

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
FAX: (415) 904-5400
WEB: WWW.COASTAL.CA.GOV



Th10b

2-21-0504 (L'HEUREUX SFD)

APRIL 7, 2022

EXHIBITS

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Exhibit 6 – FEMA Flood Hazard Map

183 SEADRIFT – LOCATION MAP
MARIN COUNTY



183 SEADRIFT – SITE PHOTOS MARIN COUNTY



Photo above: Coastal Records Project, 2019

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1400 BUTLER ARCADE
SAN FRANCISCO, CA 94109
BUTLER ARCADE, 1400
E. INDEPENDENCE
T 415-674-5534

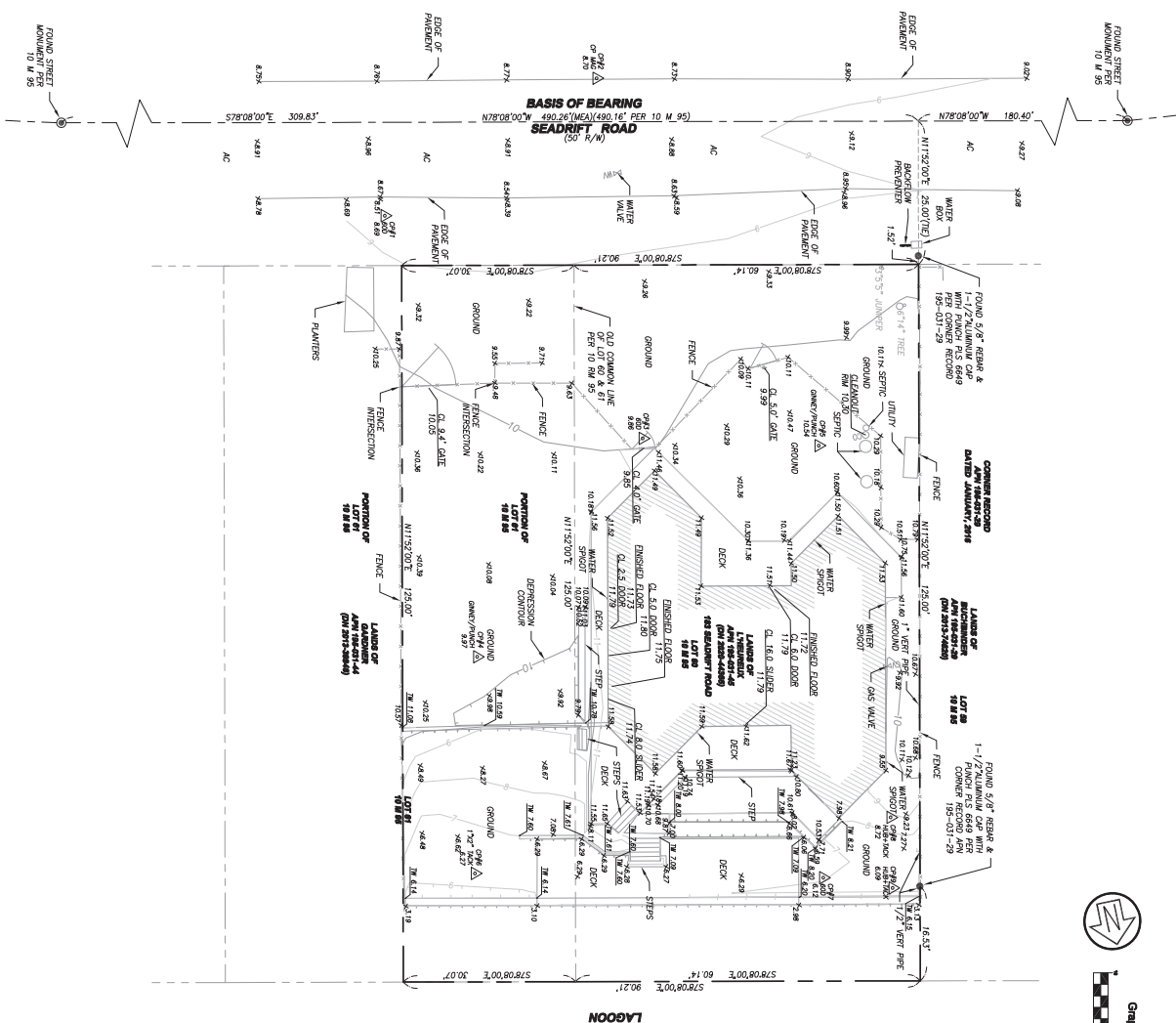
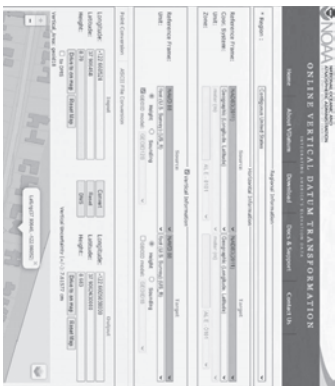
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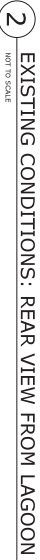
SEADRIFT RESIDENCE
183 SEADRIFT RD, STINSON BEACH, CA 94924
APN: 195-031-45

