WHEN RECORDED MAIL TO:

Marin County Community Development Agency, Environmental Review Division
3501 Civic Center Drive, #308
San Rafael, Ca 94903

Attn: Don Allee

THIS SPACE FOR RECORDER'S USE ONLY

Record without fee per G.C. 27383

NOTICE OF CEQA EXEMPTION

January 13, 2020

1. **Project Name:** **Stenmark Coastal Permit and Design Review**

2. **Project Location:** Vacant Parcel in Inverness
Assessor's Parcel 112-201-06

3. **Project Summary:**

The project entails the construction of a single-family dwelling on a 103,615 square foot vacant property.

4. **Public Agency Approving Project:** Marin County Community Development Agency

5. **Project Sponsor:** Chelsea Edgerton, Butler Armsden Architecture

6. **CEQA Exemption Status:** CEQA Guidelines Section 15303, Class 3

7. **Reasons for Exemption:**

The development of the single-family dwelling would not result in a potentially significant impact on the environment.

Project Planner:

Kathleen Kilgariff
Planner

Reviewed by:

Rachel Reid
Environmental Planning Manager

DZA ATTACHMENT 2

VICINITY MAP

INVERNESS PUBLIC UTILITY DISTRICT

FIRE DEPARTMENT ~ WATER SYSTEM
POST OFFICE BOX 469
INVERNESS, CA 94937-0469

50 INVERNESS WAY NO. ~ (415) 669-1414 ~ FAX (415) 669-1010
ADMIN@INVERNESSPUD.ORG ~ WWW.INVERNESSPUD.ORG

January 6, 2020

To: Kathleen Kilgariff
Planner
Marin County Development Agency

Re: Stenmark Coastal Permit
Project ID P2572
AP 112-210-06
Inverness, CA

Dear Ms Kilariff,

On review of the project plans on the CDA website, the project plans for the location of the proposed 5,000 Gallon Water Tank are not acceptable to the Inverness Fire Department as shown. The location needs to be close enough to the road for fire engine access.

James K. Fox
Fire Chief
Inverness Fire Department.
415-669-1414
jim.fox@invernesspud.org

BOARD OF DIRECTORS: KENNETH J. EMANUELS, PRESIDENT • DAKOTA WHITNEY, VICE PRESIDENT
KATHRYN DONOHUE, TREASURER • BRENT JOHNSON • DAVID PRESS

SHELLEY REDDING, ADMINISTRATOR • JAMES K. FOX, CHIEF OF OPERATIONS (FIRE CHIEF, WATER SUPERINTENDENT)

DZA ATTACHMENT 3

Kilgariff, Kathleen

From: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>
Sent: Friday, December 6, 2019 11:52 AM
To: Kilgariff, Kathleen
Subject: RE: P2572 Trossach Way (Stenmark)

Hi Kathleen,

My apologies that these comments are being provided to you a few days after the deadline. In respect to the project, we note that the applicant has indicated that the actual amount of grading is 376 cubic yards, and that the previous description of 803 cubic yards of cut was in error. However, Marin's IP notes that any project that more than 150 cubic yards is subject to additional grading and excavation standards, thus additional best management practices should be included in this project to minimize grading impacts. Further, we echo our previously raised to biological concerns and urge the County to require pre-construction biological surveys to protect sensitive wildlife.

We would appreciate if these comments are included in the public record.

Thank you and happy Friday,
Sara

Sara Pfeifer | Coastal Planner
CALIFORNIA COASTAL COMMISSION
North Central Coast District
(415) 904-5260 | sara.pfeifer@coastal.ca.gov

CALIFORNIA COASTAL COMMISSION

From: Pfeifer, Sara@Coastal
Sent: Tuesday, September 03, 2019 6:14 PM
To: Kilgariff, Kathleen
Subject: P2572 Trossach Way (Stenmark)

