



July 28, 2023

Ray Cassidy
Dominican Valley LLC
PO Box 150173
San Rafael, CA 94915
marindevelop@gmail.com

**Re: File No: PA23-002 (PLAN23-075)
Preliminary Application for Dominican Residential Development - Proposal A
(APN 015-163-03)**

Project Description: SB330 Preliminary Application for the evaluation of a major subdivision and development of a 21.08-acre site. The application proposes to subdivide the subject parcel into 25 lots and construct 29 residential units (23 two-story single-family homes and 6 three-story townhomes).

Dear Mr. Cassidy:

The Community Development Department is in receipt of your preliminary application for a proposed housing development project at Magnolia Avenue at Deer Park Avenue (APN 015-163-03) in San Rafael.

Planning staff has reviewed the application and determined that the applicant has provided the required submittal materials for a Preliminary Development Project Application (SB 330). These materials include: a completed SB 330 Preliminary Application Form, payment of application fees, and preliminary project plans per the required checklist. The project, therefore, has vested rights as of the date of Pre-Application submittal (June 7, 2023), unless¹:

- The project does not commence construction within 30 months of the project's site permit being issued;
- The number of units or total square footage of the project increases by more than 20%, except as revised under the State Density Bonus Law; or
- The vested rights would cause an adverse impact to public health or safety as defined in state law.

Development impact fees, application and permit processing fees, capacity or connection fees, or other charges may be annually adjusted based on a published cost index.

The project proposes new construction on vacant property; residential structures with three (3) or more dwelling units; subdivisions located on properties with an average slope of twenty-five percent (25%) or greater; circulation and parking and loading facilities for motor vehicles and

¹ Refer to SB 330 provisions for additional circumstances under which the Preliminary Application may expire.

requests a density bonus under the State Density Bonus Law. The proposed project is subject to a Conceptual Review and Design Review Board recommendation (San Rafael Municipal Code "SRMC" § 14.25.030); a Major Environmental and Design Review Permit; a Tentative Map Application for a Major Subdivision; and an Administrative Permit.

ENTITLEMENT PROCESS

In the event you plan to proceed with this proposal, please adhere to the following requirements for the entitlement of the project. Processing fees in the amount of \$3,000 (Conceptual Review); \$15,152 (Environmental and Design Review); an initial deposit of \$17,588 (Tentative Map Major Subdivision); and \$2,938 (Administrative Permit) for development application review must be remitted in order for your preliminary application to be complete (refer submittal requirements for each application below). Please note that for the initial deposit, staff time will be billed first against the deposit, and any time spent above the deposit will be billed to the applicant and is the responsibility of the applicant to pay.

1. Conceptual Review for initial input on project design.
 - a. Application fee of \$3,000 (flat fee).
 - b. Submittal Materials:
 - i. [Planning Application Form](#).
 - ii. [Application Submittal Checklist](#).
 - c. Public hearing by the Design Review Board (Public Notice will be given consistent with SRMC [Chapter 14.29](#)).
2. Environmental and Design Review Permit (Major).
 - a. Application fee of \$15,152 (flat fee).
 - b. Submittal Materials.
 - i. [Planning Application Form](#)
 - ii. [Application Submittal Checklist](#)
 - iii. [Planning Application Submittal Webpage](#) - physical copies of materials are no longer required, all application materials may be submitted via the webpage.
 - c. Environmental Review. City staff will determine what CEQA process is required after reviewing the formal application for the project area.
 - d. Public hearings by Planning Commission (Public Notice will be given consistent with SRMC [Chapter 14.29](#))
3. Major Subdivision Map (Tentative Map)
 - a. Initial deposit of \$17,588.
 - b. Submittal Materials:
 - i. [Planning Application Form](#)
 - ii. [Subdivision Submittal Handout](#)
 - iii. Additional requirements:
 1. SRMC [Chapter 15.02 - Major Subdivisions \(Five Or More Lots\)](#)
 2. SRMC [Chapter 15.07 - Standards for Hillside Subdivisions](#)
 - c. Public hearing with the Planning Commission
4. Affordable Housing Requirement. All Residential development projects with 15 or more housing units must provide 5% of the proposed units (excluding density bonus units) as

low-income units.² In addition, all residential development projects with 15 or more housing units must satisfy the secondary requirement through one of various means of compliance, as outlined in City Council Resolution [14890](#). In order to receive project approval, you must demonstrate compliance with the affordable housing requirement. The preliminary application proposal does not appear to satisfy this requirement.

