



January 4, 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)

Development Application for Dominican Valley Housing Development including Conceptual Design Review, Environmental and Design Review, and Tentative Subdivision Map 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 application submitted on December 6, 2023, for a 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:

1. GENERAL PLANNING APPLICATION

The City requires, as a condition of filing a planning and/or development application, that an applicant agrees to the indemnification language set forth in the City's General Planning Application. You have indicated that you are "signing the Indemnification Provision under protest." Please remove said statement and resign and resubmit the General Planning Application.

2. CONCEPTUAL DESIGN REVIEW

Design Review Board (DRB) Meeting to review and formulate recommendations on all major physical improvements requiring environmental and design review permits, and to provide professional design analysis, evaluation and judgment as to the completeness, competence and appropriateness of development proposals for the use and setting and to recommend approval, approval with conditions, redesign or denial based on applicable objective design standards adopted by the City Council. (SRMC 2.216.122.).

Incomplete Items¹

- A. Colors & Materials Exhibit. Provide colors and materials exhibits for each unit type included in this formal application.
 - B. Site Photos. Provide photos to show the entire site and all adjacent buildings and structures for context. Show the photo vantage points on a key map.
- ##### **3. MAJOR ENVIRONMENTAL AND DESIGN REVIEW PERMIT**
- Planning Commission Meeting to review the details of the overall site plan, architecture, landscaping, building design, and other site improvements for the project.

¹ See Conceptual Design Review Permit & Pre-Application webpage, <https://www.cityofsanrafael.org/conceptual-design-review-permit-pre-application-handout/>



Incomplete Items²

- A. Site Plan. The site plan must show the following:
 - i. Existing Site Conditions - show all existing easements on the site plan and on all relevant plans.
 - ii. Adjacent Properties - include primary buildings, accessory structures, and uses on parcels adjacent to the subject property for context.
- B. Vicinity Map. Mark the surrounding features and prominent public viewpoints and view sheds (if applicable).
- C. Project Data. Provide all required information per [Section 14.12.030](#) of the Municipal Code on Sheet A1 of the Architecture Plan set. Specifically, provide setbacks from all property lines, proposed lot area, average lot width, proposed maximum building height, and proposed maximum stepback height for each proposed lot; and proposed gross square footage for each unit type. This information can be added to the table on Sheet A1.
- D. Roof Plan. Provide a roof plan that shows property lines, outline of building footprints, 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 unit.
- E. Floor Plans.
 - i. Provide gross square footage for each unit type on Sheets A2 through A8 of the Architecture Plan set (only net square footage is provided on these sheets), and
 - ii. Provide ALL external dimensions for each floor plan for all unit types. This information is required to verify gross square footage of each unit type.
- F. Landscape Plan.
 - i. Provide information on the soil characteristics of landscaped areas. This can be on a separate sheet in the Landscape Plan set.
 - ii. Provide a table on Sheet L1 of the Landscape Plan set with details of the 33 significant native trees proposed to be removed Per Section IV.A2(2)(a) of the [Hillside Design Guidelines](#).

² See General Planning Permit Submittal Requirements, Section 3 – Environmental & Design Review Permit Applications: Plan Set, <https://storage.googleapis.com/proudcity/sanrafaelca/uploads/2023/04/General-Planning-Permit-Application-Submittal-Requirements-March-2023.pdf>



- iii. Provide a revised drawing in the Landscape Plan set showing replacement trees at the ratio of 3:1 for the proposed removal of significant native trees per Section of the IV.A2(2)(b) of the [Hillside Design Guidelines](#).
- iv. Revise the arborist report to demonstrate the health of all the native trees proposed to be removed.

G. Elevations.

- i. Proposed Elevations - include all sides of structure(s) and existing features (windows, doors, decks, etc.) with height and length measurements. Include the height of stepbacks per [Section 14.12.030\(A\) of the Municipal Code](#).
- ii. Proposed Exterior Details – including the location of light fixtures.
- iii. Provide side elevations for unit type A on Sheet A11 of the Architecture Plan set.

H. Sections and Profiles. Provide individual sections for unit types D1 and D2 on Sheet A10 in the Architecture Plan set.

I. Grading Plan. Identify and graphically show areas of cut and fill in a verifiable manner on Sheet C4 of the Civil Plan set.

J. All objective requirements and standards of the [Hillside Design Guidelines for Residential Development Projects](#) (Guidelines) apply to the development of this project. Review the guidelines and demonstrate compliance with the requirements in a separate memo and reference plan sheets where the guidelines have been incorporated.

K. Provide a grading and erosion control plan consistent with the requirements outlined in Section IV. A3 of the above Guidelines.

L. Show building envelopes established for each lot consistent with Section IV. A4 of the above Guidelines.

4. DENSITY BONUS

A. Density Bonus. Per [Section 14.16.030](#), submit a Density Bonus Application for a density bonus and/or concessions/incentives or waivers for Residential Development Projects. Application for a density bonus and/or concessions or incentives for a residential project shall be made by filing a separate application along with the following information (See [Resolution 14891](#) for specific references to items listed, below):

- i. Fees: \$6,280 are required to be paid.
- ii. Density Bonus submittal checklist: This checklist shall include, but not be limited to the following information: Property location; lot size,



zoning allowable residential density, and allowable number of base units;

- iii. 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 (see Table 3 of City Council Resolution);
- iv. 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;
- v. Parking Ratios Table: this table shall include the total number of proposed parking and the total number of required parking spaces for affordable housing units or for special projects;
- vi. List of requested Concessions/Incentives: The application shall include the total number of concessions or incentives being requested; the total number of concessions or incentives for which the project is eligible for by the City Council Resolution Table 4; a list of the requested concessions or Incentives; written financial documentation that demonstrates 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; The cost of reviewing any required financial data submitted as part of the application in support of a request for a concession or incentive, including, but not limited to, the cost to the city of hiring a consultant to review said data, shall be borne by the applicant;
- vii. 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;
- viii. If a density bonus is requested for a qualified land donation, the application shall show the location of the land to be dedicated and provide evidence that the requirements of Subsection C.g. of the City Council Resolution have been met, thus entitling the project to the requested density bonus;



- ix. If a density bonus is requested for construction of a childcare facility the application shall show the location and square footage of the proposed facility and provide evidence that the requirements of Subsection C.f. of the City Council Resolution have been met, thus entitling the project to the requested density bonus.

5. **MAJOR SUBDIVISION MAP (TENTATIVE MAP)**

Public hearing before the Planning Commission to review a Tentative Map Application to subdivide the site into 50 parcels. Pursuant to Sections: [15.02.020 - Application filing for tentative map](#), 15.02.030 - [Information on tentative map](#), [15.02.040 - Information in statement](#), and [Chapter 15.07 - STANDARDS FOR HILLSIDE SUBDIVISIONS](#), the following items are necessary to complete the application process for a Major Subdivision.

