



April 26, 2024

Ray Cassidy
Dominican Valley LLC
PO Box 150173
San Rafael, CA 94915

Sent via email:

marindevelop@gmail.com

Re: File No: CDR23-002, ED23-062, TS23-001 (PLAN23-081) and PLAN24-048 Review of Resubmittal submitted on March 29, 2024

Development Application for Dominican Valley Housing Development including Conceptual Design Review, Environmental and Design Review, Tentative Subdivision Map Application and Density Bonus Application (APN 015-163-03)

Project Description: Development Application for a major subdivision and residential development of a 20.79-acre site. The proposed project involves subdividing the property into 50 parcels and constructing 64 residential dwelling units, including 27 single-family homes, 17 townhomes, 14 Junior Accessory Dwelling Units (JADUs) attached to the townhomes, and 6 Duplex units.

Dear Mr. Cassidy:

The Community Development Department is in receipt of your resubmittal package submitted on March 29, 2024, for the proposed housing development project at Magnolia Avenue and Deer Park Avenue (APN 015-163-03) in San Rafael.

Pursuant to Government Code section 65943 et seq., this letter informs you that the above referenced application is INCOMPLETE. The elements needed to make the application complete are detailed in the following sections of this letter. To facilitate the development review process, please include a detailed response letter with your resubmittal that addresses all items contained in this letter. Similarly, please provide written responses to the items identified as incomplete by other reviewers.

ITEMS REQUIRED TO COMPLETE APPLICATION

PLANNING DIVISION

(Project Planner: Kavitha Kumar, kavitha.kumar@cityofsanrafael.org)

Required Entitlements:

Below is a list of entitlements required to process the project. After each entitlement, staff has noted what completeness items need to be submitted in order to determine the project is complete.



1. **MAJOR ENVIRONMENTAL AND DESIGN REVIEW PERMIT**

Incomplete Items

Per the General Planning Permit Submittal Requirements found on the City's website, please provide the following plans **for each proposed building and lot**. In order to determine if the project conforms to all appropriate development design standards, we cannot use "Typical" plan information.

A. **Provide a site plan that identifies the structure, parking lot and any potential site improvements. For each proposed lot provide:**

- i. Property lines and lot dimensions
- ii. Setbacks – note required setbacks for zoning district
- iii. Proposed Site Conditions - show any proposed building envelope expansion, roadway and frontage improvements, parking modifications, outdoor improvements, accessory structures, replacement or expansion of exterior decks, fences and retaining walls, hillside natural state, tree and vegetation removal or addition, pools/spas, A/C units/generators, any other mechanical equipment, and any other proposed site features.
- iv. Site Work - extent of grading, including filling and cutting or excavation.
- v. Project Data. Show proposed site size, building floor areas, parking supply, landscape and natural state, required yard areas and other relevant zoning district development standards.

B. Roof Plan. Show property lines, outline of building footprint, direction and slope of drainage, location of drainage collectors, rooftop structures (i.e., vents, equipment, screening, access), material, ridge elevations, roof levels and slopes for each building.

C. Landscape Plan. Show proposed landscape improvements for each lot, including the total landscape area in square feet, types of plant and landscape materials proposed, soils characteristics, and plant/landscape amenities cut sheets or illustrations for each lot.

D. Elevations: Exterior Details, existing and proposed - include light fixtures, materials, colors and finishes for each building.

2. **DENSITY BONUS**

RESOLUTION NO. 14891 notes the items that are required to be submitted for the Density Bonus application. Although some items were included in the last submittal, additional items are still outstanding:



- A. Density Bonus Eligibility Table. This table shall include: the Number of market rate units in the project; the number of affordable housing units proposed & level of affordability for each of the designated affordable units; the number of other eligible units (senior housing, supportive housing, etc); number of density bonus units requested; total allowable density bonus. **Submit a Density Bonus Eligibility Table that identifies all the requested information.**
- B. Plans noting location of affordable dwelling units. Project plans showing the total number of units, the number and location of the affordable units and the number and location of the proposed density bonus units. **Please show on a plan set which units will be designated as affordable.**
- C. Clarification on Accessory Dwelling units and Junior Accessory Dwelling Units. In this submittal, there are inconsistencies in the identification of Accessory Dwelling Units and Junior Accessory Dwelling Units. **Please state how many of each type of these units are proposed, and show the location of each one of these units on a plan set.**
- D. Concessions and Incentives. The application shall include the total number of concessions or incentives being requested; as well as an explanation demonstrating how the requested concessions/incentives result in identifiable and actual cost reductions. The written statement shall include the actual cost reduction achieved through the concession/incentive and evidence that the concession/incentive allows the applicant to develop affordable housing at the specified affordable rents/sales price. **Provide the total number of concessions/incentives requested along with the financial explanation requested above.**
- E. Waivers. The application shall include a list of requested waivers or reduction of development standards. Any request for waivers or reduction of development standards shall be accompanied with evidence that the development standards for which a waiver is requested would have the effect of physically precluding the construction of a development at the densities or with the concessions or incentives permitted by Government Code Section 65915. **Provide the total number of waivers requested along evidence that the noted development standard would preclude the construction of a development at the densities or with the concessions or incentives permitted by Government Code Section 65915 as requested above.**

3. **ZONING AMENDMENT (REZONING)**

Although the current zoning for the site is Planned Development (PD), the current application requests changes in the contents of approval of a PD zoning and development plan and shall be treated as a zoning amendment (rezoning).

Pursuant to [Section 14.07.060 - Required plans and materials](#), in addition to the requisite fee listed below, the following items are necessary to complete the application process for a rezoning.

Incomplete Items

- A. A deposit fees of \$17,889 is required to be paid.



- B. Provide a map showing proposed district boundaries and the relationship of the district to uses and structures within a three hundred foot (300') radius of the district boundaries;
- C. Provide a map or aerial photo of the proposed district and three hundred feet (300') beyond its boundary showing sufficient topographic data to indicate clearly the character of the terrain; ridgelines and creeks; the type, location and condition of mature trees and other natural vegetation; and the location of existing development;
- D. The proposed pattern of land use, with acreage, residential density or commercial intensity calculations. This shall include the total square footage of each type of nonresidential use proposed in order to assess parking and traffic impacts;
- E. A site plan showing proposed street and lot patterns, and the location of all proposed buildings, structures, and other general site improvements;
- F. Clearly provide proposed setbacks, yard areas and height limits for each proposed lot.
- G. Provide plans showing location, grades, and widths of all streets; location and size of all utilities; drainage structures; parking areas; walkways; and other improvements.
- H. Provide a parking plan showing proposed parking layout and provisions for bicycle parking/storage.
- I. A topographical map with average site slopes, or slopes of proposed lots, if applicable, and slopes of proposed streets;
- J. Geotechnical data (preliminary geologic report, geotechnical investigation report, and/or hazardous waste investigation report, as per general plan appendices, geotechnical review matrix);
- K. Submit a Traffic Study per the requirements noted in the chapter referenced above.
- L. Submit a description of all open space and/or undeveloped areas and a statement indicating their intended disposition (i.e., deeded to property owners, dedicated to city, etc.), if applicable.
- M. Submit an enumeration of deviations between typical zoning ordinance standards for such uses and the proposed plan; if applicable.
- N. Submit a Phasing Plan, if applicable.



4. **GENERAL PLAN AMENDMENT**

As the project does not meet the applicable maximum height and density limit set by the General Plan and Amendment is required. Please submit the following items:

Incomplete Items

- A. A deposit fee of \$17,889 is required to be paid.
- B. A metes and bounds description of the property.
- C. Copies of a map (minimum scale 1" = 20' and including a north arrow) showing:
 - i. Outline of the property to be rezoned/amended.
 - ii. All existing improvements (structures, fences, parking, driveways, etc.)
 - iii. Designation of existing land use (residence, commercial building, etc.)
 - iv. Designation(s) of present zoning and/or general plan.
 - v. Small scale location map with present zoning and use of all immediately adjacent properties.
- D. Statement of reasons for requesting a General Plan Amendment.
- E. List of proposed General Plan modifications.

Should you have any questions regarding this list of planning division items, please do not hesitate to contact me at Kavitha.Kumar@cityofsanrafael.org.

In addition to the comments listed above, please see the attached comments from the Fire Department, Public Works Department and the Sanitation District regarding this project. While some items are noted to be courtesy in nature in each memo, please note that the Public Works Department has a number of items that rise to the level of completeness and will need to be addressed in order to determine that the project is complete.