BUTLER ARCADE
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1. DISTANCE SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. LOCATIONS OF BURNING ARE NOT INDICATED BETWEEN FOUNTAIN STREET AND MONUMENT AVENUE. LOCATIONS OF BURNING ARE NOT INDICATED BETWEEN MONUMENT AVENUE AND SUBDIVISION NO. 10 NORTH 10TH 10' OF 40' W. 1/4, P. 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962

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Exhibit 3
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SITE PHOTOS

AO.1



EXTERIOR WINDOWS / DOORS
CLEAR GLAZED GLASS



EXTERIOR WINDOWS / DOORS
ANODIZED ALUMINUM
DARKENED BRONZE



EXTERIOR WOOD SIDING
WESTERN RED CEDAR



RETAINING WALLS:
BOARD FORM CONCRETE
NATURAL FINISH



HARDSCAPE STAINS
BLUESTONE

3 MATERIALS



2 REAR VIEW
NOT TO SCALE



1 FRONT VIEW
NOT TO SCALE

BUTLER ARMS & SONS
2-21-2004
Exhibit 3
Page 4 of 14

SEADRIFT RESIDENCE
183 SEADRIFT RD, STINSON BEACH, CA 94969
APN: 195-031-45

PERMIT SET

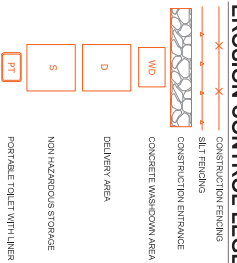
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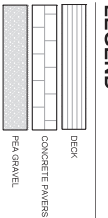
RENDERINGS

A0.2

EROSION CONTROL LEGEND



LEGEND



ABBREVIATIONS

AC	ASPHALT CONCRETE	FS	FINISH SURFACE
CNC	CONCRETE	GB	GRADE BREAK
DWY	DRIVEWAY	IN	NEW
PA	PAVING AREA	PA	PAVING AREA
DS	DOWN SLOUT	SP	SQUARE FEET
EG	EXISTING GRADE	TS	TOP OF STAIR
FF	FINISH FLOOR	TM	TOP OF WALL
FG	FINISH GRADE	VB	VERTICAL WALL
VF	VERTICAL FIELD		

GENERAL NOTES

1. TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A SITE SURVEY PERFORMED BY CONSULTING ENGINEER EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE COUNTY OF ALABAMA STANDARD PLANS AND SPECIFICATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ALABAMA DEPARTMENT OF REVENUE AND THE ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

EARTHWORK QUANTITIES

1. PROPOSED FINISH GRADE IS SHOWN AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN.
2. ALL EXISTING MATERIAL SHALL BE REMOVED AND REPLACED FOR ALL EXISTING MATERIAL EXCEPT FOR 6" OF EXISTING MATERIAL TO REMAIN UNDER THE NEW FINISH GRADE.
3. THE EARTHWORK QUANTITIES ABOVE ARE FOR REFERENCE PURPOSES ONLY.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ALABAMA DEPARTMENT OF REVENUE AND THE ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ALABAMA DEPARTMENT OF REVENUE AND THE ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ALABAMA DEPARTMENT OF REVENUE AND THE ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ALABAMA DEPARTMENT OF REVENUE AND THE ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.