Incomplete Items³

- A. Provide a detailed description of the proposed land division on the cover sheet, including clearly marked developed and undeveloped areas.
- B. Provide a written statement of intent containing the information set forth in SRMC Section 15.02.040;
 - i. A description of the existing use(s) of the subject property;
 - ii. A statement of the proposed improvements including public utilities, water supply and sewerage disposal, how these improvements are to be made or installed, and the estimated timing of when such improvements are to be completed.
 - iii. A description of proposed public areas and dedications if any are proposed.
 - iv. A description of proposed restrictions, covenants, or easements, if any are proposed.
 - v. A list of any and all requests for exceptions (Chapter 15.01.120) from the provisions of this title and a written statement citing the justification and reasons for approval of these exceptions.
- C. Include the following on the Tentative Map:
 - i. The locations, names, of all roads, streets in the proposed subdivision and along the boundaries.

³ See Subdivision Submittal Requirements webpage, <https://www.cityofsanrafael.org/subdivision-submittal-requirements/>



- ii. 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.
 - iii. 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.
- D. Provide a biological survey, which classifies portions of the site by their degree of risk of plant communities from wildland fires and establishes guidelines for development in riparian and watershed areas.

6. **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 Items⁴

- 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.

⁴ See SRMC [Section 14.07.060 - Required plans and materials](#)



- 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.

7. **GENERAL PLAN AMENDMENT**

Planning Commission & City Council Meeting to review the General Plan Amendment as the project proposal does not meet the applicable maximum height and density limit set by the General Plan. In addition to requisite fee below, please submit the following items:

Incomplete Items⁵

- A. A deposit fees 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.)

⁵ See Rezoning or General Plan Amendment webpage, <https://www.cityofsanrafael.org/rezoning-general-plan-amendments/>



- 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. Typed copy 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 please see the attached departmental review 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
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 - 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: KAVITHA KUMAR
PROJECT PLANNER

DATE: DECEMBER 26, 2024

FROM: JOANNA KWOK - ASSISTANT PUBLIC WORKS DIRECTOR
FARIBORZ HEYDARI – PAKPOUR CONSULTING GROUP
GARY USHIRO – PAKPOUR CONSULTING GROUP

SUBJECT: Planning File #PLAN23-081 – Design Review Application: 50 Units Dominican Site

We have reviewed 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. 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.
3. The proposed “internal roadways” off Deer Park Ave. and Highland Ave. will be 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.
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.
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.
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.
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).

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

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.
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.
 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.
 - b. Upgrade Deer Park Ave. roadway between Highland Ave. and southern border of subject property may be required for adequate fire access and maneuverability.
 - 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.
14. Please provide a separate sheet that only shows existing and proposed property line (removing all site elements) for clarity.
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.
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).
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.
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.
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.
20. Show contour lines and grades at least 50 beyond the right of way line for roadway improvements and grade conforms to extent practical.
21. Add street names for all Private Streets.
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.
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.
24. Sheet C4 (Preliminary Grading Plan)- Add lot numbers.
25. Add pad elevations and finish floor elevations to the Preliminary Grading Plan.
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.
27. Provide street cross sections at Margarita Drive, Deer Park Avenue, Gold Hill Grade, and all Private Streets including drainage direction.
28. Provide cross sections through the multifamily homes and Deer Park Avenue to clarify conform between existing infrastructure and proposed improvements.
29. Show locations of proposed retaining walls and keyways.
30. Add Utility Plan showing water, sewer, storm, and joint trench including preliminary pipe sizes on applicable utilities.
31. Show location of stormwater treatment facilities.
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.

Following comments are for additional information only:

- I. Prior to 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 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.
- II. 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.
- III. An encroachment permit and grading permit will be required from the DPW prior to construction.
- IV. 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.
- V. 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)
- VI. 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.
- VII. 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.
- VIII. 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.

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.

Please contact Joanna Kwok or Assistant Engineer Megan Kelly at the Department of Public Works with questions regarding these comments:

Joanna Kwok - By phone at 415.720.4957 or email at joanna.kwok@cityofsanrafael.org.
Megan Kelly – By Phone at 415-485-3454 or email at megan.kelly@cityofsanrafael.org

Attachment A – San Rafael Municipal Code Section 15.02.030

Attachment A

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

DATE OF FIELD SURVEY:

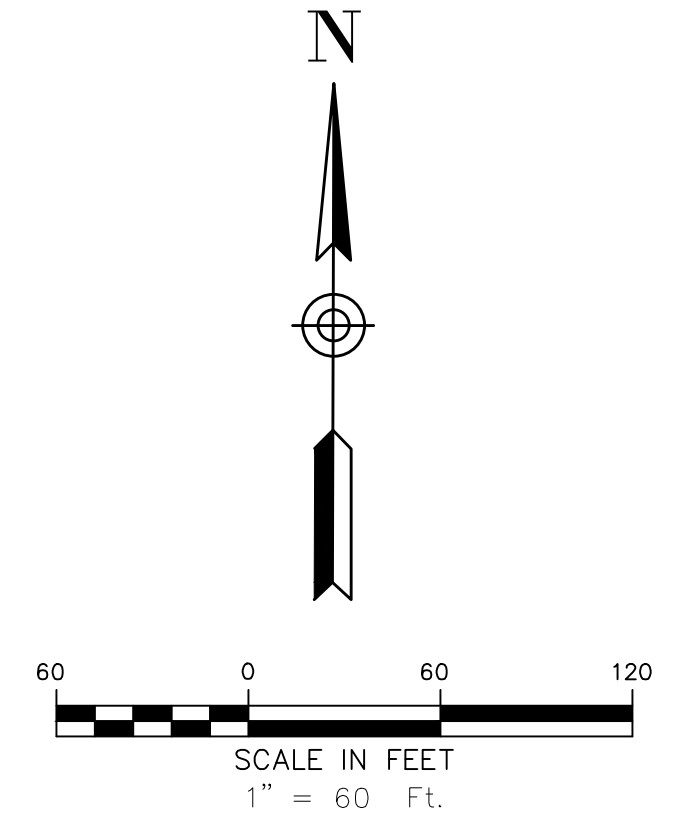
NOVEMBER 23, 2022

Provide sheet Index

ABBREVIATIONS:

- A.P.N. ASSESSOR'S PARCEL NUMBER
- CONC. CONCRETE
- FL FLOW LINE
- CLSTR CLUSTER
- DT DECIDUOUS TREE
- EP EDGE OF PAVEMENT
- CPP CORRUGATED PLASTIC PIPE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCE CONCRETE PIPE

15.07.020.e.5 - Provide Erosion Control plan



Street name?

Show and call out all easements as referenced in the Preliminary Title Report by Old Republic Title Company dated 11/21/2023. Call out easements to be abandoned. Add easements to the Legend below.