5. Density Bonus. In order to receive approval for a density bonus, you must file an Application for a Density Bonus and/or Concessions or Incentives for Residential Development Projects. Application for a Density Bonus shall be made in the following manner:
 - a. Application fee of \$2,938 (flat fee)
 - b. Submittal Materials:
 - i. [Planning Application Form](#)
 - ii. [Submittal Requirements](#)

6. City Council Exception. A City Council Exception would be required pursuant to SRMC § 14.12.040 if the proposal does not comply with requirements for a hillside property per SRMC § 14.12.030.
 - a. Application fee is currently \$2,742.
 - b. Public hearings with Design Review Board and Planning Commission for recommendation, for a City Council decision.

7. [14.07.150 - Amendments to PD Zoning and Development Plans—New application.](#)

Requests for changes in the contents of approval of a PD zoning and development plan shall be treated as a zoning amendment (rezoning). Rezoning shall be heard and decided by the city council. The procedures for filing and processing a rezoning shall be the same as those established for an initial PD zoning and development plan application.

 - a. Application fee of \$17,889
 - b. Submittal Material:
 - i. [Planning Application Form](#)
 - ii. [Submittal Requirements](#)

POLICIES

In the event you plan to proceed with this proposal, the following policies and requirements apply to the subject property. Provide a narrative of compliance with the following requirements with the application.

1. General Plan.
 - a. The project complies with the Minimum Lot Area of 2.5 acres.
 - b. Residential Unit Density of 0.5 to 2.2 units per net acre is permitted in the Hillside Residential designation. The preliminary information provided with the current proposal does not include the net project area to determine the proposed density.
 - c. Policies under the "[Neighborhood Element](#)" for Dominican/Black Canyon Neighborhood applies for the project property.

² SRMC Ch. [14.16.030](#), City Council Resolutions [14890](#) and [14891](#).

2. Zoning. All requirements under [Chapter 14.07 - Planned Development District \(PD\)](#) and [Chapter 14.12 - Hillside Development Overlay District \(-H\)](#) apply to the project.
3. Hillside Design Guidelines. The project site exceeds 25% in lot slope, therefore the [Hillside Design Guidelines](#) applies for the project. The Design Review Board and Planning Commission will review the proposed project in relation to the policies and objective standards.
4. Affordable Housing. This project would be required to comply with the City's Affordable Housing Requirements, pursuant to [SRMC § 14.16.030](#).
5. Creeks and Other Watercourses. The project is subject to the requirements under [SRMC § 14.16.080](#).
6. Retaining Walls and Fences. The project is subject to the requirements per [SRMC § 14.16.140](#).
7. Light and Glare. The project is subject to the requirements per [SRMC § 14.16.227](#).
8. Major Subdivision (Five or More Lots). The project is subject to the requirements [SRMC § 15.02.010](#).
9. Subdivision on a Hillside Lot. The project is subject to the additional findings required for a subdivision on a hillside lot, pursuant to [SRMC § 15.07.020.d](#).

DEFICIENCIES

1. Density Bonus. The preliminary application seeks more density bonus units than allowed under the State Density Bonus Law. Government Code section 65915(f)(1) contains a table listing the percentage density bonus permitted for different percentages of units affordable to low-income households at base density. Similarly, Government Code section 65915(f)(2) contains a table listing the percentage density bonus permitted for different percentages of units affordable to very low-income households at base density. Proposal A provides 19 base density units, 3 of which are affordable to low-income households. With 15% of base density units affordable to low-income households, the proposal qualifies for a 27.5% density bonus under § 65915(f)(1). The application improperly requests a 50% density bonus despite being ineligible for a bonus above 27.5%.

