

**MARIN COUNTY PLANNING DIVISION
ADMINISTRATIVE DECISION**
Luiz Ranch Inc. Design Review

Decision: **Approved with conditions**
Date: **August 5, 2020**

Project ID No:	P2761	Applicant(s):	Redhorse Constructors
		Owner(s):	Luiz Ranch Inc.
		Assessor's Parcel No(s):	164-320-20
		Property Address:	3001 Lucas Valley Road, San Rafael
		Project Planner:	Michelle Levenson, 415- 473-3615, mlevenson@ marincounty.org
		Signature:	<i>Michelle Levenson</i>
Countywide Plan Designation:		PR (Planned residential)	
Zoning District:		RMP 0.1 (Residential, multi-family, planned)	
Environmental Determination:		Mitigated Negative Declaration	

PROJECT SUMMARY

The applicant requests Design Review approval to construct a new, 4,271-square-foot single family residence on a developed lot in San Rafael. The 4,271 square feet of proposed development would result in a floor area ratio of 1.62-percent on the 61.63-acre lot. The proposed building would reach a maximum height of 28 feet, 9 inches above surrounding grade and the exterior walls would maintain setbacks of over 100 feet from all property lines.

Design Review approval is required because the project involves construction of a new-single family residence in a planned development district, not exempted from Design Review (Marin County Code Section 22.42.020(A)).

COUNTYWIDE PLAN CONSISTENCY

The proposed project is consistent with the Marin Countywide Plan (CWP) for the following reasons:

- A. No trees would be removed therefore 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. 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.

ROCKING H RANCH PRECISE DEVELOPMENT PLAN

On May 23, 2002, the County Deputy Zoning Administrator approved the Rocking “H” Ranch Precise Development Plan (PDP) and Mitigated Negative Declaration. The PDP authorized the construction of a 14,400-square-foot single family residence and related accessory structures within a 60-acre development envelope including a 640-square-foot garden pavilion, a 6,300-square-foot car barn/private music studio/caretaker’s unit, a 1,300-square-foot gate house, four water storage tanks, two septic systems and other site improvements. Several of the approved structures have been constructed to date. The single-family residence contemplated and approved under the PDP was not constructed and was subsequently redesigned. The redesigned residence was determined to be a substantial modification of the originally authorized residence, thus requiring Design Review approval as PDPs are no longer offered as discretionary applications by the County.

In addition to the PDP, the Deputy Zoning Administrator approved a Mitigated Negative Declaration for the project that contains required project mitigation measures that were included as conditions of project approval in the PDP decision. Several of the mitigation measures are

related to tree removal activities (PDP conditions of project approval nos. 17, 18 and 20). As tree removal is not required for the construction of the single-family residence, such mitigation is not relevant to the proposed project. In addition, mitigation measures related to potential construction-related effects to an ephemeral tributary and freshwater seep area both located near the southern boundary of the site are also not relevant to the proposed project as the proposed residence would be located a considerable distance from both natural features (conditions of project approval nos. 13, 14 and 15).

Other mitigation measures required in the project mitigated negative declaration that are relevant to the proposed project have been included as conditions of project approval, below.

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

No mature trees would be removed to construct the project. The proposed residence would be located on a relatively flat portion of the site and project grading would be the minimum necessary to construct the foundation in accordance with building code requirements. Project-related drainage would be installed pursuant to Department of Public Works standards and pervious driveway materials would be utilized ensuring that project-related drainage is kept to a minimum. There are no identified geologic hazards on the project site and the project would be constructed in accordance with fire department requirements.

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

The proposed project would be sited near an existing driveway and would require an approximately 120-foot-long driveway extension to access the structure. The project site is located a considerable distance from property lines and the proposed structure would not be visible from neighboring properties. While the site contains limited amounts of existing vegetation, a landscape plan is proposed that consists of native plant species that would aid in screening the development from other on-site structures. The project site is not located within 100 feet vertically or 300 feet horizontally of a visually prominent ridgeline and the project would be constructed in accordance with the County's energy conservation requirements.

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

The project would reach a maximum height of 28 feet, 9 inches, approximately 1 foot, 1 inch below the 30-foot maximum for the respective zoning district. The selected building materials such as corrugated metal roofing and stucco walls in earthen colors would be unobtrusive and would blend into the surrounding environment.

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

The proposed structure has been designed to be composed of several smaller parts reducing visual bulk and the roof has been broken into smaller roofing components. The structure would not contain excessive cantilevers or decks elevated on poles, and surface relief would be provided through the placement of outdoor decks and other surface relief.

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

Exterior lighting proposed with the project would be required to be low voltage, shrouded and directed downward minimizes glare on adjacent properties and light emissions into the night sky.

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

As discussed above, no mature trees would be removed with the project and the site contains minimal existing vegetation. A landscape plan containing native plant species is proposed ensuring that the site would be vegetated following project construction.

ACCESS: Development standard C; Design Guidelines A-1.5

Access to the site would be required to comply with the Department Public Works standards and as described above the proposed driveway would be constructed off of an existing access road, minimizing site disturbance.

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

The project site is located a considerable distance from other neighboring properties and structures, as such applying the neighborhood compatibility standards referenced above is not appropriate.

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

The project would be located a considerable distance from neighboring properties and structures. The architectural design and materials complement the surrounding environment through the use of earthen colors and selected materials. The residence would not exceed the maximum height limit for the zoning district and the scale of the residence is in keeping with the size of other structures on similarly-sized sites in the vicinity.

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.

As the project is located considerable distances from adjacent properties, elimination of significant sun and light exposure and privacy is not anticipated with the project. In addition, due to the distance of the structure from other properties and structures, primary views and vistas would be unaffected by the project. Inclusion of lighting provisions to ensure that project lighting would not result in adverse effects would ensure that the project would not result in glare and light pollution.