LEGEND:

- TOP OF BANK
- TOE OF BANK
- GRADE BREAK
- BOUNDARY LINE
- MINOR CONTOUR LINE (1')
- MAJOR CONTOUR LINE (5')
- FLOW LINE
- SANITARY SEWER LINE
- TREE AS LABELED
- PAVEMENT
- GRAVEL
- BOLLARD
- WATER VALVE
- WATER METER
- SPOT ELEVATION
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- POWER POLE
- JOINT POLE
- GUY WIRE
- SIGN AS NOTED
- GAS VALVE

PROPERTY AREA:

TOTAL PARCEL AREA: 905,768 SQ. FT.
= 20.79 ACRES

SURVEYOR'S NOTES:

- ALL TREES SHOWN HEREON REFLECT THEIR HORIZONTAL GROUND LOCATIONS AND ARE MEASURED AT BREAST HEIGHT.

BENCHMARK NOTE:

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) VIA NATIONAL GEODETIC SURVEY'S (NGS) 'GEOID12B' GEOID MODEL BEING APPLIED TO COMPUTED ELLIPSOID HEIGHTS AS TIED TO THE PUBLISHED ELLIPSOID HEIGHT AT AVAILABLE CORS STATIONS ON THE CALIFORNIA REAL TIME NETWORK

SURVEYOR'S STATEMENT:

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BASED UPON A FIELD SURVEY.



DEC 1, 2023

LEON E. OBERKAMPER
REGISTERED CIVIL ENGINEER #12094

DATE

OBERKAMPER & ASSOCIATES
CIVIL ENGINEERS, INC.
7200 REDWOOD BLVD. SUITE 305, SOVATO, CA 94945
PHONE: (415) 807-2800
WWW.OBERKAMPER.COM

CALIFORNIA

BOUNDARY & TOPOGRAPHIC SURVEY
DOMINICAN PARCEL A.P.N. (015-163-03)
MARIN COUNTY
CITY OF SAN RAFAEL

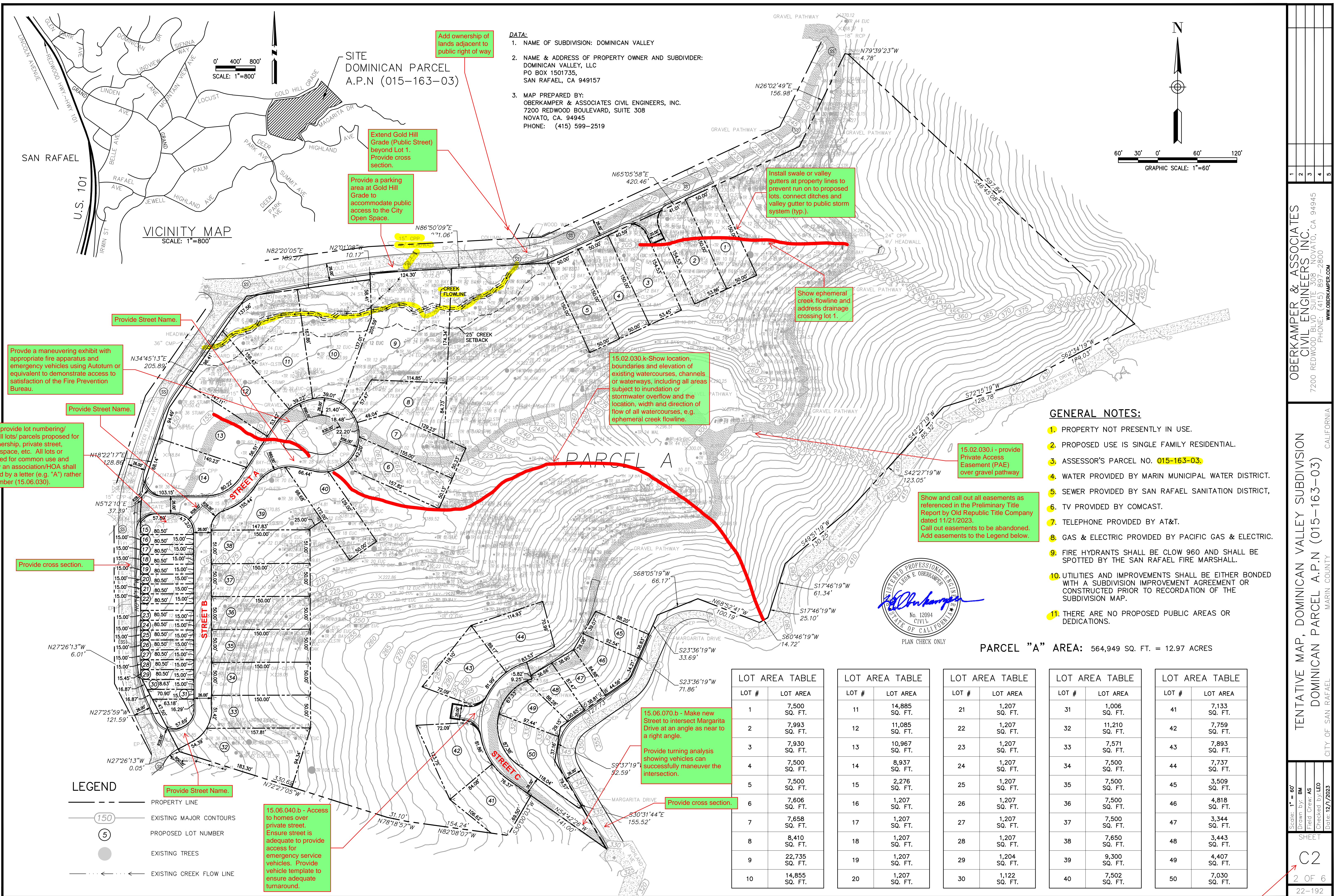
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Field Crew: AS
Checked by: LEO
Date: 12/1/2023

SHEET

C1

1 OF 6

22-192



15.02.030.j - provide lot numbering/lettering for all lots/parcels proposed for common ownership, private street, private open space, etc. All lots or parcels created for common use and ownership by an association/HOA shall be designated by a letter (e.g. "A") rather than a lot number (15.06.030).

Provide Street Name.

Provide a maneuvering exhibit with appropriate fire apparatus and emergency vehicles using Autoturn or equivalent to demonstrate access to satisfaction of the Fire Prevention Bureau.

Provide Street Name.

Provide cross section.

Provide Street Name.

15.06.040.b - Access to homes over private street. Ensure street is adequate to provide access for emergency service vehicles. Provide vehicle template to ensure adequate turnaround.

Add ownership of lands adjacent to public right of way.

Extend Gold Hill Grade (Public Street) beyond Lot 1. Provide cross section.

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

15.02.030.k - Show 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, e.g. ephemeral creek flowline.

Install swale or valley gutters at property lines to prevent run on to proposed lots. connect ditches and valley gutter to public storm system (typ.).