DRAINAGE NOTES

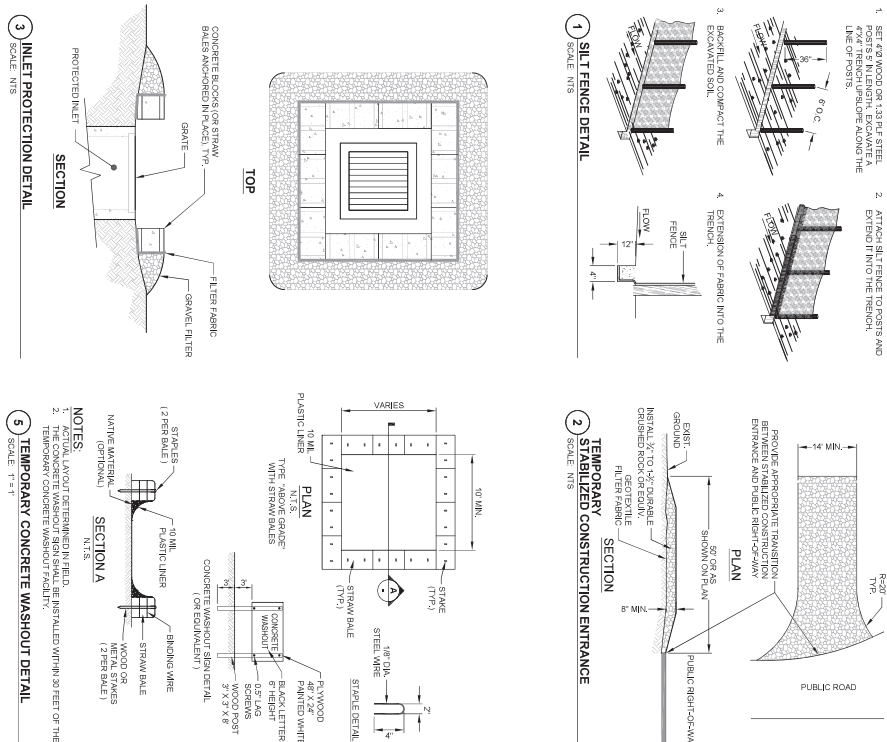
1. ALL STORM DRAIN PIPES SHALL BE 36" PVC OR APPROVED EQUIVALENT.
2. ALL STORM DRAIN PIPES SHALL BE 36" PVC OR APPROVED EQUIVALENT.
3. STORM DRAINAGE SYSTEM SHOWN ON THESE PLANS HAVE BEEN DESIGNED TO ACCORDANCE WITH THE ALABAMA DEPARTMENT OF REVENUE AND THE ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ALABAMA DEPARTMENT OF REVENUE AND THE ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT.
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PERMIT SET

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EROSION CONTROL PLAN

A0.4

[illegible]

1. LOT WILL BE POURED GRADED & ACCORDANCE WITH THE GRADING PLAN PREPARED BY , FUTURE FINISH GRADING SHALL BE DETERMINED BY THE CITY ENGINEER. ALL STORM WATER FLOW FROM THE SITE IS INTENDED TO BE DIRECTED TO THE CITY STORM DRAINS.
 2. IF SIGNIFICANT SLOPES OR OTHER VISUAL IMPACTS OR UNDESIRABLES ARE IN THE STORM WATER, CONTACT THE CITY ENGINEER IMMEDIATELY.
 3. ALL UTILITIES SHALL BE REMOVED BY SHOVE OR EXCAVATION.
 4. ALL TWO-OR-THREE CONTRACTORS, AND SUBCONTRACTORS ARE RESPONSIBLE FOR COMPARING TO THE EXISTING SHOWN ON THIS PLAN OR RELATED DOCUMENTS, ANY CONTRACTOR PLANNING TO DO WORK COINCIDENT SHALL BE RESPONSIBLE FOR EMPLOYEES OR SUBCONTRACTORS TO BE AWARE OF THE CONTENTS OF THIS PLAN FIRST.
 5. WITH THE CONTRACTOR, THIS SHALL INCLUDE BUT NOT BE LIMITED TO: REMOVING THE STORM OF HAZARDOUS MATERIALS ASSOCIATED WITH THE PROJECT, INCLUDING BUT NOT LIMITED TO: REMOVING ALL HAZARDOUS MATERIALS ASSOCIATED WITH THE PROJECT BY ANY COUNTY THE CITY OF LOS ANGELES OR OTHER AGENCIES, ALL PROPERTY OWNERS, CONTRACTORS, OR PERSONS REQUIRED BY CITY, STATE OR LOCAL AGENCIES.
 6. CONTRACTOR MAY RELOCATE STORMAGE DRAINAGE, OR AROUND OTHERS, TO SUIT THEIR OPERATIONS. RELOCATED LOCATION SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND TOOLS. MATERIALS TO BE REMOVED SHALL BE REMOVED FROM THE SITE.
 7. AFTER COMPLETION OF THE GRAB, GUTTER, AND PAVING OR CONCRETE CURBSIDE THE CITY, ALL TRENCHES SHALL BE MOVED TO THE STREET SIDE. ALL TRENCHES SHALL BE FILLED WITH BACKFILL AND ACCEPTED WITH POSITIONED SUBCONTRACTOR DETAIL CATCH BASIN.
- EROSION CONTROL NOTES:**