Sincerely,

Kavitha Kumar

Kavitha Kumar, Project Planner

cc: Margaret Kavanaugh-Lynch, Planning Manager

Attachments include departmental comments from:

1. Fire Department
2. Public Works Cover Letter (Marked up plans available on [eTRAKIT](#))
3. Sanitation District

CITY OF SAN RAFAEL

SAN RAFAEL, CALIFORNIA

INTER-DEPARTMENTAL MEMORANDUM

DATE: December 22, 2023
TO: Planning File
FROM: Bob Sinnott, Fire Prevention
SUBJECT: Planning File #PLAN23-081 -
54 units Dominican Site - SB330 (e) 54 Units

This memorandum is intended to assist the applicant in determining the feasibility of this project and in the preparation of construction documents regarding compliance with the California Code of Regulations Title 24 and local ordinance requirements. After review of the application and plans provided for this project, the **Fire Prevention Bureau** has the following comments:

1. The design and construction of all site alterations shall comply with the 2022 California Fire Code, current NFPA Standards, and all applicable City of San Rafael Ordinances and Amendment.
2. A Fire Construction Plan will be required for this project. (See attached)
3. Deferred Submittals for the following fire protection systems shall be submitted to the Fire Prevention Bureau for approval and permitting prior to installation of the systems:
 - a. Fire Apparatus Access & Operations Plan (see attachment)
 - b. Fire Sprinkler plans
 - c. Fire Standpipe plans
 - d. Fire lines serving fire hydrants
 - e. Fire Alarm plans (depending on if this a complex)
 - f. Vegetation Management Plan
4. A wildland urban interface fire technical evaluation is required to determine the scope of vegetation management required to ensure the safety of the proposed construction as well as surrounding properties and evacuation routes. This report to be submitted as an attached to 3(f).
5. The fire apparatus access roadway must conform to all provisions in CFC Section 503 and Appendix D.
 - a. Designated fire apparatus access roads.
 - b. Red curbs and no parking fire lane signs.
 - c. Fire hydrants.
 - d. Fire Department Connection (FDC).
 - e. Double detector check valve.
 - f. Street address sign.
 - g. Recessed Knox Box
 - h. Fire Alarm annunciator panel.
 - i. NFPA 704 placards.

- j. Provide a note on the plan, as follows: The designated fire apparatus access roads and fire hydrant shall be installed and approved by the Fire Prevention Bureau prior construction of the building.

6. A Knox Box is required at the primary point of first response to the building. A recessed mounted Knox Box # 3200 Series is required for new buildings; surface mount for all others. the Knox Box shall be clearly visible upon approach to the main entrance from the fire lane. Note the Knox Box must be installed from 72” to 78” above finish grade; show the location on the plans.
<https://www.knoxbox.com/commercial-knoxboxes/>

7. A Knox key switch is required for driveway or access road automatic gates.
<https://www.knoxbox.com/gate-keys-and-padlocks/>

8. On site fire hydrants will be required. Residential model: Clow 950. Commercial Model: Clow 960. The Prevention Bureau will identify the locations.

9. When additions or alterations are made, the nearest existing fire hydrant shall be upgraded. Residential model: Clow 950.

10. Fire flow must meet the requirements of the 2022 California Fire Code and all related National Fire Protection Association Standards.

11. When a building is fully sprinklered all portions of the exterior building perimeter must be located within 250-feet of an approved fire apparatus access road.
 - a. The minimum width of the fire apparatus access road is 20-feet.
 - b. The minimum inside turning radius for a fire apparatus access road is 28 feet.
 - c. The fire apparatus access road serving this building is more than 150-feet in length; provide an approved turn-around. Contact the Fire Prevention Bureau for specific details.

12. If the building is over 30 feet in height, an aerial fire apparatus access roadway is required parallel to one entire side of the building.
 - a. The Aerial apparatus access roadway shall be located within a minimum 15 feet and a maximum of 30 feet from the building.
 - b. The minimum unobstructed width for an aerial fire apparatus access road is 26-feet.
 - c. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway, or between the roadway and the building.

13. Fire lanes must be designated; painted red with contrasting white lettering stating, “No Parking Fire Lane” A sign shall be posted in accordance with the CFC Section 503.3 and to the satisfaction and approval of the San Rafael Parking Services Division.

