

SANITARY DISTRICT NO. 5 OF MARIN COUNTY

2001 PARADISE DRIVE

P.O. BOX 227

TIBURON, CALIFORNIA 94920

TELEPHONE (415) 435-1501

FAX (415) 435-0221

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February 11, 2022

Belvedere Planning Division  
450 San Rafael Ave  
Belvedere, CA 94920  
Attn: Irene Borba – Director of Planning and Building

**Re: Mallard Pointe Residential Project- SD5 Comments**

Dear Ms. Borba,

The City of Belvedere requested comments on the proposed Mallard Point Residential Subdivision ("Project") by February 15, 2022. As previously stated to the Project Applicant's engineer through email correspondence, the District requires section 3.05.400 (subdivisions) of the Districts Sanitary Code compliance before a determination can be made regarding issuing a will serve letter for this Project. In order to be able to deem the existing application complete, the District requires the following additional information:

- A. A completed set of plans (section 3.05.390 of sanitary code) submitted to the District, including but not limited to items 1-7 below.
  - 1) Fixture Unit count for each living unit.
  - 2) Length and diameter and material of proposed Force Mains.
  - 3) Length and diameter and material of gravity sewers.
  - 4) Size, pumping, storage capacity and manufacturer of the all pumping stations and private home ejector pumps.
  - 5) Location of all pump station and ejectors (indoors or outdoors and how they will prevent any pumping of rain or surface waters into the sewer).
  - 6) Sewer retention (residence) time (this is the total time between sewage entering the sewer system at the building fixtures, transfer through all pumps and to when it discharges into the District sewer system) for each living unit.7) Sewer strength factor for each living unit.
- B. Location of all proposed lateral sewers and connections in compliance with Chapter 3.05, Article VI of sanitary code.
- C. The current Mallard Pointe Subdivision sewerage system is privately owned and maintained. Clarify who will own and maintain each part of the proposed private sewer system and the commonly shared privately owned sewer main prior to connection to the SD5 system, and what legal mechanism will be imposed on the homeowners for adequate maintenance of the private sewer system. Additionally, if the Project applicant intends to offer for dedication any portion of the private sewer system to the District, please provide draft conveyance documents as required by section 3.05.410 sanitary code.

- D. Provide current CCTV sewer inspection and condition assessment downstream from the proposed connection point, or to a point deemed by the District to not be at risk of overcapacity due to the proposed added sewage flow.
- E. Provide a downstream capacity study, including pipe size, pipe grades, and pipe materials and the open channel flow capacity from the proposed connection point, or to a point deemed by the District to not be at risk of overcapacity due to the proposed added sewage flow.

Upon receipt of the above information, the District can then determine if sufficient sewer system capacity exists for the development or if improvements will need to be done in order to accommodate the Project. If and when approved, the District will have to perform a site walk through each of the current units to determine the current fixture count prior to demolition. In regards to CEQA, the District will require the above additional information in order to analyze what information it may need to make any CEQA determinations.