

PLANNING APPLICATION REVIEW

DEPARTMENT OF PUBLIC WORKS

Inter-office Memorandum – 3rd Transmittal

<p>DATE: <u>7/12/2018</u></p> <p>TO: <u>Curtis Havel, Evelyn Garcia</u></p> <p>FROM: <u>Tyler Bylow</u></p> <p>APPROVED: <u><i>JH Wong</i></u></p> <p>RE: <u>Dipsea Ranch Land Division (Weissman)</u> <u>Project ID: P1589</u></p> <p>APN: <u>046-161-11</u></p> <p>ADDRESS: <u>455 Panoramic Highway, Mill Valley</u></p>	<p>DUE: <u>7/2/2018</u></p> <p><u>TYPE OF DOCUMENT</u></p> <p><input type="checkbox"/> DESIGN REVIEW</p> <p><input type="checkbox"/> COASTAL PERMIT</p> <p><input checked="" type="checkbox"/> LAND DIVISION</p> <p><input type="checkbox"/> VARIANCE</p> <p><input type="checkbox"/> USE PERMIT</p> <p><input type="checkbox"/> ADU PERMIT</p> <p><input type="checkbox"/> ENVIRONMENTAL REV.</p> <p><input type="checkbox"/> OTHER:</p>
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Department of Public Works Land Use Division has reviewed this application for content and:

- 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: _____

Environmental Incompleteness Items:

1. Stormwater Control Plan

- a. In conformance with submittal checklist item 11, provide a Stormwater Control Plan (SCP) 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: <https://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/basmaa-postconstruction-manual.pdf?la=en>. This subdivision will result in a larger plan of development and therefore will be classified as a regulated project. Regulated projects must be designed according to the criteria in Chapter 3 and 4 of the manual. Follow the instructions in this manual and use the template: "Stormwater Control Plan for a Regulated Project" (Appendix D). **The submitted Stormwater Control Plan doesn't follow the requirements in the BASMAA manual and therefore must follow the numeric sizing criteria for storm water retention and treatment as outlined in the Phase II Small MS4 General Permit. Under section E.12.e.c.1.a the sizing of the proposed cisterns should be determined using the formula and volume capture coefficients in Urban Runoff Quality Management, WEF Manual of Practice No.23/ASCE Manual of Practice No. 87 (1998) pages 175-178 (that is, approximately the 85th percentile 24-hour storm runoff event). Demonstrate compliance on the Drainage Plan BASMAA Sheet and indicate the value of the 85th percentile 24-hour storm runoff event value used.**

2. In section 5.3- Peak Runoff Calculations of the hydrology and land use report, an appendix for overall hydrographs and basic rainfall curves is referenced. Please provide a copy of the appendix

and any other supporting documentations demonstrating how the peak runoff rate values are being derived. **The submitted graphs are inadequate because they only account for the 2 year 24 hour storm. Provide the overall hydrographs and basic rainfall curves and other supporting documents to demonstrate how the peak runoff rate values for the 100 year 24 hour storm are being calculated.**

3. The AASHTO Design of Highways and Streets specifies that the sight triangle for safe departure for a roadway with a posted speed limit of 30 mph is 330 feet. Demonstrate that the required corner sight distance is available for motorists entering Panoramic Highway or provide an exception request per Marin County Code §24.15 with the necessary findings in §24.15.020; specifically, that a lesser corner sight distance will not create a safety hazard. **The submitted documents do not demonstrate compliance with corner sight distance requirements under AASHTO Design of Highways and Streets. Provide an exemption request outlined in Marin County Code §24.15 along with the necessary findings in §24.15.020.**

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