



**NOTICE AND REFERRAL OF PLANNING APPLICATION**

Dipsea Ranch Land Division (Weissman)

Project ID P1589

The Marin County Planning Division is requesting that organizations and individuals interested in the Dipsea Ranch Land Division (Weissman) provide us with written comments on the project by September 13, 2018. The applicant for the project is Dan Weissman, and the property is located at 455 Panoramic Highway, Mill Valley, further identified as Assessor's Parcel 046-161-11.

The applicant is requesting approval to subdivide an existing 8.29-acre lot into 3 single-family residential lots. The new residential lots would range in size as follows:

Proposed Lot Number	Proposed Lot Area
1	2.22
2	0.89
3	5.18

Residential development currently exists at the property and access to the site is proposed to be provided via the existing entry driveway at 455 Panoramic Highway. The project includes a proposal to install two new on-site sewage disposal systems to serve Lots 2 and 3. Water service would be provided by the Marin Municipal Water District (MMWD). The project also includes the incorporation of a storm water management plan that utilizes a system of storm drains, cisterns and bioswales to address runoff.

For more information about the Dipsea Ranch Land Division, please visit the Planning Division's website at: [https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/weissman\\_mp\\_p1589\\_mv](https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/weissman_mp_p1589_mv) (or by searching for "Dipsea Ranch Land Division"). Project plans and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates. Hard copies of all of the application materials, including project plans and any technical reports, are available at the Planning Division's public service counter, which is normally open from 8 AM until 4 PM, Mondays through Thursdays.

August 21, 2018

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Planner