Show ephemeral creek flowline and address drainage crossing lot 1.

15.02.030.i - provide Private Access Easement (PAE) over gravel pathway

Show and call out all easements as referenced in the Preliminary Title Report by Old Republic Title Company dated 11/21/2023. Call out easements to be abandoned. Add easements to the Legend below.

15.06.070.b - Make new Street to intersect Margarita Drive at an angle as near to a right angle. Provide turning analysis showing vehicles can successfully maneuver the intersection.

Provide cross section.



Subdiv 2023-22-192 Cassidy Dominican Valley Design 12-19-23 TENTATIVE MAP SHEET 12/22/23 11:42:49 AM


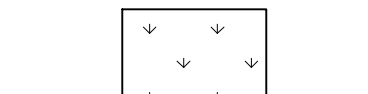
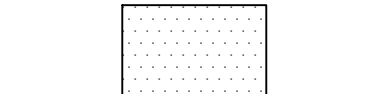
OBERKAMPER & ASSOCIATES CIVIL ENGINEERS, INC. 7200 REDWOOD BLVD SUITE 308 NOVATO, CA 94945 PHONE: (415) 599-2800 WWW.OBERKAMPER.COM

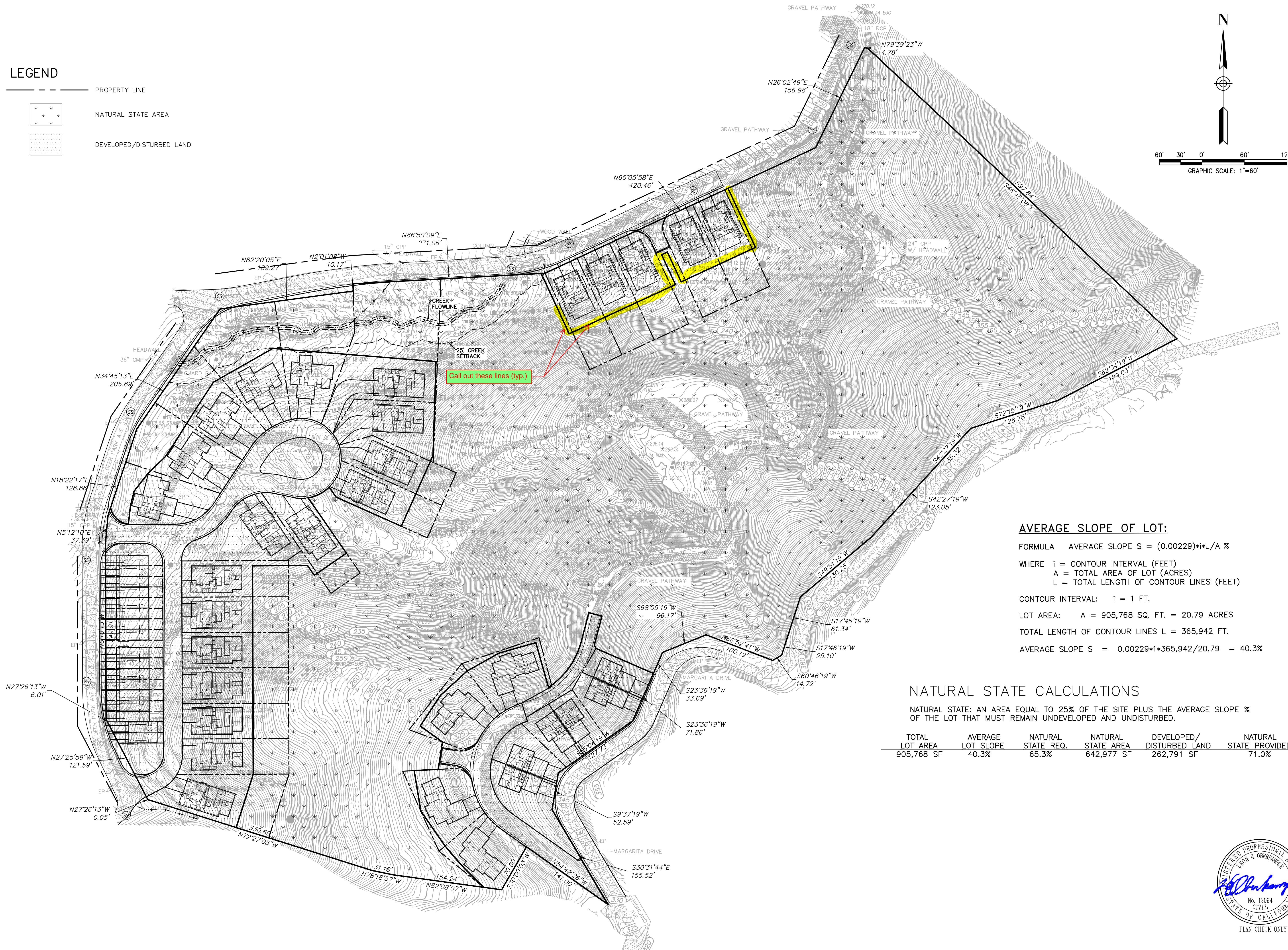
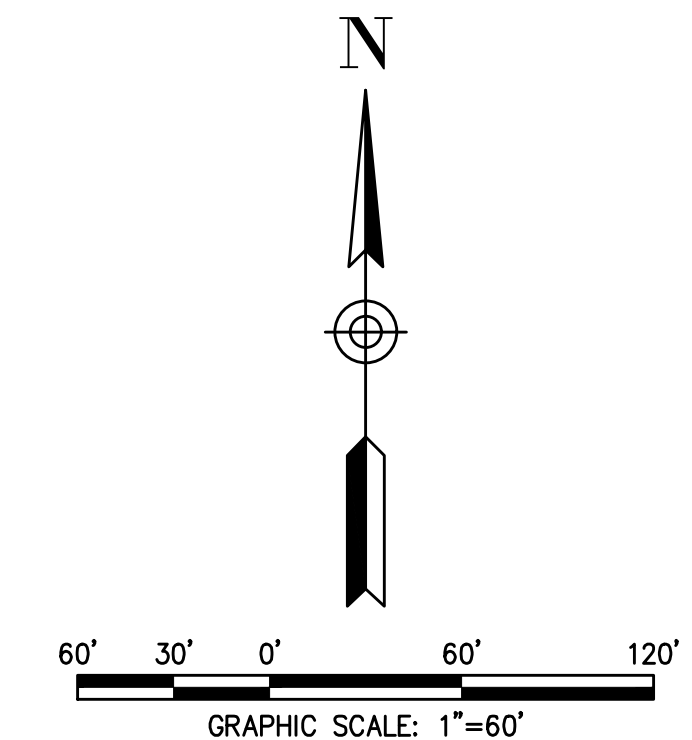
TENTATIVE MAP, DOMINICAN VALLEY SUBDIVISION DOMINICAN PARCEL A.P.N (015-163-03) MARIN COUNTY CALIFORNIA

Scale: 1" = 80'
Drawn by: BM
Field Crew: AS
Checked by: LEO
Date: 12/1/2023
SHEET C2
2 OF 6
22-192

Make Sheet C2 Title Sheet for the Tentative Map.