14. Provide address numbers plainly visible from the street or road fronting the property. Numbers painted on the curb do not qualify as meeting this requirement. Numbers shall contrast with the background and shall be Arabic numbers or letters. Numbers shall be internally or externally illuminated in all new construction or substantial remodels. Number sizes are as follows: For residential – 4” tall with ½” stroke. For commercial – 6” tall with ½” stroke. Larger sizes might be

required by the fire code official or in multiple locations for buildings served by two or more roads.

15. Contact the Marin Municipal Water District (MMWD) to make arrangements for the water supply serving fire hydrants and the fire protection systems.

These preliminary comments could change as the project progresses through the review processes.

CITY OF SAN RAFAEL, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

**TO: KAVITHA KUMAR
PROJECT PLANNER**

DATE: APRIL 16, 2024

**FROM: SARAH TEPLITSKY – ASSOCIATE CIVIL ENGINEER
JOANNA KWOK - ASSISTANT PUBLIC WORKS DIRECTOR
FARIBORZ HEYDARI – PAKPOUR CONSULTING GROUP
GARY USHIRO – PAKPOUR CONSULTING GROUP**

SUBJECT: Planning File #PLAN23-081 – Design Review Application: Dominican Valley

The Department of Public Works (DPW) has reviewed 2nd Cycle of the referenced application and find that it is **Incomplete** with the following completeness comments below:

1. Please provide a written response to each comment below. Please identify the relevant sheet(s) that presents the information as appropriate.
2. Sheet C1.0 – Cover Sheet.
 - a. Provide Sheet Index.
 - b. Add Geotechnical Engineer contact and soils report information.
 - c. Road widening along Gold Hill Grade extends edge of pavement all the way to edge of Right-of-Way. Provide 5-foot wide easement along private parcel frontage to allow for road maintenance access.
3. Sheet C1.1 – Property Lines
 - a. Rename sheet to Site Plan. Much of the information from Sheet C1.0 could be shown on Sheet C1.1, including the lot dimensions. It may make the Site Plan to be more legible if the contours and topographic information is removed since it is shown on the preliminary grading plans.
 - b. Show all existing and proposed easements.
 - c. Include an additional label “(Private Street)” under Jake Court, Lucca Way and Marcia Lane.
 - d. Private Streets are typically labeled with a Parcel Letter.
4. Sheet C4.0 to C4.5 – Preliminary Grading Plans:
 - a. Show public right of way lines, PUE, EVAE and PAE (Public Access Easement) on all private street sections.
 - b. Provide cross section through lots to show pad transition at stepped lots. See Sheet C4.2.
 - c. Provide drainage system information (i.e., invert elevation, pipe length, diameter, and slope) on the Utility Plan, typ.
 - d. Label TW and BW at all ends and corners (typ.).

- e. Label FG at all building corners (typ.).
 - f. Add key grades to all bioretention areas. Include TW, BW, top of soil elevations, overflow elevations, bubble up elevations, storm drain inverts.
 - g. Address runoff directed towards the homes that are downslope from the street. For example, address drainage and grading in front of lot 13. See Sheet C4.3.
5. Sheet C4.4 – Preliminary Grading Plan:
- a. It is not clear how the culvert is connected to the creek. Provide a detail showing the culvert, catch basin and outfall to creek.
6. Sheet C5.2 – Culvert Section and Details:
- a. Show all existing and proposed utilities within the roadways in Sections 1-3. Show actual locations and elevations of utilities to ensure clearances with culvert is provided.
 - b. Show existing flowline and ensure the culvert invert meets the existing flowline.
 - c. Show right of way lines to ensure the headwalls are within the right of way.
 - d. Provide a headwall on the downstream end of the culvert.
 - e. Add existing grade flowline and add energy dissipator at downstream end of the culvert.
7. Sheet C6.0 – Preliminary Drainage and Utility Plan:
- a. Add minimum required separation between all utilities (typ.).
 - b. Provide a Private Storm Drain Easement (PSDE) where private storm drain lines from one private lots crosses another private lot.
 - c. Add a storm drain manhole where the storm drain line changes direction and slope (typ.).
 - d. Bioretention is shared across lots 12-14. Maintenance responsibility will need to be addressed in the O&M Plan and Agreement. If easements are necessary, they will need to be shown on the Final Map.
 - e. Provide top of soil elevation, top of bubble-up, and top of grate (TG) elevation at each bioretention area. Top of grate at the bubble-up must be lower than the TG at the upstream catch basins to prevent bypassing the bioretention area.
 - f. Provide rim/top of grate and inverts at all structures and add flow direction on the storm drain (typ.).
 - g. Provide a detail of the catch basin since the culvert is entering at a 45-degree angle which creates a wide opening. It is likely this will be a custom catch basin. Provide detail for the grate opening over the culvert.
 - h. Ensure SDMH and SD lines maintain minimum clearance with other utilities (typ.). Provide dimensions between utilities so that clearances can be verified.
 - i. There are existing joint poles along the project frontage on Deer Park Avenue that need to be relocated due to the new roadway (Jake Court). Specify whether the overhead lines will be relocated or undergrounded.
 - j. The proposed storm drain alignment underneath the curb and gutter is not in an ideal location if it requires maintenance or removal as the driveways will be located over the storm drain as well. Recommend moving the SDMHs and SD lines 5' from face of curb and maintain minimum clearance with other utilities (typ.).