Hi Kathleen,

Thank you for allowing us the opportunity to review the proposed project on Trossach Way in Inverness. Generally, the project seems consistent with LCP policy, however there are a few issue areas we would like for the County to consider. The total height of the residence depicted on sheet A3.2, "proposed west elevation," appears to exceed the 25 foot limit described in the IP. Please work with the applicant to amend the residence's height to achieve consistency with the LCP. It also appears that the project will require a total of 803 cubic yards of cut. Please encourage the applicant to conduct grading operations consistent with the IP Development requirements, standards, and conditions for grading and excavation, including limiting the areas and length of exposure of land during development, and discouraging clearing of land during the winter rainy season. Last, the August 5, 2019 Huffman-Broadway Group Biological Site Assessment noted the presence of an osprey nest near to the project site, and the presence of the dusky-footed woodrat, preferred prey of the Northern spotted owl, on the project site. The assessment did not provide recommended best management practices for the protection of special species located on, near, or foraging at the site. We urge the County to require pre-construction biological monitoring for bird species, and ensure that the applicant include BMPs in their project

description to adequately minimize or mitigate impacts to woodrat habitat, including but not limited to prohibiting construction or tree removal during Owl foraging hours.

Please be in touch if you have questions regarding our feedback. I would appreciate if our comments would be added to the public record.

Thank you,
Sara

Sara Pfeifer | Coastal Planner
CALIFORNIA COASTAL COMMISSION
North Central Coast District
(415) 904-5260 | sara.pfeifer@coastal.ca.gov

PLANNING APPLICATION REVIEW

DEPARTMENT OF PUBLIC WORKS

Inter-office Memorandum - Second Transmittal

DATE: November 26, 2019 DUE: December 2, 2019

TO: Kathleen Kilgraff

FROM: Ali Iqbal

APPROVED:

RE: Stenmark Coastal Permit and Design Review
P2572

APN: 112-201-06

ADDRESS: Trossach Way
Inverness, CA

TYPE OF DOCUMENT

X DESIGN REVIEW
X 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:

X Find it **COMPLETE**
___ Find it **INCOMPLETE**, please submit items listed below
___ Find it **NEEDS SUBSTANTIAL MODIFICATIONS TO CONFORM**

Comments Included (Inc.) or Attached (Att.) from other DPW Divisions:

___ Traffic
___ Flood Control
___ Other:

Merit Comments
Prior to Issuance of a Building Permit:

1. Plot, dimension, and label all existing and proposed easements that both benefit and encumber the subject parcels. Please provide documentation showing legal access is allowed.

2. **Parking:** Per Marin County Code § 24.04.340(a), for detached single-family dwellings, two parking spaces/unit are required. Per Marin County Code § 24.04.400, the maximum cross-slope or grade of a parking area shall not be more than eight percent. Demonstrate compliance.

3. Parking and retaining wall to be coordinated with utility company and away from utility pole.

4. **Roadway width**: Dimension the clear width of Trossach Way at the parking stall locations to confirm adequate passage of emergency vehicles. The required clear width to be dictated by Fire Department.

5. **Grading & Drainage Plans:** Provide the following information on the drainage and grading plan:
   a. 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.

b. 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.
c. The plan shall also incorporate any recommendations from the Geotechnical Engineer.
d. Plan shall show and label the limit of disturbance. Provide the total area to be disturbed and the proposed cut and fill earthwork volumes. The limit of disturbance and cut and fill volumes should include the construction access and staging areas. Indicate to where off haul will be taken.
e. Add a note on the plans indicating that the plan preparer 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.

6. **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.

7. **Site Retaining Walls:**
   a. Clarify the proposed heights for all site retaining walls. You will need to apply for a separate Building Permit for each site/driveway retaining wall greater than 4ft in height, or for any wall that is subject to a surcharge such as a sloped backfill or vehicular load. The total height shall be measured from the bottom of the footing to the top of the wall. If any walls are structurally tied to the dwelling, indicate this on the plans, as these walls will not require a separate permit.
   b. For each retaining wall, provide a cross sectional reference on the site plan which corresponds to a structural detail provided in the plan set.
   c. Submit design calculations for the retaining walls which are greater than 4ft in height, measured as described above in item a, or which are subject to a surcharge behind wall. Calculations shall be prepared, signed and stamped by the design engineer.
   d. Add a note on the plans indicating that the Design Engineer shall inspect and certify in writing to DPW that each retaining wall was constructed per approved plan and field direction. Certification letters shall reference building permit number or numbers for specific work being certified, the address and the Assessor's Parcel Number (APN) for the project and shall be signed and stamped by the certifying professional.

