

COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

February 22, 2019

Aldo Tarigo
P.O. Box 383
Lagunitas, CA 94938

RE: Project ID: P2196 & P2217
Assessor's Parcel: 168-034-14
Project Address: 21 Barranca Road, Lagunitas
Tarigo Project Initial Study/Mitigated Negative Declaration for Signature

Dear Aldo,

The Department of Public Works staff have submitted their response to the updated project materials that you submitted on January 15, 2019. As such, the County will proceed with the Tarigo Appeal during the Board of Supervisor's hearing currently scheduled for **Tuesday, April 16, 2019**.

If you have any questions, please let me know. I can be reached at ttaylor@marincounty.org or (415) 473-7873.


Sincerely,

Tammy Taylor
Planner

Attachments: Inter-Office Memorandum from DPW dated February 14, 2019 (received February 20, 2019)

cc (via email): Rachel Reid, Environmental Planning Manager
Jeremy Tejrjian, Planning Manager

INTER-OFFICE MEMORANDUM
DEPARTMENT OF PUBLIC WORKS
FOURTEENTH Transmittal

DATE: February 14, 2019 DUE: _____
TO: Tammy Taylor AP#: 168-034-14
FROM: Berenice Davidson ADDRESS: 21 Barranca Road
APPROVED:  Lagunitas
RE: Tarigo DR12-42
11-0417 >1 acre site disturbance

Department of Public Works Land Use Division
has reviewed this application for content and:

Comment Included (I) or
Attached (A) from DPW
Divisions.

- Find it **COMPLETE**
 Find it **INCOMPLETE**, please submit items listed below
 Find it **ACCEPTABLE** as presented

- Traffic
 Flood Control
 Water Conservation

Comments based on January 14, 2019 Memo To Jeremy Tejrjian from Aldo Tarigo and Adrienne Terras and the two alternatives presented.

Merit Comments:

1. *For all structures, Marin County Code (MCC) §24.04.560 requires a minimum 20-ft setback from a watercourse top-of-bank or 20-ft plus twice the channel depth (measured from the toe of the near embankment), whichever is greater. The left bank is currently retained by a vertical retaining wall; as a result, the latter part of this rule applies. Applicant proposed to remove the retaining wall, grade the bank at the required 2:1 slope and maintain the required 20-ft setback from the newly defined top-of-bank. Staff supports the No Encroachment into the 20-ft setback alternative.*
2. MCC 24.04.520 (d) requires a minimum clearance of two feet between soffit and the 100-year flow elevation. No portion of the bridge structure, including footings and abutments, shall be within the 100-year flow and no portion of the bridge structure shall alter the natural creek flow so as to cause degradation up or downstream of the bridge. The foundation of the bridge shall be located completely outside of creek embankment and shall be designed to withstand hydraulic uplift forces and scour. After reviewing the "Tarigo Hydrology Supplemental Hydrologic and Hydraulic Calculations" date November 30, 2017 prepared by Kristine Pillsbury from CSW/Stuber-Stroeh Engineering Group, Inc., the minimum clearance of two feet of freeboard between the bridge soffit and the one hundred-year flow elevation as required by MCC§24.04.520(d) is met based on a less conservative TR-55 method. The basin new peak discharge (248.5 cfs) was calculated using the lower bounds value precipitation frequency of (8.37 in/day) from the 90% confidence interval for precipitation frequency estimates from the NOAA Atlas 14, Vol 6, Version 2. The previous basin calculated peak discharge (357.4 cfs) was calculated using the mean precipitation frequency of 10.10 (in/day) from the NOAA Atlas 14, Vol. 6, Version 2. Using the lower bounds of (8.37 in./day) for a 24 hour 100 year storm is not a normal engineering practice for calculating 100 year storm runoff; and is less conservative than using the median value for calculating runoff.
3. Any separate creek enhancement work or other creek disturbance requires a creek permit from the Department of Public Works unless waived pursuant to MCC§11.08.050. The purpose of this code, MCC 11.08.00, is to maintain 'free and unobstructed flow of each and every creek in Marin County". MCC 11.08.010 states it is unlawful to place anything which obstruct, prevents, diverts, or tends to obstruct, prevent or divert the normal, natural or ordinary flow of water in a creek. MCC 11.08.050 states it is unlawful to build a bridge without first securing a permit. The application of

this codes is consistently applied to prohibit work on or below creek top-of-banks. The fact that we are dealing with an after-the-fact permit does not mean it is processed differently; the application is to replace a delapidated bridge, we would require no work below top of back to avoid impacts to the creek, if work is proposed below top of bank then impacts have to be evaluated.

4. Provide a building permit application for the bridge. Include complete plans prepared by a registered engineer or architect.

Prior to Issuance of a Creek, Grading or Building Permit(s):

5. The plans shall be reviewed and approved by a Registered Civil Engineer with soils engineering expertise or a Registered Geotechnical Engineer. Certification shall be either by the engineer's stamp and signature on the plans, or by stamp and signed letter.
6. Provide a note on the plans stating the following: *The design engineer/architect shall certify to the Department of Public Works in writing that all grading, drainage, and retaining wall construction was completed in accordance with the approved plans and field inspections. Also, all driveways, parking, and other site improvements shall be inspected by a Department of Public Works engineer prior to building permit final.*
7. A separate Building Permit is required for site/driveway retaining walls with a height of 4-ft or more or 3-feet when backfill area is sloped or has a surcharge (measured from the bottom of the footing to the top of the wall). Include engineer calculations showing a minimum of a 1.5 factor-of-safety for sliding and overturning. Also, include cross section references on the site plan to the structural plans for the retaining walls.
8. Based on the proposed use, five onsite parking spaces are required; 2-resident, 2-guest and 1-accessory unit. Of the two guest parking spaces (the main driveway in front of the garage) a standard composite vehicle at the western-most space cannot make the required single turning movement to achieve an out-going direction. The turnaround plan shall show that all vehicles can achieve the desired direction of travel in no more than 1-turning movement.
9. Pursuant to MCC§24.04.290(b) all driveways shall be paved for the first 30-ft from the roadway edge-of-pavement into the property. All portions of driveway approaches within a County-maintained portion of a road shall be **asphalt only**. Once at and within property boundaries, any hard-scape material may be used (e.g. asphalt, unit pavers, etc.). Revise the plans to show that this requirement is being met.
10. Provide a cross section detail of the driveway construction for all different surface types. Driveway construction shall conform to the minimum requirements under MCC§24.04.300.
11. The minimum width for driveways serving a singlefamily dwelling is 12-ft [MCC§24.04.260(a)]. Revise the plans to show that this is being met.
12. Submit a complete Erosion and Sediment Control Plan.
13. An encroachment permit shall be required for work within the road right-of-way.
14. Applicant shall obtain all necessary permits from other agencies for all proposed work within the natural watercourse channel (from each top-of-bank to the bottom of the channel).

Notes to Planner:

1. Pursuant to MCC§24.04.530 and §11.08.040, the free flow of a natural watercourse shall not be altered so as to cause channel degradation up or downstream.
2. The creek flowing through the property has been identified as having federally protected species and/or the habitat of a federally protected species (Steelhead trout).
3. DPW recommends denial of the application to legalize the unpermitted bridge structure based on work proposed below the top-of-banks therefore in violation of MCC 11.08 Watercourse Division or Obstruction.

END