Should you have any questions please do not hesitate to contact me at Monica.Ly@cityofsanrafael.org or 418-458-5048. See attached for Departmental Review comments on the preliminary application.

Sincerely,



Monica Ly
Senior Planner

Cc: Alicia Giudice, Community Development Director

ATTACHMENTS

1. Fire Department Comments
2. Public Works Comments
3. Library and Recreation Comments
4. San Rafael Sanitation District Comments

CITY OF SAN RAFAEL

SAN RAFAEL, CALIFORNIA

INTER-DEPARTMENTAL MEMORANDUM

DATE: June 16, 2023
TO: Ray Cassidy
FROM: Bob Sinnott, Fire Prevention
SUBJECT: Planning File #PLAN23-075 -
29 units Dominican Site - SB330 (a)

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 attached)
 - 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. 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.

5. 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/>
6. A Knox key switch is required for driveway or access road automatic gates.
<https://www.knoxbox.com/gate-keys-and-padlocks/>
7. On site fire hydrants will be required. Residential model: Clow 950. Commercial Model: Clow 960. The Prevention Bureau will identify the locations.
8. When additions or alterations are made, the nearest existing fire hydrant shall be upgraded. Residential model: Clow 950. Commercial Model: Clow 960. This is required for the hydrant located at:
9. 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.
10. 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.
11. 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.
12. 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.
13. Contact the Marin Municipal Water District (MMWD) to make arrangements for the water supply serving the fire protection systems.

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



City of San Rafael - Fire Construction Requirements

Please review, sign, date and return this form to the Fire Prevention Bureau

Project required to comply with CA Fire Code **FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION**

1. Fire apparatus access roads to be “all weather” and approved prior to first lumber delivery.
2. Fire lanes, signage, red curbing required when construction exceeds second story.
3. Fire hydrants installed & operational prior to first lumber delivery.
4. Fire extinguishers mounted every 75’ of travel distance on each floor under construction and adjacent to all storage sheds and inside all temporary office structures.
5. Approved Fire Department standpipe required during construction if building over 30’ in height.
6. Means of egress must be clearly marked and kept clear at all times from the highest point of the building to public way.
7. 24 hour emergency contact information posted on job site in visible location.
8. Temporary heating equipment to be listed and labeled - and shall be used in accordance with the listing and manufacturer’s instructions.
9. Smoking shall be prohibited except in approved locations. NO SMOKING signs shall be posted.
10. Combustible waste shall not be allowed to accumulate within building or on job site grounds.
11. An approved Fire Watch shall be required during all non-work periods when the project exceeds three stories in height. Refer to Fire Watch form.
12. The owner is responsible for the development, implementation and maintenance of a written plan establishing a fire prevention program at the project site applicable throughout all phases of construction. SUBMIT TO THE FIRE PREVENTION BUREAU FOR APPROVAL.
13. Construction gates to have Knox padlocks. www.knoxbox.com
14. Deferred Fire Prevention Bureau permits required for <https://www.cityofsanrafael.org/fire-prevention-inspection/>
 - a. Fire sprinkler system
 - b. Fire underground main
 - c. Temporary standpipe system
 - d. Fire alarm system
 - e. DAS Emergency Responder Coverage System
 - f. Standpipe system
 - g. Commercial cooking hood system
 - h. Temporary membrane structures and tents over 400 square feet
 - i. Hot work
 - j. Cutting/Welding Operations

I understand and acknowledge the provisions of this form:

Owner/Project Manager

Date



City of San Rafael - Fire Apparatus Access & Operations Plan

DEFERRED FIRE PREVENTION PERMIT REQUIRED

Some or all of the elements listed below could apply. Please include all applicable information pertaining to your project on the Fire Apparatus Access Plan.