LEGEND

-  PROPERTY LINE
-  NATURAL STATE AREA
-  DEVELOPED/DISTURBED LAND



AVERAGE SLOPE OF LOT:

FORMULA AVERAGE SLOPE S = (0.00229)*i*L/A %
 WHERE i = CONTOUR INTERVAL (FEET)
 A = TOTAL AREA OF LOT (ACRES)
 L = TOTAL LENGTH OF CONTOUR LINES (FEET)
 CONTOUR INTERVAL: i = 1 FT.
 LOT AREA: A = 905,768 SQ. FT. = 20.79 ACRES
 TOTAL LENGTH OF CONTOUR LINES L = 365,942 FT.
 AVERAGE SLOPE S = 0.00229*1*365,942/20.79 = 40.3%

NATURAL STATE CALCULATIONS

NATURAL STATE: AN AREA EQUAL TO 25% OF THE SITE PLUS THE AVERAGE SLOPE % OF THE LOT THAT MUST REMAIN UNDEVELOPED AND UNDISTURBED.

TOTAL LOT AREA	AVERAGE LOT SLOPE	NATURAL STATE REQ.	NATURAL STATE AREA	DEVELOPED/DISTURBED LAND	NATURAL STATE PROVIDED
905,768 SF	40.3%	65.3%	642,977 SF	262,791 SF	71.0%



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<p>OBERKAMPER & ASSOCIATES CIVIL ENGINEERS INC. 7200 REDWOOD BLVD SUITE 308 SOVATO, CA 94945 PHONE: (415) 807-2800 WWW.OBERKAMPER.COM</p>				
<p>NATURAL STATE PLAN DOMINICAN PARCEL A.P.N. (015-163-03) MARIN COUNTY CALIFORNIA</p>				
<p>Scale: 1" = 60' Drawn by: BM Field Crew: AS Checked by: LEO Date: 12/7/2023</p>				
<p>SHEET C3 3 OF 6 22-192</p>				

LEGEND

- PROPERTY LINE
- (150) EXISTING MAJOR CONTOURS
- EXISTING TREES
- EXISTING CREEK FLOW LINE
- 320 PROPOSED MAJOR CONTOURS
- +180.0 PROPOSED SPOT ELEVATION
- GF GARAGE FINISH FLOOR ELEVATION

← Add Pad Elevation.

Add Lot numbers (typ.).

Add Pad Elevation.

Provide details for all culverts being up-sized to handle the 10-year design storm, typ.

Add Pad Elevations, typ.

