

DIPSEA RANCH TENTATIVE MAP **PROJECT DESCRIPTION**

Property Description

The subject property, APN 046-161-11, is an 8.29 acre parcel located between Panoramic Highway and Ridge Avenue in the Muir Woods Park Community of unincorporated Marin County. At ~300ft wide by ~1100 ft long, the parcel forms a “lazy-L” shape with elevations ranging from 760ft to 950ft above sea level. There is presently one, three-bedroom-three-bathroom single family residence on the northwestern portion of the parcel served by a gated driveway at 455 Panoramic Hwy. The residence, constructed in the 1960s and remodeled in the 1980s, is currently occupied by the applicant and his family.

Topography surrounding the existing residence of 2.2 acres is flat, expansive, and screened from neighboring properties. The remaining 6.1 acres descends south and east, with slopes increasing towards an intermittent stream which occasionally crosses into the parcel.

From the late 1800s until the mid 1940s, the property was grazed bare by cattle. Since then the land has been revegetated mostly by non-native invasive species including Monterey Pine, Acacia, Eucalyptus, Pampas Grass, Scotch Broom and French Broom. Some natives including Redwood, Oak, Douglas Fir, and non-natives including Cypress, Pine, and Cedar were planted by previous owners to screen areas near the existing residence.

There are a series of dirt fire access roads cut by previous owners of the property in the 1980s across the southern slopes. While disconnected from the existing driveway, the fire roads have been used to conduct fuel reduction measures to otherwise inaccessible portions of the property. The fire access roads have been maintained with annual mowing, and, have been utilized by local and federal agencies for neighborhood fuel reduction efforts. In 2014, in conjunction with a County-mandated encroachment permit to improve the fire access entrance across from Kent Way, the applicant placed fill dirt at the entrance to accommodate fuel reduction equipment and emergency vehicles.

The parcel is designated PR (Planned Residential) in the Countywide Plan, SF-1 (Single Family Rural) in the Tamalpais Area Community Plan, and zoned RMP 0.5 by the Marin County Board of Supervisors allowing for one home per two acres. Absent a sewer line served by a sanitary district, and absent a State or County density bonus, the 8.29 acre property is legally entitled for a total of four residential lots.

Property / Local Development History

In 1924, Panoramic Highway was cut along the east side of the property and drainage was diverted onto the property along the southeastern boundary. This drainage has been unchecked and un-mitigated since 1924. The runoff has increased as a result of hydro-modification including asphalt paving, road widening, and residential development. From the 1920s through the 1960s, lands surrounding the property were subdivided and many homes were constructed. Kent Way, along the southeastern boundary, was developed on lots 0.2 acres or smaller. Ridge Avenue, along the northern and western boundary, was developed on lots averaging 0.65 acres. Over time, the surrounding residences were remodeled and enlarged, often several

times, to become modern, comfortable, year-round dwellings. As such, the property, surrounded by development on all sides, is an urban infill location.

Dipsea Ranch Tentative Map Proposal

The Dipsea Ranch property has been *extensively* studied by the applicant who contracted a litany of third-party reports from highly respected local firms. These include archaeologists, traffic analysts, arborists, biologists, hydrologists, sanitary engineers, civil engineers, geotechnical engineers and architects. The results of their collective findings, coupled with guidance from County staff, have shaped and informed the Dipsea Ranch Tentative Map application. Many of these supplemental reports were not required (nor are typical) for a Tentative Map application.

The Dipsea Ranch Tentative Map proposes to subdivide, creating a *total of three legal lots* of record: Parcel 1 would be 2.22 acres in size and encompass the area around the existing residence. Parcel 2 would be 0.89 acres in size and encompass the area around the existing garage. Parcel 3 would be 5.18 acres in size, and encompass the remainder of the parcel.

All building envelopes will be clustered on 2.2 acres of the 8.29 acres, or 27% of the parcel. This northwestern location occupies the flattest and least visible portion of the property. The size and design of the homes located on Parcel 2 and Parcel 3 will be determined through the Marin County Design Review process.

Two new home sites and the existing residence will be accessed from the existing gated entry at 455 Panoramic Hwy, modified to conform with Marin County and CALTRANS requirements. The driveway will include underground utilities and a storm water system providing storm-water treatment and storage, available for fire prevention and irrigation. Additional storm water measures include a system of storm-drains, cisterns, and bio-swales to maintain water quality, provide upland storage, prevent downstream damage, and promote water conservation.

Two new Onsite Wastewater Treatment Systems (OWTS) will serve Parcel 2 and Parcel 3, while the existing residence on Parcel 1 will be served by its existing OWTS.

In the absence of a Stream Conservation Area (SCA) Ordinance, the applicant's proposal adheres to criteria contained in the Countywide Plan with setbacks from the intermittent and ephemeral streams.

Per Development Code section 22.22.090, the applicant will pay an in-lieu affordable housing fee proportional to its inclusionary housing calculation of 0.40.

In Summary

By clustering development in a flat and private location, utilizing existing access ways, implementing water conservation best practices, designing with an eye towards defensible space, and proposing *less than the allowable density*, the Dipsea Ranch Tentative Map represents a delicate and respectful plan to subdivide this 8.29-acre urban infill location.