8. **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 document.

9. **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 the resubmittal as well as showing runoff reduction measures on the grading, drainage and/or stormwater control plan contained within the building permit plan set.**

-END-

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

		TYPE OF DOCUMENT
DATE:	August 15, 2019	
TO:	Kathleen Kilgariff, Planner	x **DESIGN REVIEW**
FROM:	Becky Gondola, Senior REHS	LAND DIVISION
RE:	Stenmark Coastal Permit and Design Review	USE PERMIT
	(P2572)	VARIANCE
AP#:	112-201-06	MASTER PLAN
ADDRESS:	Vacant Parcel	x **COASTAL PERMIT**
		LOT LINE ADJ.
		OTHER

THIS APPLICATION HAS BEEN REVIEWED FOR THE FOLLOWING ITEMS:

WATER	x	**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.

Environmental Health has received a permit application and plans for the construction of the new septic system at this location. The plans are stamped and the permit is ready to issue, pending the outcome of the design review and coastal permit.

The system was only designed to accommodate a 4-bedroom home. According to EHS' definition of a bedroom, this submitted plans show a 6-bedroom home. The playroom and office must be constructed such that they do not provide privacy. Use of a half wall, or an arched doorway without a door are sufficient means to remove privacy to these rooms. Prior to the issuance of a building permit, the plans must be amended to show this modification.

SEP 5 2019 PM 2:40 Planning

INVERNESS PUBLIC UTILITY DISTRICT

FIRE DEPARTMENT ~ WATER SYSTEM

POST OFFICE BOX 469

INVERNESS, CA 94937-0469

50 INVERNESS WAY NO. ~ (415) 669-1414 ~ FAX (415) 669-1010 ~ ADMIN@INVERNESSPUD.ORG

RESPONSE TO COMMUNITY DEVELOPMENT AGENCY TRANSMITTAL

September 3, 2019

To: Kathleen Kilgariff, Planner (kkilgariff@marincounty.org)

Re: **Stenmark Coastal Permit and Design Review**
Trossach Way, Inverness
A.P. No. 112-201-06

Date of Transmittal: August 12, 2019

Inverness Fire Department

1. The application appears to be complete for Fire Department purposes.
2. Because use of the proposed **fire pit** would not be compliant with Marin County prohibitions on open fires, and because the Fire Department will not issue burn permits for use of the fire pit, the Fire Department requests that the fire pit be deleted from the plans.
3. **Fire protection at this site is not adequate**, due to the elevations and because the nearest fire hydrant is approximately 650 feet from the proposed residential structure. The Fire Department requires installation of an approved, minimum **5,000-gallon water tank** equipped with fire fittings at a location that is accessible to fire engines and that is not more than 300 feet from the residence (or as agreed upon by the Inverness Fire Department).
4. Adequate **access** on Trossach Way for emergency vehicles must be established and maintained. Clearance of the access on Trossach Way to Fire Department standards must be established **before construction begins**.
5. **Interior residential fire sprinklers** will be required per Marin County Code.

Inverness Water System

6. The application appears to be complete for Water System purposes.
7. Subject property is **already a customer** of and entitled to water service from the Inverness Water System (Acct. No. 410-000-10).
8. The Water System requires that the applicant enter into a **Customer Work Agreement** for installation at or near the indicated location on the south side of Heather Lane of an appropriately sized water meter and its connection to the Water System's existing main on Heather Lane.
9. The applicant must execute a **Low Pressure Agreement** with the Water System and will need to provide and maintain a pump and pressure tank in order to receive adequate water pressure on

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KATHRYN DONOHUE, TREASURER • BRENT JOHNSON • DAVID PRESS

SHELLEY REDDING, ADMINISTRATOR
JAMES K. FOX, CHIEF OF OPERATIONS (FIRE CHIEF, WATER SYSTEM SUPERINTENDENT)

the property (note that the pump will require availability of electrical power in the area of the water meter on Heather Lane).

