

INTER-OFFICE MEMORANDUM
DEPARTMENT OF PUBLIC WORKS

Date: April 14, 2017

To: Jocelyn Drake, CDA- Planning
Rachel Reid, Environmental Planning

From: Berenice Davidson, ^{BRD}DPW- Principal Engineer

Re: Status of 455 Panoramic Highway Notice of Violation 14-002 in response to Muir Woods Park Community Petition dated April 6, 2017

In response to the subject petition requesting that the Community Development Agency deny the subject subdivision application, the Department of Public Works provides the following historical and background information.

The Department of Public Works issued a notice of violation for grading work without a valid grading permit on March 26, 2014 to the property owners, Daniel and Shira Weissman, at 455 Panoramic Highway in Mill Valley. The property owners were notified to stop all work immediately, except for the installation of erosion and sediment control measures for the disturbed areas and to apply for a grading permit. The property owner/contractor did stop all work and implemented satisfactory erosion and sediment control measures. The site was inspected by the San Francisco Bay Regional Water Quality Control Board and found to be stabilized as well. The property owner indicated that he would be submitting a subdivision application. Rather than processing a grading permit where possibly a larger scope of work was planned, or even so as to legalize the existing scope of work, the Department of Public Works agreed to delay further action on the grading permit violation until a subdivision application was approved or denied, with the provision that the subject grading violation would not be deemed to be "vested." The non-permitted grading work will be made part of the Dipsea Ranch Subdivision Application P1589 environmental review record and consideration. The vegetation is now well established and any further work would create new site disturbances.

The culvert located in the Panoramic Highway's right of way mentioned on the letter titled Dipsea Ranch Subdivision (Weissman) -P1589 dated April 6, 2017, is an existing culvert prior to the notice of violation action.

C: Raul Rojas, DPW- Director
Brian Washington, County Counsel