EROSION CONTROL NOTES:

- [illegible]

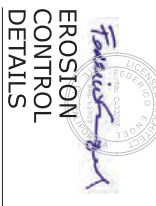
URBAN RUNOFF POLLUTION NOTES

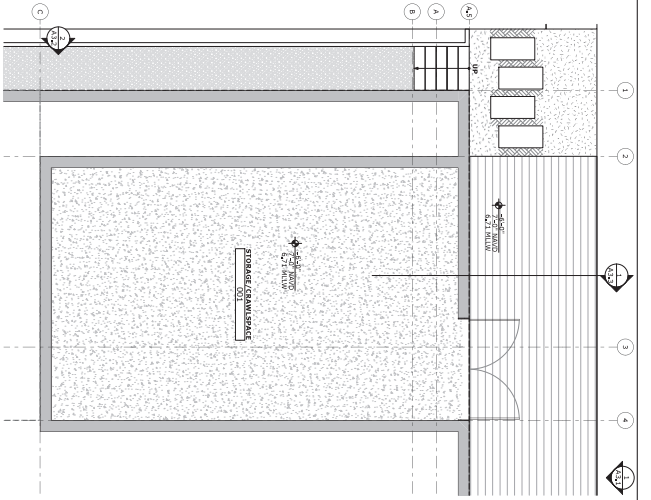
1. STRAIGHT ALL GLOBE AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY, BETWEEN OCTOBER 1 AND APRIL 30.
2. REMOVE SOIL, PLANTS AND MOSS AND STOCKPILING OF ALL MATERIALS WITH RAIN FIGHTER.
3. REMOVE SOIL AND OTHER MATERIALS SHALL BE TARGETED AT THE RESULTS OF THE FORT ERIER.
4. STORE, HANDLE AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES SO AS TO PREVENT THEM ENTRY TO THE STORM CATCHMENT BASIN OR TO OTHER SENSITIVE AREAS. WASTES SHALL BE STORED IN A MANNER THAT DOES NOT PRESENT A RISK OF POLLUTION TO THE STORM CATCHMENT BASIN OR TO OTHER SENSITIVE AREAS.
5. USE A TYPICAL OR OTHER MEASURES TO REMOVE SEDIMENT FROM DRAINAGE EFFLUENT.
6. NO CLEANING, WASHING OR MAINTAINING VEHICLES OR TRAILERS SHALL BE PERMITTED IN ANY MANNER THAT ALLOWS DELETERIOUS MATERIALS TO ENTER OR BE CARRIED TO THE STORM.
7. USE OF PESTICIDES AND OR FERTILIZERS SHALL BE APPLIED AND CONTROLLED TO PREVENT POLLUTION RISK.
8. IN THE EVENT SPILLING OPERATIONS ARE SUSPENDED BY WEATHER CONDITIONS AND IF THE STORM DRAIN SYSTEM IS INCOMPLETELY INSTALLED, ROCK TALLIES AND OTHER FACILITIES AS DIRECTED BY A CITY ENGINEER.
9. CONTRACTOR TO ISOLATE COMPLETE WASHDOWN, VEHICLE STORAGE, DELIVERY, AND NON-HAZARDOUS WASTE AREAS AS NECESSARY TO PREVENT A FURTHER OPERATIONAL AND POLLUTION CONTROL.
10. MINOR POLLUTANTS SHALL BE ELIMINATED WITHIN BUILDING FOOT PRINT AT CONSTRUCTION'S COMPLETION.