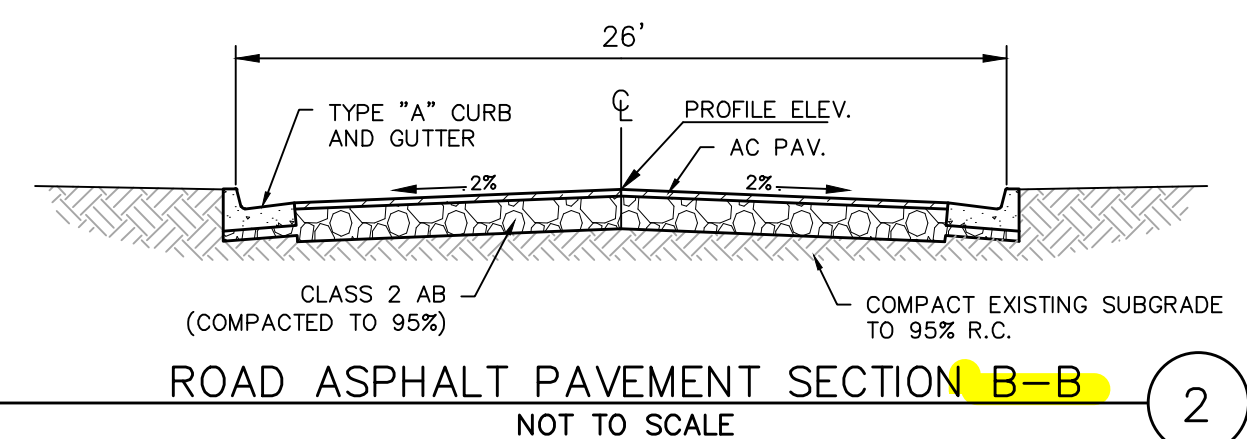
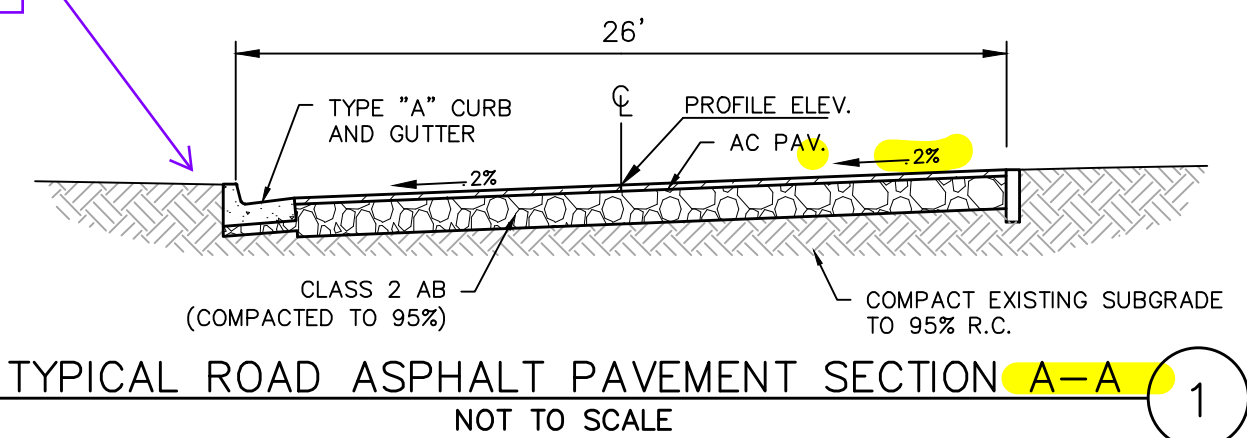
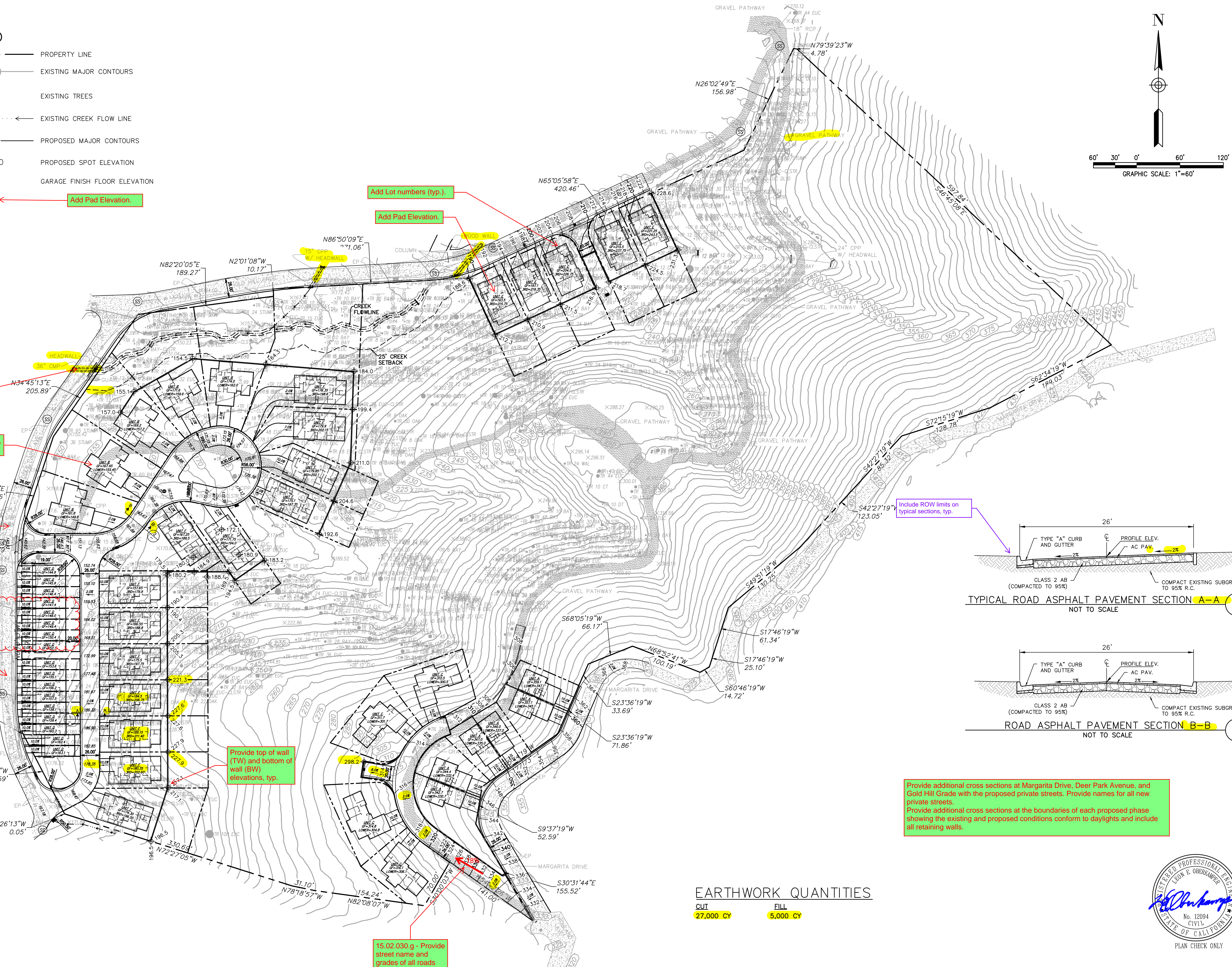
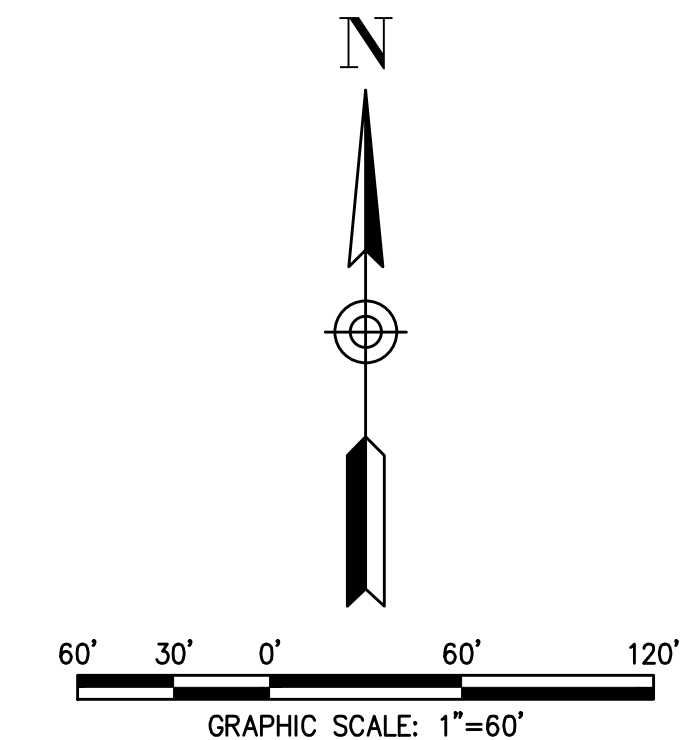
Provide section for Deer Park Ave and Gold Hill Grade

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

Show cross slope and direction of flow

Provide top of wall (TW) and bottom of wall (BW) elevations, typ.

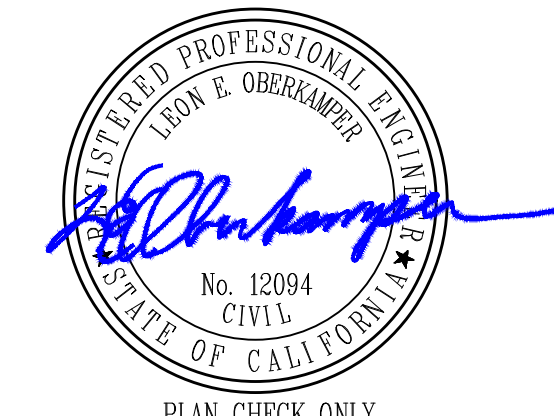
15.02.030.g - Provide street name and grades of all roads



Provide additional cross sections at Margarita Drive, Deer Park Avenue, and Gold Hill Grade with the proposed private streets. Provide names for all new private streets. Provide additional cross sections at the boundaries of each proposed phase showing the existing and proposed conditions conform to daylights and include all retaining walls.