Wade B. Holland
Customer Services Manager

cc: Chelsea Edgerton (edgerton@butlerarmsden.com)
Victoria N. Stenmark (toristenmark@gmail.com)

WHEN RECORDED MAIL TO:

Marin County Community Development Agency, Environmental Review Division
3501 Civic Center Drive, #308
San Rafael, Ca 94903

Attn: Don Allee

THIS SPACE FOR RECORDER'S USE ONLY

Record without fee per G.C. 27383

NOTICE OF CEQA EXEMPTION

January 13, 2020

1. **Project Name:** **Stenmark Coastal Permit and Design Review**

2. **Project Location:** Vacant Parcel in Inverness
Assessor's Parcel 112-201-06

3. **Project Summary:**

The project entails the construction of a single-family dwelling on a 103,615 square foot vacant property.

4. **Public Agency Approving Project:** Marin County Community Development Agency

5. **Project Sponsor:** Chelsea Edgerton, Butler Armsden Architecture

6. **CEQA Exemption Status:** CEQA Guidelines Section 15303, Class 3

7. **Reasons for Exemption:**

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Project Planner:

Kathleen Kilgariff
Planner

Reviewed by:

Rachel Reid
Environmental Planning Manager

DZA ATTACHMENT 2

VICINITY MAP

INVERNESS PUBLIC UTILITY DISTRICT

FIRE DEPARTMENT ~ WATER SYSTEM
POST OFFICE BOX 469
INVERNESS, CA 94937-0469

50 INVERNESS WAY NO. ~ (415) 669-1414 ~ FAX (415) 669-1010
ADMIN@INVERNESSPUD.ORG ~ WWW.INVERNESSPUD.ORG

January 6, 2020

To: Kathleen Kilgariff
Planner
Marin County Development Agency

Re: Stenmark Coastal Permit
Project ID P2572
AP 112-210-06
Inverness, CA

Dear Ms Kilariff,

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James K. Fox
Fire Chief
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SHELLEY REDDING, ADMINISTRATOR • JAMES K. FOX, CHIEF OF OPERATIONS (FIRE CHIEF, WATER SUPERINTENDENT)

DZA ATTACHMENT 3

Kilgariff, Kathleen

From: Pfeifer, Sara@Coastal <Sara.Pfeifer@coastal.ca.gov>
Sent: Friday, December 6, 2019 11:52 AM
To: Kilgariff, Kathleen
Subject: RE: P2572 Trossach Way (Stenmark)

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Sara Pfeifer | Coastal Planner
CALIFORNIA COASTAL COMMISSION
North Central Coast District
(415) 904-5260 | sara.pfeifer@coastal.ca.gov

CALIFORNIA COASTAL COMMISSION

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Sara Pfeifer | Coastal Planner
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North Central Coast District
(415) 904-5260 | sara.pfeifer@coastal.ca.gov

PLANNING APPLICATION REVIEW

DEPARTMENT OF PUBLIC WORKS

Inter-office Memorandum - Second Transmittal

DATE: November 26, 2019 DUE: December 2, 2019

TO: Kathleen Kilgraff

FROM: Ali Iqbal

APPROVED:

RE: Stenmark Coastal Permit and Design Review
P2572

APN: 112-201-06

ADDRESS: Trossach Way
Inverness, CA

TYPE OF DOCUMENT

X DESIGN REVIEW
X 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:

X Find it **COMPLETE**
___ Find it **INCOMPLETE**, please submit items listed below
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-END-

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

		TYPE OF DOCUMENT
DATE:	August 15, 2019	
TO:	Kathleen Kilgariff, Planner	x **DESIGN REVIEW**
FROM:	Becky Gondola, Senior REHS	LAND DIVISION
RE:	Stenmark Coastal Permit and Design Review	USE PERMIT
	(P2572)	VARIANCE
AP#:	112-201-06	MASTER PLAN
ADDRESS:	Vacant Parcel	x **COASTAL PERMIT**
		LOT LINE ADJ.
		OTHER

THIS APPLICATION HAS BEEN REVIEWED FOR THE FOLLOWING ITEMS:

WATER	x	**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.

