



Dipsea Ranch Watershed Restoration, Affordable Housing, and Subdivision Master Plan (Weissman)

Mill Valley, CA – Dan Weissman has submitted a Master Plan application to subdivide an existing 8.29 acre lot, located at 455 Panoramic Highway in Mill Valley (APN 046-161-11), into 13 single-family residential lots. The northern end of the property is presently developed with a single-family residence. Also included in the Master Plan proposal is an adjacent 1.86 acre lot, located at 357 Panoramic Highway (APN 046-221-07), which is presently undeveloped.

As proposed, the new residential lots would range in size from 13,112 square feet in size to 27,314 square feet in size. Nine of the lots are proposed to be developed with market rate units, and 4 of the lots are proposed to be developed with affordable senior housing units. In addition, APN 046-221-07 is proposed to be developed with one new single-family residence. Per the application materials, the market rate units would be approximately 6,000 square feet in size. In addition, each of the units would be entitled to include a 750 square foot second unit. The 4 affordable senior housing units would be approximately 2,300 square feet in size.

In addition to the newly proposed residential lots, as well as the driveway, roadway and utility improvements necessary to serve the newly proposed lots, the applicant is proposing to implement a number of conservation and site restoration measures. These additional measure are intended to address environmental impacts that resulted from prior development on the property, in addition to any potential impacts that may occur as a result of the proposed development project. The majority of the measures are targeted toward restoration of the Redwood Creek watershed.

The Master Plan application was submitted to the Marin County Planning Division on February 9, 2017. The application will be reviewed by County staff, the Tamalpais Design Review Board, the Marin County Planning Commission, and finally the Marin County Board of Supervisors, in order to ensure the project is consistent with the County's policies and regulations. Prior to consideration by the Board, the project will be analyzed for compliance with the California Environmental Quality Act (CEQA), to determine whether it has the potential to cause significant environmental impacts.

Whether you live inside or outside of the public noticing radius (600 feet from the project site), you can receive email notification of public hearings related to this project by "subscribing" to the project page on the Marin County Planning website. In addition to public notices, updated project plans and materials will also be posted to the project application webpage. In addition, the project file is available for review by the public at the Planning Division's office located in Room 308 in the Marin Civic Center between the hours of 8 AM and 4 PM, Monday through Thursday.

Dipsea Ranch Watershed Restoration, Affordable Housing, and Subdivision Master Plan (Weissman) Project Page Link:

http://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/weissman_mp_p1589_mv

There are multiple opportunities to become involved with the project throughout the project review process. Members of the public are encouraged to attend the upcoming Design Review Board, Planning Commission and Board of Supervisor hearings.

For more information on the project and the planning process, please contact Jocelyn Drake, Senior Planner, at (415)473-6245 or via email at jdrake@marincounty.org.