EARTHWORK QUANTITIES

CUT 27,000 CY FILL 5,000 CY



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PRELIMINARY GRADING PLAN
DOMINICAN PARCEL A.P.N. (015-163-03)
MARIN COUNTY, CALIFORNIA

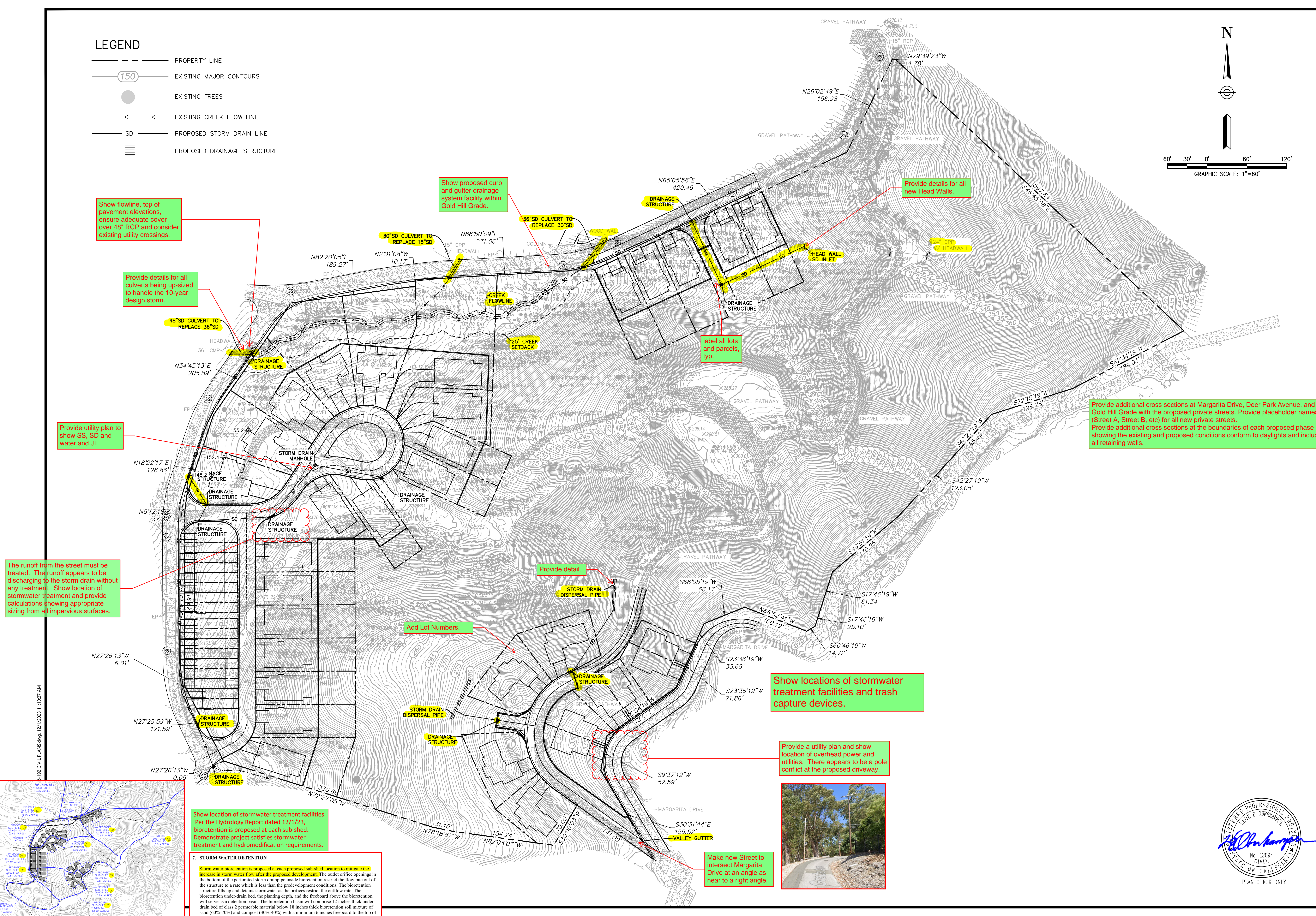
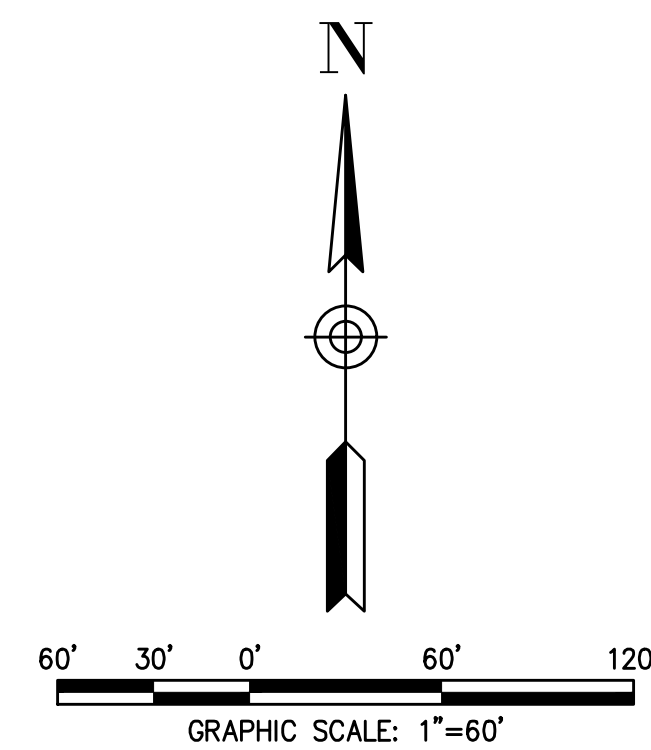
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SHEET C4
4 OF 6
22-192

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LEGEND

- PROPERTY LINE
- EXISTING MAJOR CONTOURS
- EXISTING TREES
- EXISTING CREEK FLOW LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED DRAINAGE STRUCTURE



Show flowline, top of pavement elevations, ensure adequate cover over 48" RCP and consider existing utility crossings.

Provide details for all culverts being up-sized to handle the 10-year design storm.

48" SD CULVERT TO REPLACE 36" SD

Show proposed curb and gutter drainage system facility within Gold Hill Grade.

30" SD CULVERT TO REPLACE 15" SD

36" SD CULVERT TO REPLACE 30" SD

Provide details for all new Head Walls.

Provide utility plan to show SS, SD and water and JT.

The runoff from the street must be treated. The runoff appears to be discharging to the storm drain without any treatment. Show location of stormwater treatment and provide calculations showing appropriate sizing from all impervious surfaces.

Provide additional cross sections at Margarita Drive, Deer Park Avenue, and Gold Hill Grade with the proposed private streets. Provide placeholder names (Street A, Street B, etc) for all new private streets. Provide additional cross sections at the boundaries of each proposed phase showing the existing and proposed conditions conform to daylight and include all retaining walls.

Provide detail.

Add Lot Numbers.