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SEP 5 2019 PM 2:40 Planning

INVERNESS PUBLIC UTILITY DISTRICT

FIRE DEPARTMENT ~ WATER SYSTEM

POST OFFICE BOX 469

INVERNESS, CA 94937-0469

50 INVERNESS WAY NO. ~ (415) 669-1414 ~ FAX (415) 669-1010 ~ ADMIN@INVERNESSPUD.ORG

RESPONSE TO COMMUNITY DEVELOPMENT AGENCY TRANSMITTAL

September 3, 2019

To: Kathleen Kilgariff, Planner (kkilgariff@marincounty.org)

Re: **Stenmark Coastal Permit and Design Review**
Trossach Way, Inverness
A.P. No. 112-201-06

Date of Transmittal: August 12, 2019

Inverness Fire Department

1. The application appears to be complete for Fire Department purposes.
2. Because use of the proposed **fire pit** would not be compliant with Marin County prohibitions on open fires, and because the Fire Department will not issue burn permits for use of the fire pit, the Fire Department requests that the fire pit be deleted from the plans.
3. **Fire protection at this site is not adequate**, due to the elevations and because the nearest fire hydrant is approximately 650 feet from the proposed residential structure. The Fire Department requires installation of an approved, minimum **5,000-gallon water tank** equipped with fire fittings at a location that is accessible to fire engines and that is not more than 300 feet from the residence (or as agreed upon by the Inverness Fire Department).
4. Adequate **access** on Trossach Way for emergency vehicles must be established and maintained. Clearance of the access on Trossach Way to Fire Department standards must be established **before construction begins**.
5. **Interior residential fire sprinklers** will be required per Marin County Code.

Inverness Water System

6. The application appears to be complete for Water System purposes.
7. Subject property is **already a customer** of and entitled to water service from the Inverness Water System (Acct. No. 410-000-10).
8. The Water System requires that the applicant enter into a **Customer Work Agreement** for installation at or near the indicated location on the south side of Heather Lane of an appropriately sized water meter and its connection to the Water System's existing main on Heather Lane.
9. The applicant must execute a **Low Pressure Agreement** with the Water System and will need to provide and maintain a pump and pressure tank in order to receive adequate water pressure on

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SHELLEY REDDING, ADMINISTRATOR
JAMES K. FOX, CHIEF OF OPERATIONS (FIRE CHIEF, WATER SYSTEM SUPERINTENDENT)

the property (note that the pump will require availability of electrical power in the area of the water meter on Heather Lane).

Wade B. Holland
Customer Services Manager

cc: Chelsea Edgerton (edgerton@butlerarmsden.com)
Victoria N. Stenmark (toristenmark@gmail.com)

Kilgariff, Kathleen

From: francinejacobsallen@gmail.com
Sent: Friday, January 3, 2020 7:12 PM
To: Kilgariff, Kathleen
Subject: APN112-201006 Project ID P2572 Stenmark Residence

Francine Allen would like information about:
I live across the narrow valley from this proposed project and am dismayed by the 25' wall that, if this building is permitted as currently designed, will rise straight up from the steep grade upon which it is perched to loom over the surrounding natural landscape. The profile of the building is way too high to integrate into the topography and surrounding natural landscape.
The boxy, hard edge design and preponderance of windows will look like the County permitted an office building on the Inverness Ridge. This isn't an aesthetic critique but a plea for acknowledgment for congruence and context of this building's setting.

