



TECHNICAL MEMORANDUM

Date: October 20, 2022

BKF Job Number: 20201331

Deliver To: Joanna Julian

From: Michael Steele, Project Manager

Subject: **Technical Report Review Comments for the Mallard Pointe Project Response**

Comments were received from The City of Belvedere on 09/14/2022. Ascent Environmental conducted a review of the Mallard Pointe technical reports on behalf of the City. The following sections were copied from the original comment letter and are Civil specific items. BKF’s response to Comment 25 under Biological Site Assessment was previously provided by the Applicant on October 19, 2022. Please see below for BKF responses to additional comments.

1.8 STORM WATER CONTROL PLAN

39. Section III.A.3 states that the project limits meet normal jurisdictional creek, wetland, and riparian habitat setbacks. The plan should state these distances.

BKF RESPONSE: There are no jurisdictional creek, wetland, or riparian habitat setback requirements associated with the project.

40. In Section III.D. clarify in the second to last sentence that the “minimum of 15 inches” is the diameter of the storm drain pipe (if this is the case).

BKF RESPONSE: Correct, the 15 inches refers to the diameter of the pipe. Text revised for clarity.

41. There is missing text in Table 3, Bullet 1 of the Refuse Area row and Operational Source Control BMPs column.

BKF RESPONSE: Table has been revised, see below.

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| <p>Refuse areas</p> | <p>and plant interactions.</p> <ul style="list-style-type: none"> State how site refuse will be handled and provide supporting detail to what is shown on plans. State that signs will be posted on or near dumpsters with the words “Do not dump hazardous materials here” or similar. | <ul style="list-style-type: none"> Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post “no hazardous materials” signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. See Fact Sheet SC-34, “Waste Handling and Disposal” in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks |
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1.12 PRELIMINARY UTILITY DESIGN MEMO

63. How many more residents are anticipated for the project?

BKF RESPONSE: The estimated total number of residents is based on the Marin County Sanitation District No. 5 code 5.20.010 Sewer Design Criteria. The code assumes that the average single-family unit is 2.5 persons per residence (the code does not provide an assumption for multi-family units). For Additional dwelling units (ADU), an assumption of 1 person per unit was applied. The project proposes a net increase of 18 units (16 single-family

or duplex units, 23 multi-family units, and 1 ADU proposed, versus 22 duplex units existing). 17 additional units plus 1 ADU amounts to an estimated additional 42.5 persons ($17 \times 2.5 + 1$).

64. Regarding sanitary sewers, please provide the estimated wastewater generation rate for the existing conditions and for the proposed project. Environmental effects need to consider the impacts of any increase in utilities and if the project would be adequately served by all utility providers.

BKF RESPONSE: Wastewater generation rates are based on design values from the Marin County Sanitation District No. 5 code 5.20.010 Sewer Design Criteria. For areas less than 2,000 people, the unit design flow shall be 400 gallons per capita per day. This standard is used for the design of gravity sewers within the Sanitary District No. 5 jurisdiction and factors in an appropriate allowance for stormwater infiltration. In the existing condition, there are a total of 22 dwelling units which results in a demand of approximately 15.3-GPM. In the proposed condition, there are a total of 39 dwelling units which results in a demand of approximately 27.4-GPM. New sewer utilities will be installed and further coordination with Sanitation District No. 5 will occur during the permitting stage. Please see the Mallard Pointe - Preliminary Utility Design Memo for more information. The project received a Will Serve letter from Sanitation District No. 5 dated June 16, 2022. No significant offsite improvements are anticipated to be required to serve the new project.

65. Regarding water supply and design, please provide the estimated water generation rate for the existing conditions and for the proposed project. Environmental effects need to consider the impacts of any increase in utilities and if the project would be adequately served by all utility providers.

BKF RESPONSE: Due to limited information on the existing water demands, the approach for the water supply was to compare the cross-sectional areas of the existing and proposed water service piping. In the existing condition, there are 22 water services which results in a total cross-sectional area of 6.8-square inches. The project proposes to reduce the number of water services from 22 to 17 services (16 single-family services + 1 apartment building service). This results in a reduced total cross-sectional area of 6.7-square inches. In addition, in Marin Municipal Water District's letter dated June 20, 2022 the District states "The proposed demolition of the existing 22 structures and replacement with 42 living units will not impair the District's ability to continue service to this property." Note that 40 living units are now proposed. No significant offsite improvements are anticipated to be required to serve the new project.

