

Dipsea Ranch Land Division (Weissman)
455 Panoramic Hwy
Mill Valley, CA 94941

June 12, 2018

County of Marin Community Development Agency
Planning Division
Mr. Curtis Havel, Senior Planner
3501 Civic Center Drive
San Rafael, CA 94903

RECEIVED
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COUNTY OF MARIN
COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

RE: Incompleteness Items Project ID P1589

Dear Mr. Havel,

We are in receipt of your Project Status letter dated March 30, 2018 which requests additional information. By way of this letter and accompanying attachments, we have addressed each of the incompleteness items listed in your correspondence.

ENVIRONMENTAL HEALTH SERVICES DIVISION

1. Soil profile logs & percolation testing
This information was provided with the *On-Site Sewage Disposal Report* conducted by Questa Engineering, dated January 8, 2018. Three copies of this report were provided to the Planning Division on February 28, 2018.
2. Plan check application to demonstrate feasibility
The applicant adhered to submission guidelines provided by the CDA for a "Land Division Tentative Map", specifically the "Septic System Plan". This information was provided with the *On-Site Sewage Disposal Report* conducted by Questa Engineering, dated January 8, 2018. Three copies of this report were provided to the Planning Division on February 28, 2018.
3. Sewage disposal drain field location / easements
This information was provided with the *On-Site Sewage Disposal Report* conducted by Questa Engineering, dated January 8, 2018. Three copies of this report were provided to the Planning Division on February 28, 2018.
4. Sufficient distance from catchment basins / bioretention units / drainage
This information was provided with the *On-Site Sewage Disposal Report* conducted by Questa Engineering, dated January 8, 2018. Three copies of this report were provided to the Planning Division on February 28, 2018.

5. Cumulative impact assessment

This information was provided with the *On-Site Sewage Disposal Report* conducted by Questa Engineering, dated January 8, 2018. Three copies of this report were provided to the Planning Division on February 28, 2018.

DEPARTMENT OF PUBLIC WORKS

1. a. "Provide a Stormwater Control Plan in conformance with submittal checklist item 11. Use the template: "Stormwater Control Plan for a Regulated Project" contained in Appendix D of the BASMAA Post Construction Manual."

See attached.

- b. Direct discharge of stormwater runoff from conveyance pipe P3 to maintain existing drainage patterns along Panoramic Hwy.

See updated plan sheets attached. P3 redirected and reflected on plan sheet #s 1, 5, 6, 10, 14, 15, 16, 17, 18, & 19.

2. Provide an updated geotechnical report reflecting the new proposed project description.

See attached *Preliminary Geotechnical Investigation* conducted by Herzog Geotechnical dated May 1, 2018, as well as plan sheet 37.

3. Provide a copy of the appendix and supporting documentations demonstrating how the peak runoff rate values are being derived.

See attached.

4. Demonstrate that the required corner sight distance is available for motorists entering Panoramic Highway (AASHTO).

See attached *Traffic Impact Study for Residential Development located at 455 Panoramic Highway, Marin County, California* conducted by TJKM on May 1, 2018.

Respectfully Submitted,



Daniel Weissman
455 Panoramic Hwy
Mill Valley, CA 94941