- k. The bioretention area is treating both private and public runoff. Maintenance responsibility will need to be addressed in the O&M Plan and Agreement. If easements are necessary, they will need to be shown on the Final Map.
 - l. Runoff from Margarita Dr. enters the private storm drainage structure. This requires a storm drain agreement for HOA to accept and maintain the public stormwater runoff. In addition, provide trash capture device in public catch basin.
 - m. Recommend using a 20 scale drawing on four separate sheets due to the narrow road width and amount of information shown. The layout will be similar to the Preliminary Grading Plans.
8. Sheet C7.0 – Preliminary Stormwater Control Plan:
- a. Provide information in a Table format for stormwater control plan (i.e., Drainage Management Area (DMA), Treatment Area Provided, etc.).
 - b. Provide a typical detail of the individual lot bioretention areas.
 - c. Regulated Projects that create or replace 5,000 SF or more of impervious surface require stormwater treatment. Provide stormwater treatment on Deer Park Avenue and Gold Hill Grade where the roadway will be widened.
 - d. Use a concrete retaining wall at the bioretention areas for longevity and maintenance purposes.
 - e. The top of the bubble up should be above the overflow inlet elevation so that there is no head on the water discharging from the bubble up structure.
9. Stormwater Treatment Area Calculations and Report must be submitted during the entitlement period for review and be conceptually approved by the City. Please submit the complete Stormwater Control Plan. Refer to BASMAA for requirements and for a Stormwater Control Plan template for a regulated project (Appendix D). More information is available from MCSTOPPP. See tools and guidance, and post construction requirements at: <https://mcstoppp.org/2020/03/new-and-redevelopment/>

General Comments:

10. Please provide a revised Transportation Assessment that addresses the comments in the attached memorandum from Fehr & Peers, dated April 5, 2024. In addition, for the VMT assessment in the draft TIS, we suggest the section conclusion - which is that the project would have a significant impact and TDM measures would likely only reduce VMT by 4 percent - be amended to state that the result is the project would have a significant and unavoidable VMT impact.
11. 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 as Attachment A.

Please submit a revised tentative map package that is compliant with section 15.02.030. Include a stand alone Tentative Map plan set which includes:

- Cover Sheet – Includes General Notes, Vicinity Map, Sheet Index, Legend, Abbreviations, Applicable information from SRMC 15.02.030.
- Site Plan – Includes lot dimensions, road width, easements. Consider consolidating the map from Sheet C1.0 to a Site Plan. The property line plan does not need to include contours since it is conveying lot line and property information. Grading and Topographic information are shown on the Preliminary Grading Plan.

- The approximate widths, location and purpose of all existing or proposed easements or areas of use restriction on the subject property or on land contiguous to the proposed subdivision. This includes any storm drain easements needed to accommodate the drainage plan.
- Boundary Topographic Survey
- Natural State Plan
- Preliminary Grading Plan
- Grading Sections and Details
- Culvert Section Details
- Preliminary Earthwork Cut-Fill
- Preliminary Utility Plan
- Preliminary Erosion Control Plan – SRMC 15.07.020.e.5
- Fire Prevention Plan
- Stormwater Quality Plan and Details
- Gold Hill Grade Plan – Show improvements on Gold Hill Grade fronting lots 1 through 5.
- Photos are not necessary for the Tentative Map set. The photos are helpful and a separate exhibit could be provided.

All sheets must include the project name (Dominican Valley), clearly state that it is a Tentative Map, and the Tract number.

