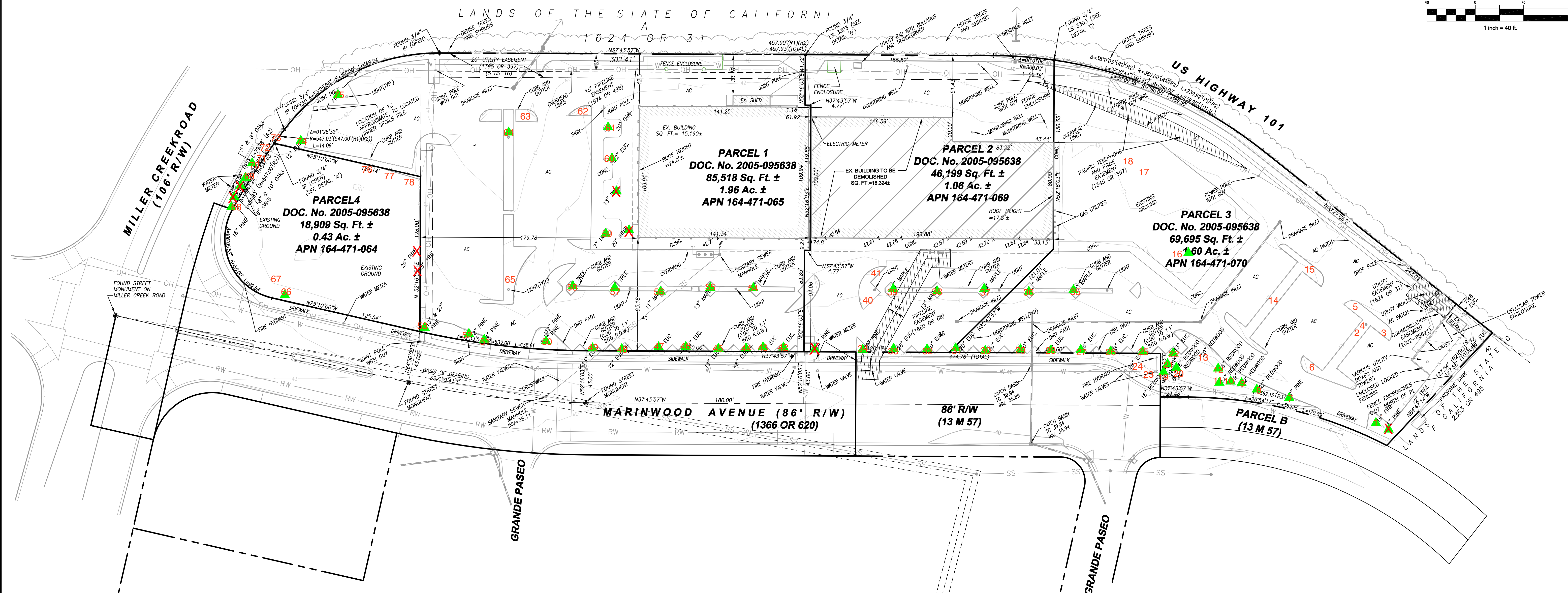
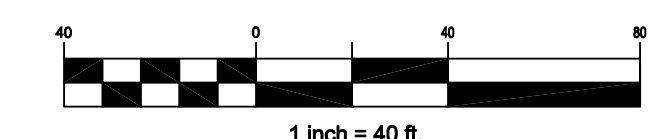
Common Name	Botanical Name	Protected Size <i>Diameter at Breast Height</i>	Heritage Size <i>Diameter at Breast Height</i>
Arroyo willow	<i>S. lasiolepis</i>	6 inches	18 inches
Big-leaf maple	<i>Acer macrophyllum</i>	10 inches	30 inches
Bishop pine	<i>Pinus muricata</i>	10 inches	30 inches
Blue oak	<i>Q. douglasii</i>	6 inches	18 inches
Box elder	<i>A. negundo var. californicum</i>	10 inches	30 inches
California bay	<i>Umbellularia californica</i>	10 inches	30 inches
California black oak	<i>Q. kelloggii</i>	6 inches	18 inches
California buckeye	<i>Aesculus californica</i>	10 inches	30 inches
California nutmeg	<i>Torreya californica</i>	10 inches	30 inches
Canyon live oak	<i>Q. chrysolepis</i>	6 inches	18 inches
Chaparral oak	<i>Q. wislizeni</i>	6 inches	18 inches
Coast live oak	<i>Quercus agrifolia</i>	6 inches	18 inches
Coast redwood	<i>Sequoia sempervirens</i>	10 inches	30 inches
Douglas-fir	<i>Pseudotsuga menziesii</i>	10 inches	30 inches
Giant Chinquapin	<i>Castanopsis chrysophylla</i>	10 inches	30 inches
Hawthorn	<i>Crataegus douglasii</i>	10 inches	30 inches
Mountain-mahogany	<i>Cercocarpus betuloides</i>	10 inches	30 inches
Narrow leaved willow	<i>Salix exigua</i>	6 inches	18 inches
Shreve's Oak	<i>Q. parvula var. shrevei</i>	6 inches	18 inches
Oregon ash	<i>Fraxinus latifolia</i>	10 inches	30 inches
Oregon oak	<i>Q. garryana</i>	6 inches	18 inches
Pacific madrone	<i>Arbutus menziesii</i>	6 inches	18 inches
Pacific yew	<i>Taxus brevifolia</i>	10 inches	30 inches
Red alder	<i>A. rubra</i>	10 inches	30 inches
Red elderberry	<i>Sambucus callicarpa</i>	10 inches	30 inches
Red willow	<i>S. laevigata</i>	6 inches	18 inches
Sargent cypress	<i>Cupressus sargentii</i>	6 inches	18 inches
Scouler's willow	<i>S. scouleriana</i>	6 inches	18 inches
Service-berry	<i>Amelanchier tahensis</i>	10 inches	30 inches
Shining willow	<i>S. lucida ssp. lasiandra</i>	6 inches	18 inches
Silk tassel	<i>Garrya elliptica</i>	10 inches	30 inches
Sitka willow	<i>S. sitchensis</i>	6 inches	18 inches
Tanbark oak	<i>Lithocarpus densiflorus</i>	10 inches	30 inches
Valley oak	<i>Q. lobata</i>	6 inches	18 inches
Wax myrtle	<i>Myrica californica</i>	10 inches	30 inches
White alder	<i>Alnus rhombifolia</i>	10 inches	30 inches