PERMIT SET

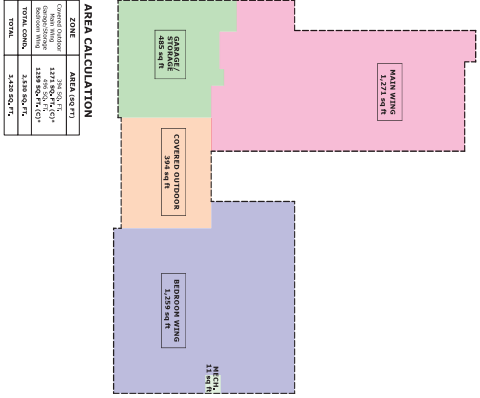
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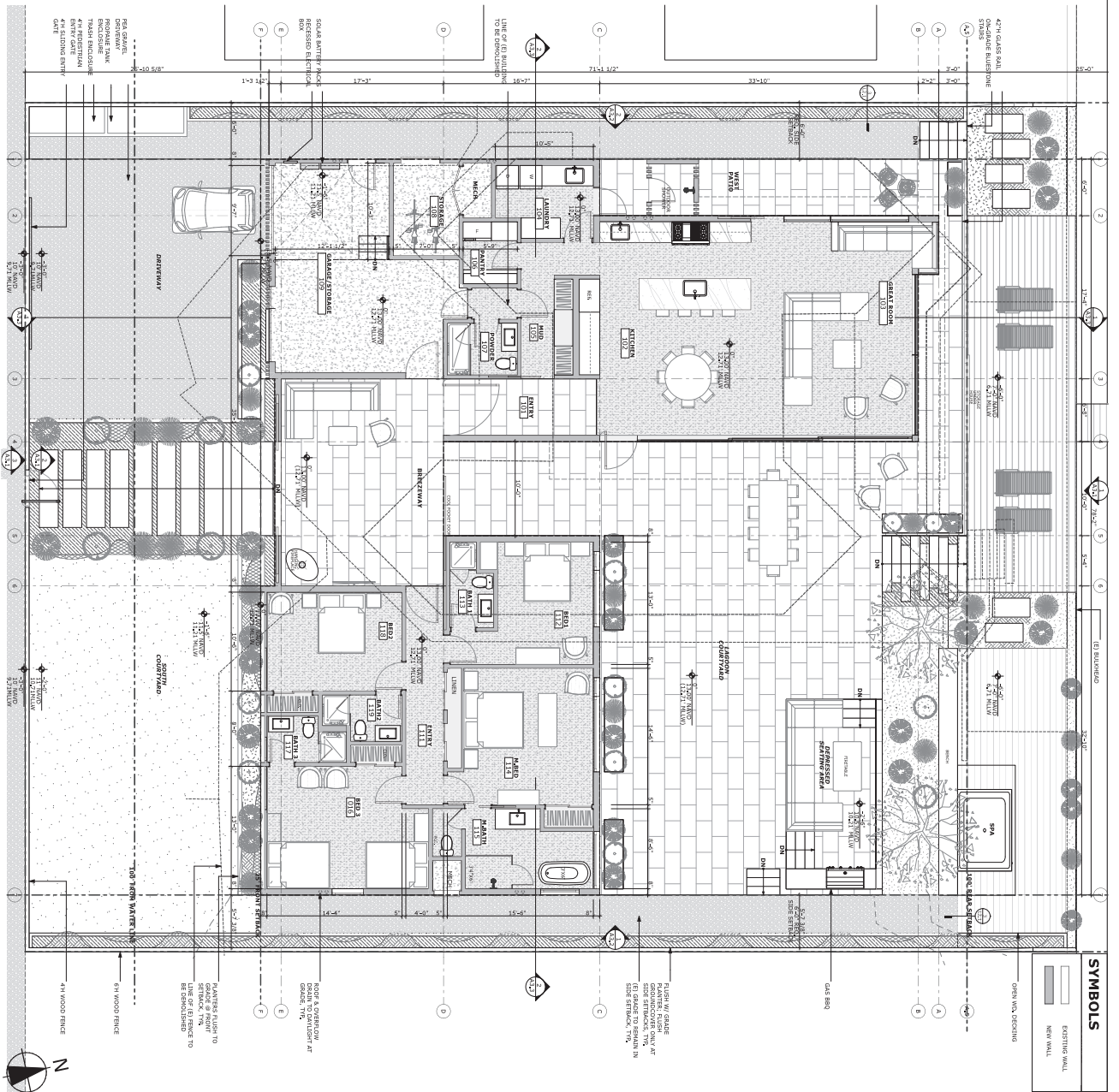