12. We anticipate the following frontage/off-site improvements will be required as part of the development:
 - a. Upgrade Deer Park Ave. roadway between Highland Ave. and the southern border of the subject property may be required for adequate fire access and maneuverability.
 - b. Provide a parking area at Gold Hill Grade to accommodate public access to the City Open Space.
 - c. 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.
13. 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. Add walls as needed to meet this requirement.
14. Since the culverts in the public streets have been upsized, verify there are no conflicts between the proposed culvert and existing utility crossings. Indicate utility crossings that will require relocation.
15. Update Utility Plan including preliminary pipe sizes on storm drain and sanitary sewer.
16. 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.

Following comments are for information only:

17. Prior to the start of construction, a grading permit shall be required from the Department of Public Works. Applications can be found on the City's website: <https://www.cityofsanrafael.org/grading-permits/> Mass grading and earthwork operations shall occur between April 15 and October 15 unless approved otherwise by DPW. Prior to any clearing or grading, the Developer shall provide the City with evidence that a Notice of Intent (NOI) has been filed with the California State Water Resources Control Board. A copy of the Storm Water Pollution Prevention Plan (SWPPP) shall be provided to the Public Works Department and be kept at the construction site.
18. A construction management plan should be submitted for City review prior to issuance of building permits. Construction staging shall be onsite unless negotiated otherwise with DPW.
19. An encroachment permit shall be required from the DPW prior to construction.
20. A construction vehicle impact fee shall be required at the time of building permit issuance, which is calculated at 1% of the valuation, with the first \$10,000 of valuation exempt.
21. 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:
 - a. Stormwater Facilities Operations and Maintenance (O&M) Plan- A short document and exhibit outlining facilities on-site and maintenance activities and responsibilities for property owners. The maintenance plan shall include the manufactures recommended maintenance practices, designated parties of responsible for upkeep, specify funding source for ongoing maintenance with provisions for full replacement when necessary and provide a site-specific inspection checklist. (Provide prior to occupancy)
 - b. Operations and Maintenance Agreement- A formal agreement between the property owner and the city that shall be recorded with the property deed prior to occupancy. (Provide prior to occupancy)
22. Prior to the start of work, it is the applicant's responsibility to obtain approval(s) from each applicable regulatory agency, such as CDFWS and RWQCB for any work that may encroach into their jurisdiction.
23. Slope Easements/Utility Easements. The Developer shall be responsible for securing all necessary slope, grading, drainage, and utility easements on adjacent parcels as determined by the City Engineer to allow the construction of the roadway, storm drain and utility improvements.
24. Ensure internal roadways are accessible to vehicles providing services to the development such as garbage, delivery, and mail trucks. Coordination with applicable agencies may be required.
25. The proposed "internal roadways" off Deer Park Ave. and Highland Ave. will consider 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.
26. 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, the design of the roadway is subject to S.R.M.C. sections 15.06.050 and 15.07.030.
27. 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.

28. Prior to issuance of a building permit, the applicant shall pay traffic mitigation fee for net new AM and PM peak-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.
29. 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.
30. 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).
31. 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.

The applicant will be required to provide reimbursement for third-party consultant review fees. This may include, but not limited to, fees associated with review of the traffic, civil engineering, geotechnical engineering, and surveying aspects of future project submissions.

Additional comments may be provided based on further review of detailed plans and reports.

Please contact Associate Civil Engineer, Sarah Teplitsky or Assistant Public Works Director, Joanna Kwok at the Department of Public Works with questions regarding these comments:

Sarah Teplitsky – By phone at 415-725-0176 or email at sarah.teplitsky@cityofsanrafael.org
Joanna Kwok - By phone at 415-720-4957 or email at joanna.kwok@cityofsanrafael.org

Attachment A – San Rafael Municipal Code Section 15.02.030

15.02.030 Information on tentative map.

The tentative map shall be prepared by a registered civil engineer or licensed surveyor, shall be to a scale of not less than one-inch equals one hundred feet (100') and shall be clearly and legibly reproduced. The tentative map shall contain the following information:

