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March 25, 2024

Joanna Kwok, Assistant Public Works Director
City of San Rafael
Department of Public Works
111 Morphew Street
San Rafael, CA 94901

**RE: Dominican Valley Housing (APN 015-163003),
Planning File #PLAN23-081
Response to DPW comments**

Dear Ms. Kwok,

Please find below responses to the DPW Comments dated 12/26/23 made to the Planning Submittal. Our responses are in **red** directly below each comment. Comment responses and their numbering are duplicated below from the original letter for ease of review.

2. The proposed development is a “major subdivision”. Please see San Rafael Municipal Code (S.R.M.C.) Chapter 15 for subdivision requirements. Specifically, S.R.M.C. section 15.02.030 provides a list of minimum information that should be included in the tentative map package for a proposed subdivision. The list is also attached to this memo for reference.

Please submit a revised tentative map package that is compliant with section 15.02.030.

See Sheets C1.0 to C7.1 with all the relevant information per S.R.M.C. section 15.02.030 Information on tentative map. There are no existing structures or improvements on the existing property.

3. The proposed “internal roadways” off Deer Park Ave. and Highland Ave. will considered private streets and therefore will be privately maintained. DPW will evaluate the proposed street width for adequate circulation, vehicular access, and access for Marin Sanitary Service equipment. The street width should also meet Fire Prevention Bureau Standards.

All Private streets are provided with a minimum of 26 feet width as shown on sheet C1.0. Vehicular tracking for San Rafael fire truck is shown on sheet C6.1.

4. The extension of Gold Hill Grade at access lots 1-4 is within dedicated public right-of-way and therefore will be a public street. As such, design of the roadway is subject to S.R.M.C. sections 15.06.050 and 15.07.030.

Noted

5. Per Section S-2 (Geotechnical Review) and Appendix F of the San Rafael General Plan, a third-party geotechnical peer review of the project geotechnical report will be required prior to planning approval.

Noted

6. If the proposed internal roadways and Gold Hill Grade extension will be considered a “Fire Apparatus Access Road”, please include a separate maneuvering exhibit with the appropriate fire apparatus and emergency vehicles using Autoturn or equivalent to demonstrate access to the satisfaction of the Fire Prevention Bureau. Please include existing and proposed slopes of roads in the exhibit.

Vehicular tracking for San Rafael fire truck is shown on sheet C6.1.

7. A Hydrology study with preliminary drainage layout is required prior to planning approval to ensure adequate on-site and off-site infrastructure exists. Submit hydrology and hydraulic calculations for the 10-year storm frequency for pre- and post- construction to verify no increase in runoff due to the proposed developments. Results of the Hydrology Report indicate an overall decrease in the 10-year peak rate of flow due to the use of the bioretention structures. Coordinate sizing of the individual bioretention structures with the Stormwater Control Plan bioretention sizing based on the drainage management area (DMA).

Hydrology report is provided with previous submittal. Bioretention areas and locations are shown on sheet C7.0. Drainage management area calculations will be presented during the permitting phase of this project.

8. Clarify if there will be a drainage easement over the creek and maintenance responsibility.

There is no existing drainage easement or maintenance responsibility for the creek. The owner will address the comment independent of this response.

9. An ephemeral stream and 25 ft setback are shown running from east to west through the center of the site on the hydrology figure prepared by Sunset Ecological Solutions. However, the stream and setback are not incorporated into the proposed lot layouts.

This is a drainage way per S.R.M.C. section 14.16.080 B. A 10 feet drainage way and a 10 feet drainage way setback on each side is shown on the lot layouts.

10. The project appears to create or replace more than 5,000 square feet of impervious area and therefore will be considered a regulated project. The following documents are required to be provided in accordance with Marin County Stormwater Pollution Prevention Program (MCSTOPPP) requirements:

i. Stormwater Control Plan – A short written document to accompany the plan set used primarily for municipal review to verify compliance with stormwater treatment requirement. (Needed to obtain planning permit.)

More information is available from MCSTOPPP. See tools and guidance, and post construction requirements at: <https://mcstoppp.org/2020/03/new-and-redevelopment/>

Stormwater control plan-writeup is provided with the plan set with preliminary impervious surface area and total bioretention facilities area. Bioretention areas and locations are shown on sheet C7.0. Drainage management area calculations per MCSTOPPP will be presented during the permitting phase of this project.

11. The parcel is not located in a low VMT area for residential development. The City of San Rafael Transportation Analysis Guidelines suggest a full VMT screening process (TAM Model will have to be engaged to determine VMT). The VMT results should be compared to the threshold. It is suggested to run the model for the final development scenario since the model work is extensive.

We offer the following additional comments regarding VMT for the proposed development below. Please note that it is the responsibility of the applicant to verify the numbers shared below.

- a. It appears the project exceeds what was anticipated in the General Plan parcel assumptions of 37 units (assuming no other parcels within the zone). At face value, it looks that this option will require quantitative analysis (model runs).
- b. Follow the City of San Rafael Transportation Analysis Guidelines to account for the mixture of the type of multifamily units and the affordable housing percentage/number.

By others.

12. Prior to issuance of a building permit, the applicant shall pay traffic mitigation fee for net new AM and PM pea-hour trips. The rate per peak-hour trip and the corresponding amount of the traffic mitigation fee will be determined based on the rate in effect on the date of building permit issuance. For reference, the current rate is \$5,674 per peak-hour trip. The current rate is valid until January 1, 2024. The rate is adjusted annually in accordance with Resolution No. 14983 which includes built-in increases for base fee and construction index adjustments.