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Graphic Scale (in feet)



- NOTES:**
1. PARCELS 1, 2, 3, AND 4 AS SHOWN ON THIS MAP ARE DESIGNATED FEMA FLOOD ZONE X OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), FEMA FLOOD INSURANCE RATE MAP PANELS 06041C0291D AND 06041C0293D.
 2. GROSS LAND AREA = 220,321 Sq. Ft. ±, OR 5.058 AC. ±.
 3. VERTICAL DATUM OF CONTOURS AS SHOWN ON THIS MAP IS NAVD 88, NGS BENCHMARK PID JT9551, ELEVATION 43.43.
 4. GROSS FLOOR AREA OF EXISTING BUILDINGS CALCULATED FROM EXTERIOR BUILDING CORNERS AT GROUND LEVEL, AND ARE APPROXIMATE VALUES.
 5. LOCATION OF UTILITIES AS SHOWN ON THIS MAP WERE LOCATED BY OBSERVED EVIDENCE ONLY.
 6. A PORTION OF THE MARINWOOD AVE RIGHT-OF-WAY IS CONTEMPLATED TO BE RECLAIMED FOR DEVELOPMENT OF A TREE-LINEDSIDEWALK BY RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN.
 7. TREES SHOWN HEREON ARE THOSE OBSERVED TO BE 6" IN DIAMETER OR GREATER. WHERE POSSIBLE, TREE TYPES IDENTIFIED AS OBSERVED IN FIELD AND SHOULD BE VERIFIED BY ARBORIST.

BASIS OF BEARING:
BASIS OF BEARING FOR THIS MAP IS S27°30'41"E BETWEEN THE FOUND STREET MONUMENT IN MILLER CREEK ROAD AND THE FOUND STREET MONUMENT IN MARINWOOD AVENUE.

PRELIMINARY

LEGEND / ABBREVIATIONS

	CATCH BASIN		SANITARY SEWER MANHOLE
	DRAINAGE INLET		SANITARY SEWER LINE
	STORM DRAIN LINE		WATERLINE
	PROPERTY LINE		OVERHEAD LINE
	EASEMENTS AS NOTED		RECYCLED WATER
	CYCLONE FENCE	47.60 x	SPOT ELEVATION
	WOOD FENCE	(R1)	1624 OR 31 (MARIN COUNTY)
	SURVEY TIES	(R2)	CALTRANS RIGHT-OF-WAY RECORD MAP R-68.26
	CENTER LINE	(R3)	2353 OR 495 (MARIN COUNTY)
	EDGE OF PAVEMENT	(R4)	2005-095638 (MARIN COUNTY)

Rev	Date	Description	Designed	Drawn	Checked
-	08/20/13	RESUBMITTAL TO COUNTY	RRB/WFL	WFL	WFL
-	06/07/13	RESUBMITTAL TO COUNTY	RRB/WFL	WFL	WFL

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City	Unincorporated
County	Marin
State	California

MARINWOOD VILLAGE
**EXISTING CONDITIONS AND
 PRELIMINARY DEMOLITION PLAN**
 BRIDGE HOUSING

Prepared Under the Direction of:

 WAYNE F. LEACH
 No. 54309
 CIVIL
 STATE OF CALIFORNIA

Sheet **C-0**

Scale:	1" = 40'
Date:	05/03/13
Project Number:	5.1189.04
Plan File:	D-XXXX-

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