1. Emergency vehicle access (refer to separate handout). (CFC 503 and Appendix D)
 - a. Note road width and turning radius.
 - b. Angle of approach and departure.
 - c. Turn around dimension.
2. Fire flow based on building type and size. (CFC 507)
3. Fire Sprinkler and underground fire main equipment locations.
 - a. PIV/OS&Y/FDC locations.
 - i. Note all valves monitored and locked with break-away padlocks.
 - b. Alarm bell location (note sign required on bell that states: FIRE SPRINKLER CALL 9-1-1.
 - c. Check valve location (note on plan that location and height have been approved by MMWD).
4. Aerial access - ladder truck roadway access location and dimensions. (CFC D105)
 - a. Note locations of overhead electrical wires or other obstructions.
5. Fire lanes including striping and signage details. (CFC D103.6)
6. Class I standpipe equipment locations.
 - a. Confirm need for standpipe system as per CFC section 905.
7. Note location of yard private hydrants (if applicable). 300' to furthest wall in travel direction.
8. Knox box location. (CFC 506) - Note model 3200 series – recessed.
9. Premises identification – illuminated address numbers - dimensions and location.
10. Exiting system/stairs and emergency egress to public way.
11. Fire alarm/monitoring details.
 - a. Annunciator/main panel location.
 - b. Alarm room door marked **FACP**
 - c. Note on plan that system to be monitored by an approved 24/7 receiving company.
12. Elevator control information and elevator car dimensions.
 - a. Elevator fire recall information.
 - b. Note stretcher accommodation.
13. Identify closest City fire hydrants.
 - a. Note distance to building.
 - b. Type of appliance. (Note: applicant could be responsible for changing out hydrant body).
14. Fire extinguisher locations.
 - a. Note cabinet height.
 - b. Note size and type of appliances.
15. Location of utility shut offs – gas, electric and water.
 - a. Note on plans that this equipment will be plainly marked.
16. Utility and storage room locations – marked and identified.
17. Identify roof top stair access location.
18. Emergency responder radio coverage - BDA/DAS building distributed antenna system. (CFC 510)

CITY OF SAN RAFAEL, CALIFORNIA
DEPARTMENT OF PUBLIC WORKS

MEMORANDUM

**TO: RAY CASSIDY
PROJECT APPLICANT**

DATE: JUNE 29, 2023

**FROM: MATTHEW PEPIN
SENIOR CIVIL ENGINEER**

SUBJECT: Planning File #PLAN23-075 – Pre-Application: 29 Units Dominican Site (a)

The Department of Public Works (DPW) has reviewed the referenced pre-application and have the following comments:

1. The proposed development is a “major subdivision”. Please see San Rafael Municipal Code (S.R.M.C.) Chapter 15 for subdivision requirements.
2. The proposed “internal roadways” off Deer Park Ave. and Highland Ave. will be considered private streets and therefore will be privately maintained. The street width will be evaluated at the time of formal application. 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 (see comments 4 and 5 below).
3. The extension of Gold Hill Grade to 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.
4. See Fire Prevention Bureau comments for minimum width, slope, and access requirements if the proposed internal roadways and Gold Hill Grade extension will be considered a “Fire Apparatus Access Road”.
5. If the proposed internal roadways and Gold Hill Grade extension will be considered a “Fire Apparatus Access Road”, please include as part of a formal application a 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.
6. Per Section S-4 (Geotechnical Review) and Appendix F of the San Rafael General Plan, a geotechnical investigation report that addresses the proposed development will be required prior to planning approval. A third-party geotechnical peer review of the project geotechnical report may be required prior to planning approval.
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 development. Provide engineering solution to mitigate any increase in runoff. Runoff shall not be added and/or diverted onto adjoining properties.
8. 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. Please provide clarification in formal submittal.