Noted

13. We anticipate the following frontage/off-site improvements will be required as part of the development:

- a. Upgrade Deer Park Ave. roadway along project frontage.

Deer Park Ave. upgrade along project frontage is shown on sheet C1.0 to C7.1.

- b. Upgrade Deer Park Ave. roadway between Highland Ave. and southern border of subject property may be required for adequate fire access and maneuverability.

No upgrade will be made by the owner of the existing Deer Park Ave. between Highland Ave. and the southern border of the property.

- c. Upgrade Gold Hill Grade roadway along project frontage.

Gold Hill Grade upgrade along project frontage is shown on sheet C1.0 to C7.1.

d. Upgrade drainage infrastructure along Deer Park Ave. and Gold Hill Grade as needed to facilitate roadway improvements and the new development.

Drainage infrastructure upgrade along Deer Park Ave. and Gold Hill Grade is shown on sheet C4.0 to C6.1.

e. Provide a parking area at Gold Hill Grade to accommodate public access to the City Open Space.

Not proposed

f. Dedicate a public access easement (PAE) for the walking trail through the property that historically has been used by the public to access City Open Space.

Not proposed

14. Please provide a separate sheet that only shows existing and proposed property line (removing all site elements) for clarity.

See sheet C1.1. with existing and proposed property lines.

15. Stormwater Management. Suitable stormwater treatment and hydromodification measures shall be installed with each phase such that the stormwater runoff from the impervious areas created or replaced within the boundaries of each phase shall be properly treated and metered with stormwater treatment and hydromodification measures constructed with that phase or in previous phases.

Noted

16. The project Stormwater Management Plan shall incorporate trash capture measures such as screens, filters or CDS/Vortex units to address the requirements of Provision C.10 of the Regional Water Quality Control Board (RWQCB) Municipal Regional Permit (MRP).

Noted

17. The Developer shall obtain abandonment from all applicable public agencies of existing easements and right of ways within the development that will no longer be used if applicable.

Noted

18. Sheet C1 (Boundary & Topographic Survey)- Show and call out easements referenced in the Preliminary Title Report by Old Republic Title Company dated 11/21/2023. Call out easements to be abandoned. Add easement lines to the legend.

Only one existing easement was evident from the title report, one other easement only affects an adjoining property, and another was created in the 1800's and is impossible to

locate. An existing waterline easement is shown on sheets C1.0 to C4.0 and all relevant sheets.

19. Sheet C2 (Tentative Map)- Use Sheet C2 as the sheet title sheet and change the sheet number to C1. Include pertinent information from S.R.M.C. sections 15.02.030 and 15.02.040. Change Boundary & Topographic Survey sheet to C2.

Sheet numbering changed.

20. Show contour lines and grades at least 50 beyond the right of way line for roadway improvements and grade conforms to extent practical.

Additional contour lines to at least 50 beyond the right of way line are shown on updated plan set.

21. Add street names for all Private Streets.

Street names added on all private streets are shown on updated plan set.

22. Per S.R.M.C section 15.06.070.b, the Private Street serving lots 41 through 44 shall intersect Margarita Drive at an angle as near to a right angle.

The alignment shown is the only one which is feasible because of topographic restrictions.

23. Clarify the proposed drainage plan for the development, including the interface between open space and the properties and incorporate any necessary drainage and utility easements into the plans.

Updated drainage plan showing overall drainage for the site including v-ditches behind upslope lots, drainage structures, and bioretention facilities are shown on sheet C6.0 and C7.0.

Drainage and utility easements will be prepared during the final map preparation.

24. Sheet C4 (Preliminary Grading Plan)- Add lot numbers.

Lot numbers added on sheet C4.0 to C4.5 and all other relevant sheets.

25. Add pad elevations and finish floor elevations to the Preliminary Grading Plan.

Building Pad elevations added on sheet C4.2 to C4.5.

26. Provide details for all culverts being upgraded to handle the 10-year design storm. Since the culverts have been upsized, verify there is adequate cover over the proposed culverts as well as conflicts with existing utility crossings.

Culvert sections and details are provided on sheet C5.2 with available vertical cover. Existing culvert flow lines are shown on sheet C6.0. Additional details regarding existing utilities will be added to these culvert sections during permitting phase.

27. Provide street cross sections at Margarita Drive, Deer Park Avenue, Gold Hill Grade, and all Private Streets including drainage direction.

Street cross sections at Margarita Drive, Deer Park Avenue, Gold Hill Grade, and all Private Streets are shown on sheet C4.0 and C4.2 to C4.5.

28. Provide cross sections through the multifamily homes and Deer Park Avenue to clarify conform between existing infrastructure and proposed improvements.

Cross-section through the multifamily homes and Deer Park Avenue is shown on sheet C5.0.

29. Show locations of proposed retaining walls and keyways.

Locations of proposed retaining walls are shown on sheets C4.0 to C4.5, C6.0 and all relevant sheets. Retaining wall keyways will be shown on the plans during permitting phase after structural plans are prepared for the project.

30. Add Utility Plan showing water, sewer, storm, and joint trench including preliminary pipe sizes on applicable utilities.

A utility plan showing water, sewer, storm, and joint trench is shown on sheet C6.0.

31. Show location of stormwater treatment facilities.

Bioretention areas and locations are shown on sheet C7.0.

32. See redline set for additional comments and provide a written response letter to DPW comments with the next submittal. Provide a response to each redlined comment on the Tentative Map.:

Drawing sheet comments responses are provided on the commented drawing sheet set.

Very Truly Yours,

L. E. Oberkamper