



MEMORANDUM

TO: Michelle Levenson, Deputy Zoning Administrator
FROM: Kathleen Kilgariff, Planner
DATE: August 26, 2020
RE: Deputy Zoning Administrator Hearing of August 27, 2020 – Agenda Item 2 – Smith Vesting Tentative Map (P2800)

This memorandum provides additional correspondence received for the above noted project as follows:

1. Correspondence dated August 24, 2020 from Michael Daniels, owner of 232 Reed Street. This correspondence requests utilities, such as sewer lateral and connection improvements, be placed within the existing roadway to avoid potential impacts to the property at 232 Reed Street.

In discussing the project with the Homestead Valley Sanitary District Manager, Bonner Beuhler, he indicated that it is typical to locate the sewer lateral and associated improvements within a roadway. However, he did not want to comment on the matter in too much detail because the improvements are proposed in a private roadway easement. The main concern of the Sanitary District is to ensure any future home is adequately connected to their sewer main.

Attachment:

1. Correspondence from Michael Daniels, August 24, 2020

From: [Michael Daniels](#)
To: [Kilgariff, Kathleen](#)
Subject: Fw: We have received your Board of Supervisors Contact Form
Date: Monday, August 24, 2020 4:14:53 PM

From: County of Marin Board of Supervisors <noreply@formresponse.com>
Sent: Monday, August 24, 2020 2:30 PM
To: Michael Daniels <michael@mdaniels.net>
Subject: We have received your Board of Supervisors Contact Form

Board of Supervisors Contact Form

Your Name:	Michael Daniels
Your Email Address:	michael@mdaniels.net
Subject:	P2800
Select a Routing Method (optional):	District
What District Do You Live In (optinal)?	District 4 - Dennis Rodoni
Message:	<p>We are the owners of 232 Reed Street, Mill Valley. APN 048-041-27. The Smith's have made application to subdivide their property at 245 Reed Street, Mill Valley. APN 041-101-20. Our concern is the placement of new utilities. Please see Project Plan 171809p2 Utility Map 041320, attached to the Smith Tentative Map (P2800). This map shows the placement of new utilities, (including the sewer lines) down the midpoint of the 40' utility easement. This will greatly impact our property. We request that the utilities be placed in the middle of the current asphalt roadway or in the dirt upslope opposite area (on the Souza side of the roadway as shown on the map).</p> <p>If the utilities are placed in the middle of the 40 foot easement, instead of the middle of the roadway (which is within the 40' easment), this will effect the stability of our hillside, the</p>

sewer will be placed inside our fence and our gravel area next to our fence. An earthquake or any earth movement such as settling may cause sewage to flood our property. This hillside is unstable.

We don't mind if the utility easement is placed in the middle of the asphalt roadway or on the upslope (Souza) side.

Reed Street is a private roadway, not County maintained. This is a one lane roadway.

We have lived at 232 Reed Street for 20 years. We have been informed that the roadway and fence have existed for many decades "as is".

We hope to be able to provide photos before the hearing, but currently, we are away from Mill Valley. We hope to return this week, depending on air quality.

Also the placement of any newly built house causes us concern. We are sensitive that the location of any house that may be built will destroy our privacy. However, we are assured that a future house will be built on the back part of the property.

We plan to speak at the meeting