- (a) The subdivision name, date, north arrow, a graphic or bar scale and sufficient description to define the location and boundaries of the proposed subdivision;
- (b) Name and address of property owner(s) of record;
- (c) Name and address of the subdivider;
- (d) Name, business address and telephone number of the registered civil engineer, or licensed surveyor, who prepared the map of the subdivision. If the proposed subdivision is intended to be developed in phases and multiple or phased final maps are to be recorded, a written statement to this effect shall be placed on the face of the tentative map, as required by Section 15.02.130 of this chapter;
- (e) Elevations or contours at intervals of ten feet (10') to determine slope of the land and the high and low points thereof, provided that the city engineer may require additional contours;
- (f) The locations, footprint, outline and use of each existing structure or improvement on the subject property, and their locations in relation to existing or proposed street(s) and lot lines;
- (g) The locations, names, widths and approximate grades of all roads, streets, and highways in the proposed subdivision and along the boundaries thereof;
- (h) The location and character of all existing or proposed sanitary sewers and storm drains in the subdivision or on adjoining and contiguous highways, streets, and roads;
- (i) The approximate widths, location, and purpose of all existing or proposed easements or areas of use restriction on the subject property or on land contiguous to the proposed subdivision;
- (j) Approximate lot layout and approximate dimensions of each lot and corresponding lot numbering, including lots or parcels proposed for common ownership, dedication, and/or nondevelopment purposes;
- (k) The location, boundaries and elevation of existing watercourses, channels, or waterways, including all areas subject to inundation or stormwater overflow and the location, width, and direction of flow of all watercourses;
- (l) A grading plan depicting proposed grades and quantities of earth movement;
- (m) A drainage plan depicting proposed drainage improvements and facilities;
- (n) The location, dripline, trunk size and species of all existing trees in and around the area of proposed development. For areas of the subject property that are not proposed for development purposes, a detailed survey of the existing trees is not necessary; however, tree cover shall be shown;
- (o) Typical street sections and details thereof.

(Ord. 1787 § 1 (part), 2002).T



**San Rafael
Sanitation
District**

111 Morpew Street
San Rafael, CA 94901

Telephone 415 454-4001

Board of Directors

Kate Colin, Chair
Maribeth Bushey, Secretary/Director
Katie Rice, Director

District Manager/District Engineer

Doris Toy, P.E.

Monday, April 8, 2024

File No. 14.20.23.030

Dominican Valley LLC
PO Box 150173
San Rafael, CA 94915

**Re: San Rafael Sanitation District Plan Review Response for:
APN: 015-163-03
Planning Permit No. Plan23-077; New Residential Dwelling Units.**


Dear Mr. Cassidy

San Rafael Sanitation District (SRSD) has reviewed the resubmitted Plans on 3/19/2024 for the subject project and has the following conditions that shall be addressed in a separate building permit application:

1. Provide civil plans to show how the proposed Single-Family Dwellings (SFDs) will connect to the existing sanitary sewer main. The SFD sewer lateral connection plan shall include the following:
 - a. Provide a cleanout/backflow-prevention device no further than 2-ft from the building foundation. Note that the Contra Costa-type backflow device with a 2-way cleanout is preferred.
 - b. Show the pipe material type and diameter of all proposed sewer works.
 - c. Provide plan view and profile of the new sewer mains to be connected to the district's existing sewer system pursuant to SRSD Standard Specifications.
2. Provide engineering sewage flow calculations for the existing sewer main pipes on Deer Park Ave to verify if the existing pipes can handle the increased loads due to the development. If not, the pipes need to be upsized.
3. Provide the following notes on the Civil Plans:
 - a. All exterior sanitary sewer-related work shall be performed in accordance with the San Rafael Sanitation District (SRSD) Standard Plans and Specifications.
 - b. A sewer permit from the San Rafael Sanitation District is required independent of a building permit for all proposed sewer lateral work outside the dwelling footprint. The property owner or authorized agent shall apply for a sewer permit online or contact SRSD for more information at (415) 454-4001 prior to the start of work.
 - c. Notify the San Rafael Sanitation District Inspector 72 hours prior to the start of sanitary sewer construction by phone at (415) 454-4001.
4. Pursuant to District Ordinance No. 56, the District requires a sewer connection fee based on the total numbers of dwelling units and it is due prior to issuance of a building permit.

If you have any questions, please contact Tim Tran at 415-451-2441 or email at tim.tran@cityofsanrafael.org.

Sincerely,

A handwritten signature in black ink that reads "TIM TRAN". The letters are stylized and connected, with a cursive-like flow.

Tim Tran, PE
Associate Civil Engineer