



### SABAN VARIANCE AND DESIGN REVIEW

#### NOTICE OF APPLICATION FILING AND AVAILABILITY OF DRAFT MITIGATED NEGATIVE DECLARATION OF ENVIRONMENTAL IMPACT

NOTICE IS HEREBY GIVEN that Israel Saban proposes to complete the demolition of a pre-existing 870-square foot residence (of which all but 265 square feet has already been demolished) and construct a new residence on the vacant lot. The total proposed building area would be 1,429 square feet, consisting of 941 square feet of floor area and a 488 square foot garage. The proposal also includes 46 square feet of covered porches. The proposed project would result in a floor area ratio of approximately 5 percent on the 17,890 square foot lot. The proposed residence would reach a maximum height of 22 feet above surrounding grade and the exterior walls would have the following minimum setbacks: 20 feet from the top of the stream bank; 62 feet from the eastern front property line; 66 feet from the northern side property line; 26 feet from the southern side property line; and 8 feet 3 inches from the western rear property line. Various site improvements are also proposed, including a vehicle bridge and a footbridge across the stream, a new septic system, a six foot high fence in the front yard, low retaining walls, a parking area made of pervious pavers, and landscaping. The subject property is located at 100 Lagunitas Road, Lagunitas, CA, and is also identified as Assessor's Parcel 170-091-17.

A draft Mitigated Negative Declaration of Environmental Impact has been prepared for the project pursuant to the requirements of the California Environmental Quality Act and is available at <http://www.marincounty.org/depts/cd/divisions/planning/environmental-review> and in the Marin County Community Development Agency. The 30-day public review and comment period for the Mitigated Negative Declaration commences on Monday, November 17, 2014. Written comments will be accepted by the Community Development Agency until the close of the public review period on December 16, 2014 at 4:00 p.m. Commenters are advised to mail written comments postmarked on or before **Tuesday, December 16, 2014**, to the attention of Tammy Taylor at 3501 Civic Center Drive, Room 308, San Rafael, CA 94903. Copies of all documents incorporated by reference into the Mitigated Negative Declaration are also available for public review at the Planning Division offices.

The Mitigated Negative Declaration finds that the project would result in significant or potentially significant environmental impacts related to topical issues 1, 3, 4, 5, and 8 below, and identifies feasible mitigation measures to either avoid or reduce to a level of insignificance the environmental impacts.

1) Land Use & Planning	6) Transportation/Circulation	11) Public Services
2) Population & Housing	7) Biological Resources	12) Utilities & Service Systems
3) Geophysical	8) Energy & Natural Resources	13) Aesthetics/Visual Resources
4) Water	9) Hazards	14) Cultural Resources
5) Air Quality	10) Noise	15) Social & Economic Effects Related to Physical Impacts

Before taking action on the merits of the project, the Marin County Planning Division will consider adoption of the Mitigated Negative Declaration for this project. No formal public hearing will be held on this application. A decision will be reached by the Planning Division no earlier than **Wednesday, December 17, 2014**.

November 17, 2014

Jeremy Tejirian  
Planning Manager