9. This 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 requirements. (Needed to obtain planning permit.)
 - ii) Stormwater Facilities Operations and Maintenance (O&M) Plan – A short written 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)
 - iii) 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)

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

10. 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.
11. Prior to issuance of a building permit, the applicant shall pay a 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.
12. 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.
 - b. Upgrade Deer Park Ave. roadway between Highland Ave. and southern border of subject property.
 - c. Upgrade Gold Hill Grade roadway along project frontage.
 - d. Upgrade drainage infrastructure along Deer Park Ave. and Gold Hill Grade as needed to facilitate roadway improvements and the new development.
 - e. Provide a parking area at Gold Hill Grade to accommodate public access to the City Open Space.
 - 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.
13. Creek setbacks shall be determined per S.R.M.C. section 14.16.080.
14. A buildability analysis shall be provided for lots 21-32 prior to planning approval.
15. Mass grading and earthwork operations shall occur between April 15 and October 15 unless approved otherwise by DPW.
16. A construction management plan should be submitted for City review prior to issuance of building permit. Construction staging shall be onsite unless negotiated otherwise with DPW.

17. An encroachment permit and grading permit will be required from the DPW prior to construction.
18. 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.

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

Please contact Matthew Pepin at the Department of Public Works with questions regarding these comments, by phone at 415.725.9346 or email at Matthew.Pepin@cityofsanrafael.org.



Library and Recreation

SAN RAFAEL

THE CITY WITH A MISSION

INTER-DEPARTMENTAL MEMORANDUM

DATE: June 22, 2023
TO: Ray Cassidy
FROM: Catherine Quffa, Library and Recreation Director
SUBJECT: Library & Recreation Review of PLAN23-075 (Project A)

Comments

1. Per [Chapter 15.09](#) - PARK DEDICATION AND IN-LIEU FEES:
 - (a) At the time of approval of the tentative map for a residential subdivision, the approving body shall determine the land required under this chapter for dedication, or the amount of in-lieu fees pursuant to [Section 15.09.030](#).
 - (b) The park land dedication or in-lieu fee that is required to meet the provisions of this chapter shall be imposed as a condition of approval on the tentative map.
 - (c) At the time of final map or parcel map approval for recordation, the subdivider shall dedicate land, pay a fee in lieu thereof, or a combination of both, at the option of the city, for neighborhood and community park or recreational purposes at the time and according to the standards and formula contained in this chapter.
2. Per [Chapter 3.24](#) - PARK AND RECREATION FACILITIES FEE, park and recreation facilities fee are imposed for every dwelling unit constructed in the city. However, at the option of the parks and recreation commission and the city council, land may be dedicated to the city for park purposes in lieu of the fees designated in this chapter. The amount of land to be dedicated and the amount of credit to be given, if any, shall be at the discretion of the parks and recreation commission and the city council.



**San Rafael
Sanitation
District**

111 Morphew 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, July 3, 2023

File No. 14.20.23.030

Ray Cassidy
PO Box 150173
San Rafael, CA 94915
marindevelop@gmail.com

**Re: San Rafael Sanitation District Plan Review Response for:
APN: 015-163-03
Planning Permit No. Plan23-075; New Residential Dwelling Units.**

Dear Mr. Cassidy

San Rafael Sanitation District (SRSD) has reviewed the resubmitted Plans on 6/8/2022 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 SFD 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. If the difference in elevation of the lowest fixture and the backflow-prevention device is less than six inches, a backwater check valve shall be installed.
 - c. Show the pipe material type and diameter proposed for the lateral connection per Table 1 of the SRSD Specifications for Laterals.
 - d. Provide a profile of the sewer lateral from the proposed dwelling to the proposed sewer main connection point showing the pipe depth per the pipe material type pursuant to SRSD Specifications for Laterals.
 - e. Provide complete Civil Plans for the proposed re-route of the 6" VCP sewer main per SRSD Standard Specifications and Drawings, 2007.
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 increase 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,

TIM TRAN

Tim Tran, PE
Associate Civil Engineer