INTERAGENCY REFERRAL OF PLANNING APPLICATION
Williams & Sell Trust -Tamalpias Community Service District Lot Line Adjustment
Project P3213

June 28, 2021

The Marin County Planning Division is requesting that public agencies with regulatory authority over the Williams & Sell Trust -Tamalpias Community Service District Lot Line Adjustment Lot Line Adjustment provide us with written comments on the project by **July 8, 2021.**

The project is located at the following properties in Mill Valley:

210 Stanford Avenue, further identified as Assessor's Parcel 050-074-33, and Tamalpais Community Service District property located on Stanford Avenue, further identified as Assessor's Parcel 050-074-34.

The applicants and their contact information are as follows:

Margaret Williams
P. O. Box 1826
Mill Valley, CA 94941

Tamalpias Community Service District
305 Bell Lane
Mill Valley, CA 94941

Contact information for Engineer:

Lawrence A. Stevens, PLS | LA Stevens and Associates, Inc.
7 Commercial Blvd., STE One | Novato, CA 94949
E-mail: larry@lastevensinc.com | Phone: (415) 382-7713

PROJECT DESCRIPTION:

On June 28, 2021, the Community Development Agency, Planning Division received the subject application.

The applicant requests Lot Line Adjustment approval to adjust the lot lines between two contiguous legal lots of record as described below:

Assessor's Parcel Number	Street Address	Existing Area (SF)	Proposed Area (SF)	Average Slope (%)
050-074-33	210 Stanford Ave	12,075	2,818	32
050-074-34	vacant	12,075	2,818	28

Specifically, 2,660 square feet of land would be transferred from APN 050-070-33 to APN 050-070-33 and 2,880 square feet of land would be transferred from APN 050-070-33 to APN 050-070-34. Lands of Williams & Sell Trust would change from an existing 38,450 square feet in area

to a proposed 38,670 square feet in area and Lands of TCSD would change from an existing 126,216.4 square feet to a proposed 126,000 square feet in area.

Pursuant to Marin County Development Code Section 22.90.020, Lot Line Adjustment approval is required because the project involves adjusting lot lines between two adjacent parcels where land is taken from one parcel and added to an adjacent parcel without creating more parcels than originally existed .

Zoning: RMP-0.5 –(Residential Multiple Planned)
Countywide Plan Designation: PR (Planned Residential)
Community Plan: Tamalpais Area Community Plan

For more information about the Williams & Sell Trust -Tamalpias Community Service District Lot Lot Line Adjustment, please visit the Planning Division's website at: https://www.marincounty.org/depts/cd/divisions/planning/projects and refer to the "Tamalpais Valley" geographical location. Project plans, technical reports, and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates.

In your response to this referral, please provide the following information:

1. Indicate whether the application materials contain enough information for you to determine whether the applicant can readily comply with your agency's standards.
2. If the application does not contain enough information for you to determine whether the project can readily comply with your agency's standards, please list the information that you will need to make this determination.
3. If the application contains sufficient information for your review, please indicate whether the project is feasible as proposed or needs substantial modifications to comply with your agency's standards.
4. If the project needs to be substantially modified to comply with your agency's standards, please describe the scope of those modifications.

In your response, please indicate whether you would like to impose requirements on the project. We will forward your comments to the applicants/owners, so they are aware of your agency's requirements.

Please contact me at (415) 473-2755 or ibereket@marincounty.org if you have any questions. Thank you.

Immanuel Bereket
Senior Planner