

## PROJECT STATUS

March 9, 2017

Daniel Weissman  
456 Panoramic Hwy  
Mill Valley, CA 94941

**RE:** Dipsea Ranch Watershed Restoration, Affordable Housing and Master Plan (Weissman)  
357 and 455 Panoramic Hwy, Mill Valley  
Assessor's Parcels 046-161-11 and 046-221-07  
Project ID P1589

Dear Mr. Weissman,

The Planning Division and reviewing agencies have examined your application and have determined that it is incomplete because additional information is required.

### **Incompleteness Items**

Please carefully review the list of required items below and, unless specified otherwise, submit 5 copies of full sized plans, one copy of plans reduced to 11" by 17", and two copies of any required documents within the next 30 days.

Marin County Community Development Agency, Planning Division Jocelyn Drake, (415) 473-6245)

1. Please provide a "Master Plan" sheet. The sheet shall show the main components of the project, including the proposed road and driveway alignments, lot lines, building envelope lines, trail alignments, and areas reserved for conservation. The sheet shall also include a table showing the specific information for each lot such as the lot slope, lot area, setbacks from the building envelopes to the proposed lot lines, the maximum proposed height for the residences and accessory structures, and the maximum proposed floor area.
2. In conformance with Submittal Checklist item 12, please provide a constraints map. The map shall include the proposed site boundaries and improvements overlain by environmental constraints and adequate buffers surrounding significant environmental features. Buffers shall be accurately mapped and may include, but are not limited to, Stream Conservation Areas, Ridge and Upland Greenbelt Areas, Tree Protection Zones, and all known slides. Please also indicate the location of adjacent state park land.
3. In conformance with Submittal Checklist item 9, please provide a site staking plan showing the centerline of the proposed roads, driveways, and building envelopes. In addition, the staking plan shall include all utility connections proposed in undeveloped access easements. The stakes shall be located at approximately 25 foot intervals (50 or 75 feet may be acceptable for certain improvements in this case). The stakes shall be approximately 1.5 feet in height, and shall be labeled to indicate the feature they delineate. Installation of the stakes shall be coordinated with planning staff.

4. Please provide a detailed explanation of the method you utilized in calculating the allowable density, referencing the pertinent State laws and sections of the Development Code. Please note that a request for a density bonus incentive may be necessary.
5. Please update the civil plans to indicate the total proposed length and precise location of the proposed sewer and water line extensions. Please also indicate locations where the sewer and water line extensions will be routed underneath private streets and undeveloped access easements.
6. Please provide a copy of the existing view, trail, and septic easements on the parcels and include their locations on the civil sheets in the Master Plan sets.

Marin County Department of Public Work – Land Development Division, Jason Wong, (415) 473-6192)

7. Provide a current title report (no more than 6 months old). Provide all recorded documents of easements mentioned on the title report and plot all easements (view easements, private sewer line easement, etc.) on the site plan.
8. Provide documentation that legal right can be obtained to utilize Bayview Drive's road right of way or private property, if any, for the extension of the sewer main.
9. Clarify the total number of parcels to be created by the subdivision. There seems to be an additional parcel behind the four affordable housing units. Clarify the intent of this parcel.
10. Drainage:
  - a. Demonstrate how the four affordable housing units will comply with the "BASMAA POST-CONSTRUCTION MANUAL" requirements of having properly sized bio-retention facilities. Indicate adequate areas on each parcel where these bio-retention facilities, including overflow, will be located.
  - b. Indicate where the bio-retention facilities are located for the storm water drainage from the proposed roadway.
11. Per Marin County Code 24.04.045, the centerline radii of all roads shall be designed in general accordance with the procedures contained in the current edition of the Caltrans Highway Design Manual. Indicate the centerline radii of each horizontal curve for the proposed road.
12. Per Marin County Code 24.04.050, the length of the vertical curve shall be determined according to the procedure contained in the current edition of the CalTrans Highway Design Manual. Indicate the length of each vertical curve.
13. The Highway Design Manual requires corner sight distance to be provided for new construction. With a posted speed limit of 30 mph 330 feet of sight distance is required. Show that the proposed location of the access road intersection provides adequate sight distance for motorists entering Panoramic Highway.
14. According to the Highway Design Manual sight distance measurements should be taken a minimum of 15 feet behind the edge line. Field measurements by staff indicate there may not be 200 feet of sight distance as called out on the plans. Indicate any improvements necessary to provide sight distance at all three egress points.
15. Caltrans tapers require  $L=WS^2/60$ , which is 165 feet in a 30 mph zone and an 11-foot lane width. Show how the 50-foot taper called out on the plans complies with Caltrans and CA

MUTCD standards for a taper. Sheet MP14 calls out details for Caltrans tapers on sheet 34. No details for access road tapers are shown on MP34. Provide the referenced sheet 34 with details of intersectional details.