DZA ATTACHMENT 5

Kilgariff, Kathleen

From: cindymccoll@gmail.com
Sent: Friday, January 3, 2020 9:21 AM
To: Kilgariff, Kathleen
Subject: Parcel no. 112-201-06, Project ID P2572

Follow Up Flag: Follow up
Flag Status: Completed

Cynthia Emanuels McColl would like information about:
We are the neighbors directly across from the proposed Stenmark project. I have looked over the plans dated 11/13/19 and have a few concerns about the construction staging.
1. I am afraid that the construction parking is inadequate for the size of their project.
2. The construction staging area located below the water tank is inaccessible. How were they planning to get the material to this area?
3. If they are using the construction temporary construction parking above the project for material storage, then it won't be available for parking.
4. There is no parking along Trossach Way for any additional trucks or working vehicles.
5. I am worried that they will be using our unpaved driveway as a turnaround for construction vehicles.
6. At the end of the project, are they planning to repave Trossach Way? I do not see this stipulated on the plan.
Thank you,
Cindy McColl

Kilgariff, Kathleen

From: sherry baty <sherrybaty@gmail.com>
Sent: Monday, January 6, 2020 12:21 PM
To: Kilgariff, Kathleen
Subject: Stenmark Coastal Development Project (P2572)

Follow Up Flag: Follow up
Flag Status: Completed

Dear Ms Kilgariff,

We are the immediate neighbors (AP #112-201-08) to the south of the proposed development. We are looking forward to having the Stenmarks as our new neighbors, but have a number of concerns that we hope to have addressed in the planning process and by working with the applicants (the Stenmarks and their architects, contractors, etc.).

Virtually all of our concerns involve access, both during and after construction. Trossach Way is a very narrow little privately maintained road, serving the three existing homes as well as providing access to the Inverness Public Utility District to the main water tanks of the Inverness system. The turn-around at the end of the road is crucial for most neighborhood traffic, including residents, visitors, deliveries (propane, UPS, etc.), and the water company,

We are concerned that the identified interim construction parking areas, material drop-off zones, and off-street parking spots are inadequate for both the short term construction period and for reasonable parking and turn around needs in the days to follow. What the plans identify as the turn out (E) at the end of the road is the top of the Emmanuels' driveway and is not sufficient for any medium or large vehicle turn around. The area that is the turn-around has been described in the plans as 'interim construction parking and material drop off" (and strangely includes a slice of our property that is outside the Right of Way) is essential to everybody's access and cannot be blocked by parked vehicles or materials. And since the planned off-street parking is in the deeded Right of Way, can these spaces be exclusively for the Stenmarks' use or would they be considered public parking spaces?

We would also like assurance that Trossach Way will be refinished (presumably re-paved) after the construction is complete. The original paving was proportionately paid for by the three neighbors (Baty, Emmanuels, & Edwards) with no cointributions requested of either of the two previous owners of AP#112-201-06 since there was no use involved. We expect the wear from this construction project will significantly degrade the roadway.

Other concerns involve very minor landscaping issues---specifically visual screening between our house and the new one---that cannot be delineated until the interim and permanent parking zones are determined.

We have begun to work with the applicants to come to some sort of working agreement on the access issues and would hope to have something finalized before the C.D.P hearing at the end of the month. If we can solve these concerns we would like to be able to offer our support for the project. Please feel free to contact us if any clarifications are needed. E-mail or phone at 415-669-1682.

signed,

Thomas and Sherry Baty

Inverness
ASSOCIATION

Jan 3, 2020

Kathleen Kilgariff
Community Development Agency
3501 Civic Center Drive
San Rafael, CA

Re: Stenmark Coastal Permit, Design Review (P2572)

Dear Kathleen Kilgariff,

The Design Review Committee of the Inverness Association offers the following comments on the Stenmark CDP application.

This would be a large, 4284 sf residence with 4 designated bedrooms plus playroom, office, screened-in porch below a second-floor office, and basement studio. It appears that the playroom and office may have had access doors removed in this revision of the original submission. The art studio has a ceiling height of 8'0".

The septic system layout sheet S1 identifies "3 BR house less than 2800 sq ft." The septic design is incomplete and apparently undersized.

The plans identify 3 parking places where 4 are required.

In addition, the parking places and staging areas are located in the 20-foot right of way identified for Trossach Way.

Thank you for the opportunity to comment.

Thank you,

Catherine Caufield B. Mitchell

Catherine Caufield
Bridger Mitchell
On behalf of Design Review Committee, Inverness Association

DZA ATTACHMENT 4

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