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 would be located completely on private property and a considerable distance from Lucas Valley Road, thus the project would not adversely affect rights-of-way, streetscape 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, generous setbacks would be maintained with the project and native landscaping is proposed.

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

This Design Review approval authorizes the construction of a new, 4,271-square-foot single family residence on a developed lot in San Rafael. The 4,271 square feet of development shall result in a floor area ratio of 1.62-percent on the 61.63-acre lot. The building shall reach a maximum height of 28 feet, 9 inches above surrounding grade and the exterior walls shall maintain setbacks of over 100 feet from all property lines.

1. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Rocking H Ranch-Main House," consisting of 18 sheets prepared by Olson Kundig, received in final form on May 6, 2020, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.
2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall conform to the following requirements:

- a. In accordance with the approved Mitigated Negative Declaration for the project (condition of approval no. 16 of the PDP), the applicant shall provide and receive approval of a planting plan for the restored pond area prepared by a qualified biologist which demonstrates that the restored pond shall be planted with freshwater marsh and willow riparian scrub plant species and seeded with appropriate native wetland species. Prior to the granting of final inspection approvals, the biologists shall verify that the restored pond area has been replanted with freshwater marsh and riparian plant species in accordance with recommendations of the approved planting replanting plan.
 - b. In accordance with the approved Mitigated Negative Declaration for the project (condition of approval no. 19 of the PDP) a biologist shall verify that all recommended measures of the special-status species plant protection plan prepared for the project are implemented to ensure that impacts to Oakland star tulip and bristly linanthus plants are minimized. All recommended measures shall be employed to ensure that the bulbs and seeds of these plant species are salvaged and relocated to appropriate locations.
 - c. In accordance with the approved Mitigated Negative Declaration for the project (condition of approval no. 24 of the PDP) the color of the surface pavement of the driveway shall be treated with a color to visually blend with the surrounding natural environment.
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: 2, 6, 7 and 8.

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.

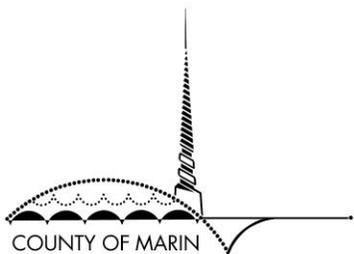
RIGHT TO APPEAL

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 17, 2020).

cc: *{Via email to County departments and Design Review boards}*
CDA – Assistant Director
CDA – Planning Manager
DPW – Land Development
CDA – Environmental Health Services

Attachments:

1. Marin County Uniformly Applied Conditions 2020
2. Department of Public Works, Planning Application Review dated June 3, 2020
3. Environmental Health Services, Interdepartmental Transmittal dated June 4, 2020



**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.

PLANNING APPLICATION REVIEW

DEPARTMENT OF PUBLIC WORKS

Inter-office Memorandum - Second Transmittal

DATE: June 3, 2020

DUE: June 3, 2020

TO: Michelle Levenson

FROM: Cara E. Zichelli

APPROVED: 

RE: Luiz Ranch Inc. Design Review

P2761

APN: 164-320-20

ADDRESS: 3001 Lucas Valley Road, San Rafael

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: _____

Note to Planning:

The transmittal dated February 20, 2020 identifies the subject parcel size as 438.5 acres. Subject Parcel APN 164-320-20 is depicted in the County Assessor's Parcel Map 164-32 as being 62.49 Acres, and surrounding Parcel APN 164-320-21 is identified as containing 438.51 acres.

Also, the finished surfaces of Driveway and Existing Trail to west are inconsistent on A1.11 and C3.0. Given the size of the parcel and entire property, this can be addressed during building permit review as there is ample area for stormwater treatment.

Merit Comments

Prior to Issuance of a Building Permit:

1. **Grading & Drainage Plans:** Provide a drainage and grading plan prepared by a licensed professional engineer or by a registered architect:
 - 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.
 - 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, if such a professional is involved in the project.

- 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. Provide details for fill along guest parking area.
 - g. Indicate means of restoring all disturbed areas.
 - h. Add a note on the plans indicating that the Design Engineer/Architect 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. **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.
 3. **During Construction Stormwater Control Protection Measures:** Based upon the earthwork volumes listed in both the Civil and Architectural plan sheets, and Marin County Code § 24.04.625, the applicant will need to provide an Erosion & Sediment Control Plan. The plan must be accompanied by a completed "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 this document.
 4. **Stormwater Control Plans:** 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.**
 5. **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. Be certain to include water, sanitary sewer, gas, electric and telecommunications.

-END-

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

DATE: June 4, 2020
TO: Michele Levenson
FROM: Becky Gondola, REHS
RE: Luiz Ranch Inc. Design Review

AP#: 164-3200-20
ADDRESS: 3001 Lucas Valley Rd. San Rafael

TYPE OF DOCUMENT	
x	DESIGN REVIEW
	LAND DIVISION
	USE PERMIT
	VARIANCE
	MASTER PLAN
	COASTAL PERMIT
	LOT LINE ADJ.
	OTHER

THIS APPLICATION HAS BEEN REVIEWED FOR THE FOLLOWING ITEMS:

x WATER	x SEWAGE	SOLID WASTE
POOLS	HOUSING	FOOD ESTABLISHMENT

THIS APPLICATION IS FOUND TO BE:

x 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.

SEPTIC: The project is complete with respect to the septic system. While the total bedroom count isn't completely clear, with no plan view of the second level, the septic system can accommodate up to 10 additional bedrooms.

WATER: The application is complete with respect to the water supply. The proposal indicates three residential connections (one new) to one well which will require the applicant to apply for a Permit to Amend a Common Water Supply in the Building permit phase.