16. Due to high traffic volumes on Panoramic Highway left hand turns onto the access road may require traffic on Panoramic Highway to stop while awaiting an adequate gap for crossing oncoming traffic. Provide a gap analysis and a design for a left hand turn pocket if necessary.
17. Offset intersections are an acceptable design alternative if the crossroad through volume is low and two intersections can resolve deficiencies associated with one intersection. Each of the individual intersections must meet all design criteria and intersection angles should fall within the desirable range. Provide a complete intersection analysis for the four way intersection at Panoramic Highway, Kent Way and the new access road.

### **Submittal**

Please submit all of the requested information together to the Planning Division at one time. The review of your application may be delayed if you submit information directly to the agency that requested the information. The time period required by State law for us to review the additional information will not commence until all of the required items are submitted to our office. If you require additional time to collect the information listed above, please send me a written request for an extension for a specific period of time. It is important to ask for an extension if you need one because your application will automatically expire unless an extension of time is requested and granted.

### **Appeal Rights**

Pursuant to Marin County Code section 22.114.020 and Government Code section 65943, an applicant may appeal a determination that an application is incomplete. If you disagree with this decision regarding the incompleteness of your application, you may appeal it to the Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than 10 business days from the date of this decision.

### **Questions and Contacts**

Please do not hesitate to call me at (415) 473-6245 or contact me via email at [jdrake@marincounty.org](mailto:jdrake@marincounty.org) as questions arise regarding your application or the development review process. I will return voicemail messages before the end of the next business day. Please do not visit our office expecting to meet with me without an appointment. If you wish to discuss your application in person, please contact me to schedule a time when we can meet. I will try to schedule an appointment within five business days. If you have questions about comments from another agency, please contact the staff from that agency directly. Thank you.

Sincerely,

Jocelyn Drake  
Senior Planner

Attachments:

1. Department of Public Works – Land Development Division Memo, dated March 7, 2017
2. United States Department of the Interior Letter, dated March 6, 2017

cc: Jim Malott, P.O. Box 555, Tiburon, CA 94920

**INTER-OFFICE MEMORANDUM**  
DEPARTMENT OF PUBLIC WORKS  
First Transmittal

<b>DATE:</b> <u>March 7, 2017</u>	<b>DUE:</b> <u>March 6, 2017</u>
<b>TO:</b> <u>Jocelyn Drake</u>	<b>AP#:</b> <u>046-161-11, 046-221-07</u>
<b>FROM:</b> <u>Jason Wong</u>	<b>ADDRESS:</b> <u>455/357 Panoramic Hwy</u>
<b>APPROVED:</b> _____	<u>Mill Valley, CA</u>
<b>RE:</b> <u>Dipsea Ranch Watershed</u>	<input checked="" type="checkbox"/> >1 acre site disturbance
<u>Restoration MP P1589</u>	

**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

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-END-



# United States Department of the Interior

NATIONAL PARK SERVICE  
Golden Gate National Recreation Area  
Fort Mason, San Francisco, California 94123

IN REPLY REFER TO:  
(GOGA-PL)

March 6, 2017

Marin County Planning Division  
Attn. Jocelyn Drake  
Senior Planner  
3501 Civic Center Drive  
Suite 308  
San Rafael, CA 94903

Re: Dipsea Ranch Watershed Restoration, Affordable Housing, and Subdivision Master Plan  
(Weissman), Project ID P1589

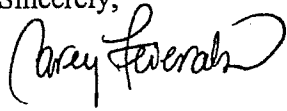
Dear Ms. Drake:

The National Park Service (NPS) appreciates the opportunity to offer comments on the proposed Dipsea Ranch Watershed Restoration, Affordable Housing, and Subdivision Master Plan. Due to the project's proximity to Muir Woods National Monument (approximately ½ mile), the Dipsea Trail, and potential impacts to sensitive resources in the Redwood Creek watershed (Watershed), the NPS has the following initial concerns that we hope your review process will address:

- Potential impacts to Redwood Creek water quality during construction and following construction from additional residential homes in the community
- Potential impacts to Redwood Creek Steelhead trout and Coho salmon and habitat as a result of increased storm water runoff and sedimentation
- Potential for less than adequate stormwater improvements proposed for the subdivision access roads and driveways
- Need for a septic/sewage disposal plan designed to avoid impacts to the Watershed
- Potential adverse impacts to historic and prehistoric sites and resources
- Potential to negatively impact visitors to Muir Woods National Monument (Monument) and current residents in the local community with increased automobile traffic
- Potential to negatively impact the Monument's recreational values and visual resources

The NPS looks forward to providing more detailed comments when the required California Environmental Quality Act analysis for the proposed project is released for public scoping. As noted in the Planning Commission's Dipsea Public Statement, the Marin County Board of Supervisors will not approve the project until it determines whether the project would have the potential to cause significant environmental impacts to resources within and adjacent to the project location. The NPS requests the analysis to also include the potential for significant impacts to the Watershed and downstream resources protected by the NPS in the Monument and at the end of Redwood Creek at Muir Beach. Please direct future correspondence for this project to Larry Miranda, Environmental Protection Specialist; (415) 561-4966, [larry\\_miranda@nps.gov](mailto:larry_miranda@nps.gov).

Sincerely,



for Craig Kenkel  
Acting Superintendent

Cc: Bree Hardcastle, California Department of Parks and Recreation