



**NOTICE OF AVAILABILITY
ROGERS DESIGN REVIEW AND TREE REMOVAL PERMIT
MITIGATED NEGATIVE DECLARATION
PROJECT ID P1396 & P1397**

NOTICE IS HEREBY GIVEN that the Marin County Planning Division has released a draft Mitigated Negative Declaration of environmental impact of environmental impact for the Rogers Design Review and Tree Removal Permit. The applicant for the project is Cecily Rogers, and the property is located at 308 Los Angeles Blvd., San Anselmo, and further identified as Assessor's Parcel 177-190-16.

The applicant has submitted Design Review and Tree Removal Permit applications requesting approval to construct a single-family residence, with attached garage, retaining walls, access driveway, emergency turnaround/parking area, and car bridge (over Sorich Creek) on a vacant lot located at 308 Los Angeles Blvd in San Anselmo. The proposed project would consist of 4,306 square-feet of total building area and 3,872 square-feet of total floor area, for a floor area ratio of 5 percent on the 77,124 square-foot lot.

The proposed residence would reach a maximum height of 26 feet above natural grade and would have the following setbacks from the exterior walls: approximately 112 feet from the western front property line; 80 feet from the eastern rear property line; 11 feet, 5 inches from the southern side property line; and 6 feet, 3 inches from the northern side property line.

The proposed site improvements include the construction of a new concrete access driveway and fire truck turnaround, as well as construction of a 16-foot wide concrete vehicular bridge (over Sorich Creek). A temporary access road is proposed to be constructed over Sorich Creek while the bridge and permanent driveway are constructed. New sewer and water line extensions are proposed to be installed in the existing 20 foot utility and roadway easement that extends from Los Angeles Blvd to the project site.

The project site is a flag lot, which slopes steeply from west to east, with an average slope of 40%. The front, westernmost, portion of the lot is encumbered with an intermittent stream Sorich Creek. The area bordering Sorich Creek is characterized by mixed willow, riparian habitat. The upper, sloped, eastern portion of the property is characterized by upper riparian, coast live oak woodland habitat. Eighteen trees, classified as either "protected" or "heritage" per the Marin County Development Code, are proposed to be removed to accommodate construction of the residence and site improvements.

A Draft Mitigated Negative Declaration of environmental impact of environmental impact has been prepared for the project pursuant to the requirements of the California Environmental Quality Act (CEQA) and is available at: <http://www.marincounty.org/depts/cd/divisions/planning/environmental-review>. The Mitigated Negative Declaration finds that the project would not result in significant or potentially significant environmental impacts related to land use and planning, population and housing, geophysical conditions, water, air quality, greenhouse gases, transportation/circulation, biological resources, energy and natural resources, hazards, noise, public services, utilities and service systems, aesthetics/visual resources, cultural resources, social and economic effects related to physical impacts.

The 30-day public review and comment period for the Mitigated Negative Declaration commences on November 13, 2018. Written comments on the environmental review will be accepted at the Community Development Agency until the close of the public review period on **Thursday, December 13, 2018**. Commenters are advised to mail written comments postmarked on or before December 13, 2018, to the attention of Rachel Reid, Environmental Planning Manager at 3501 Civic Center Drive, Suite 308, San Rafael, CA 94903. Comments can also be sent via email to envplanning@marincounty.org or faxed to the Community Development Agency Office at (415) 473-7880. Copies of all documents incorporated by reference into the Mitigated Negative Declaration are also available for public review at the Planning Division offices.

For more information about the Rogers Mitigated Negative Declaration, please visit the Planning Division's website at: <https://www.marincounty.org/depts/cd/divisions/environmental-review/current-eir-projects/rogers-design-review-and-tree-removal-permit-mitigated-negative-declaration> (or by searching for "Rogers Design Review"). 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.

November 13, 2018

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