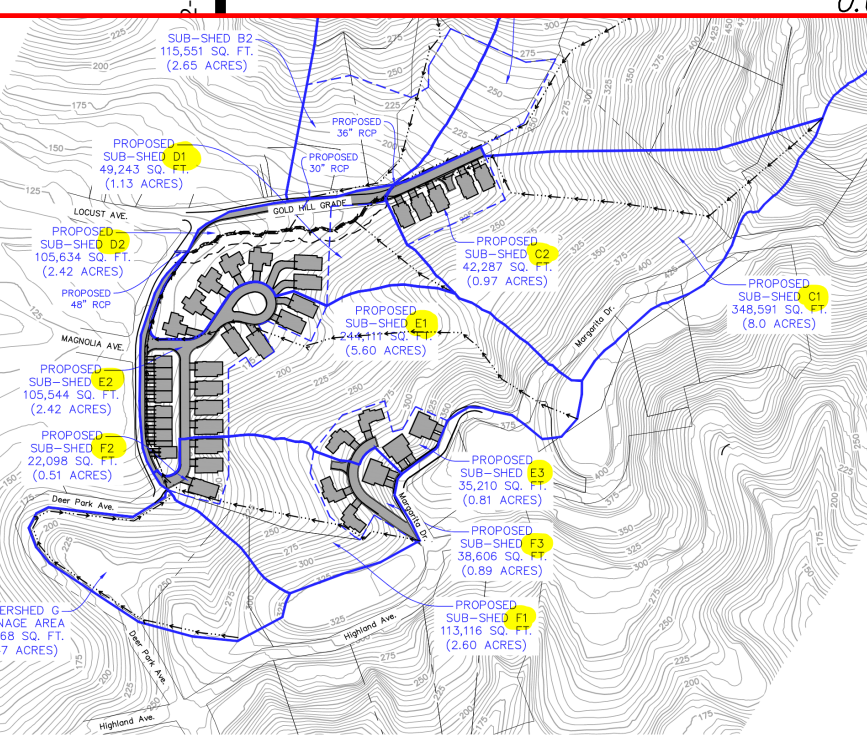
Show locations of stormwater treatment facilities and trash capture devices.

Provide a utility plan and show location of overhead power and utilities. There appears to be a pole conflict at the proposed driveway.

Show location of stormwater treatment facilities. Per the Hydrology Report dated 12/1/23, bioretention is proposed at each sub-shed. Demonstrate project satisfies stormwater treatment and hydromodification requirements.

7. STORM WATER DETENTION
Storm water bioretention is proposed at each proposed sub-shed location to mitigate the increase in storm water flow after the proposed development. The outlet orifice openings in the bottom of the perforated storm drainpipe inside bioretention restrict the flow rate out of the structure to a rate which is less than the predevelopment conditions. The bioretention structure fills up and detains stormwater as the orifices restrict the outflow rate. The bioretention under-drain bed, the planting depth, and the freeboard above the bioretention will serve as a detention basin. The bioretention basin will comprise 12 inches thick under-drain bed of class 2 permeable material below 18 inches thick bioretention soil mixture of sand (60%-70%) and compost (30%-40%) with a minimum 6 inches freeboard to the top of overflow storm drain structure grate. A 20% porosity is used for the under-drain bed and bioretention soil mixture in hydrograph detention volume calculations.

Make new Street to intersect Margarita Drive at an angle as near to a right angle.



1	2	3	4	5
<p>OBERKAMPER & ASSOCIATES CIVIL ENGINEERS INC. 7200 REDWOOD BLVD SUITE 305 SOVATO, CA 94945 PHONE: (415) 897-2800 WWW.OBERKAMPER.COM</p>				
<p>PRELIMINARY DRAINAGE PLAN DOMINICAN PARCEL A.P.N. (015-163-03) CITY OF SAN RAFAEL MARIN COUNTY CALIFORNIA</p>				
<p>Scale: 1" = 60' Drawn by: BM Field Crew: AS Checked by: LEO Date: 12/1/2023</p>				
<p>SHEET C5 5 OF 6 22-192</p>				



15.02.040.a-include a description of the existing use of the property.

Date December 4th, 2023

Ref. PLAN23-081
Sub -Divider Dominican Valley Subdivision
APPLICANT Dominican Valley LLC
Site address APN 015-163-03

Project Description

The Dominican Valley property is a 20.79 Acre site located in the Dominican / Black Canyon neighborhood of San Rafael. The subject site is bordered northwesterly between the streets of Gold-Hill grade and Deer Park Ave and southerly by Highland Ave and Margarita Drive. The development proposes Subdivision of the site into 50 lots with 50 units of residential housing (+14 Attached Junior ADUs).

The projects 50 lot layout has been designed as a “Clustered development”, specifically Clustering’s of development areas utilizing portions of the site which provide ease of access to the Public Right of Way (R.O.W) street frontages including Magnolia Drive, Deer-Park Ave, Gold-Hill Grade and Margarita Drive. Many of the lots are positioned along these public R.O.W street frontages where connections are available to Public Utilities and vehicular access, the remainder have public utility and vehicular access through private streets.

The designed Clustering of the development focused on avoidance of areas onsite with steep topography which thereby helped retain over +70% of the site as undisturbed natural terrain and avoided development of highly visible Hillside or ridgelines while preserving hillsides as visual backdrop. The significant amount of undisturbed natural terrain also helps minimize removal of natural, vegetation and significant trees.

The development maintains a 25ft top of bank buffer to Sisters Creek meandering along Goldhill grade. The Drainageway onsite which are outside of the development footprint areas shall be piped / culverted and diverted towards Sisters Creek. The proposed private streets have been designed with appropriate width, slope gradient and emergency Vehicle turn outs to ensure meeting Fire Code standards while also providing safe vehicular and pedestrian access to the development.

The 50 residential units (+ 14. Junior ADUs) comprises of the following types of units.

- 27 single-family homes ranging in size from 2612 ft.² - 3215 ft.².
- 17 townhomes ranging in size from 1150 ft.² - 1390 ft.² (*T-Homes with attached junior ADUs)
- 6 Duplex units each 1705 ft.²

The homes have been designed to blend into the surrounding area, with the use of both steps back massing and flat or low-pitched roofs. The architectural design of the home’s exterior reflects a modern California feel with natural materials and muted colors. The building forms and open floor plans create strong connections to the outdoors utilizing large areas of glazing in combination with numerous outdoor patios.

The landscape will utilize a low-water, low-maintenance planting palette of native and climate-appropriate plants, with selected areas for bioretention and stormwater treatment. The plan preserves and protects the open space outside the area of disturbance as much as possible.

15.02.040.c-include a statement of the proposed improvements including public utilities, water supply and sewerage disposal, how these improvements are to be made or installed, and the estimated timing of when such improvements are to be completed

15.02.040.d-include description of proposed public areas and dedications, if any, if not, state so.

15.02.040.e-include description of proposed tree removal and new planting.

15.02.040.f-include description of proposed restrictions, covenants or easements, if any.



**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.

Thursday, December 21, 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. Plan23-081; 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,

Handwritten signature of Tim Tran in black ink.

Tim Tran, PE
Associate Civil Engineer