3 CRAWLSPACE PLAN
SCALE 3/16" = 1'-0"



2 AREA FOOTPRINT CALCULATION
SCALE 1/4" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"

SYMBOLS

- EXISTING WALL
- NEW WALL

OPEN W/4 DECKING

FLUSH W/ SHADE

GRASS/POSSIBLE ONLY AT

SIDE SETBACK, TYP.

GAS BBQ

FLUSH W/ SHADE

GRASS/POSSIBLE ONLY AT

SIDE SETBACK, TYP.

GAS BBQ

FLUSH W/ SHADE

GRASS/POSSIBLE ONLY AT

SIDE SETBACK, TYP.

GAS BBQ

FLUSH W/ SHADE

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GAS BBQ

FLUSH W/ SHADE

GRASS/POSSIBLE ONLY AT

SIDE SETBACK, TYP.

GAS BBQ

FLUSH W/ SHADE

GRASS/POSSIBLE ONLY AT

SIDE SETBACK, TYP.

GAS BBQ

PERMIT SET

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CHECKED: [Signature]

SCALE: AS NOTED

REVISIONS:

NO. DATE DESCRIPTION

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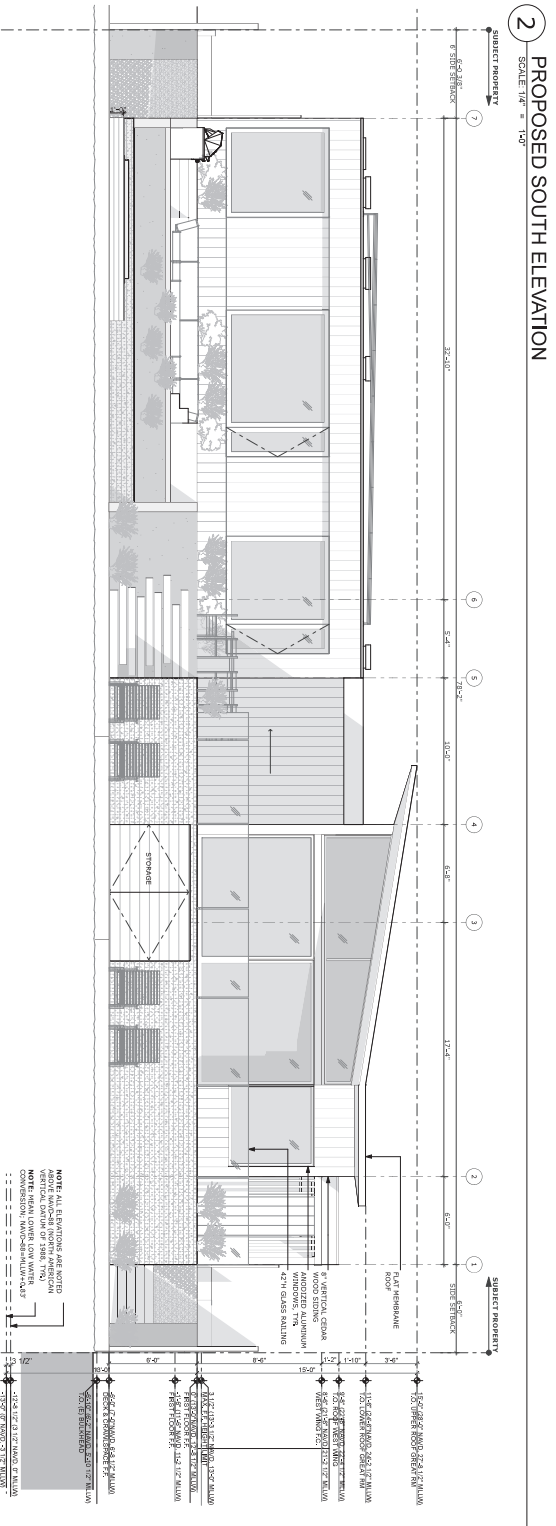
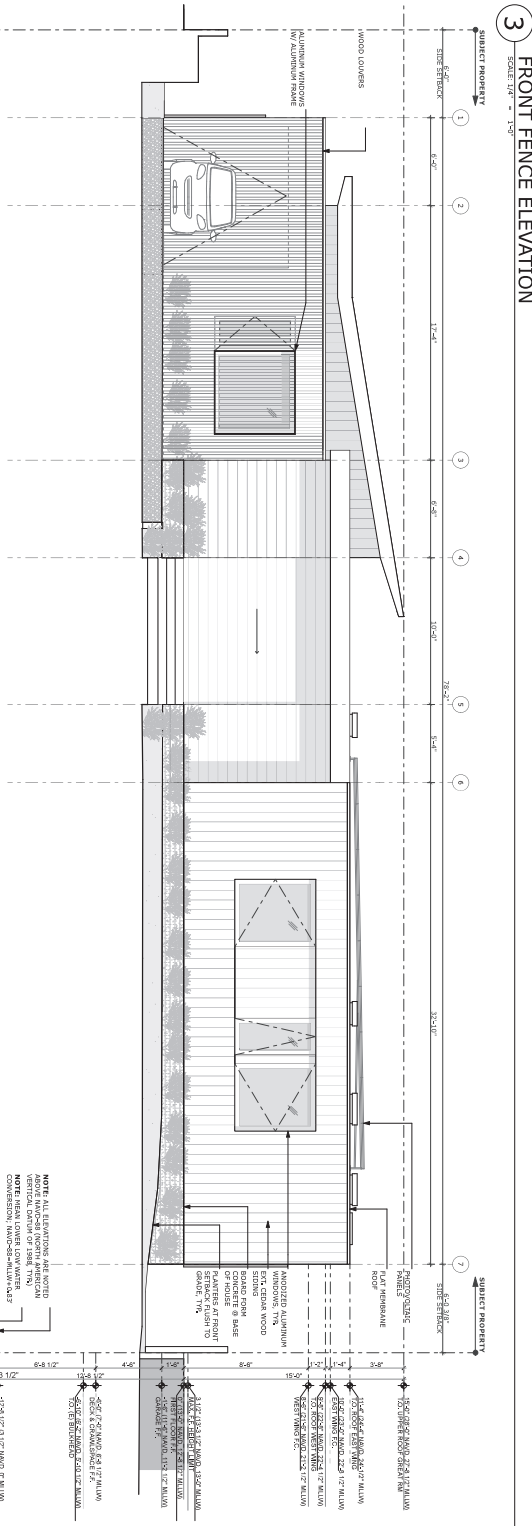
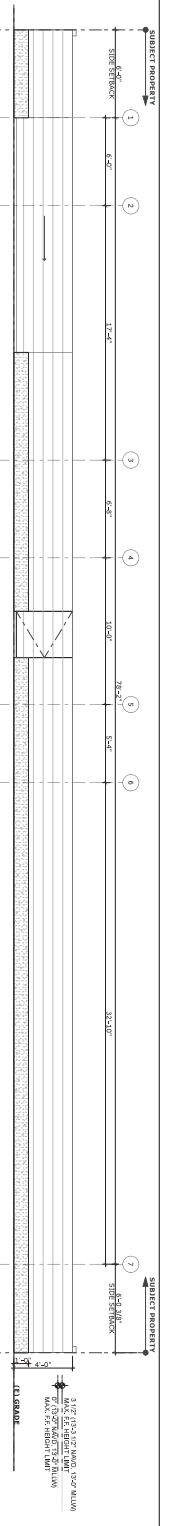
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SEADRIFT RESIDENCE
183 SEADRIFT RD, STINSON BEACH, CA 94061
APN: 195-031-45

PROPOSED EXTERIOR ELEVATION

PERMIT SET

DATE: 7/13/21
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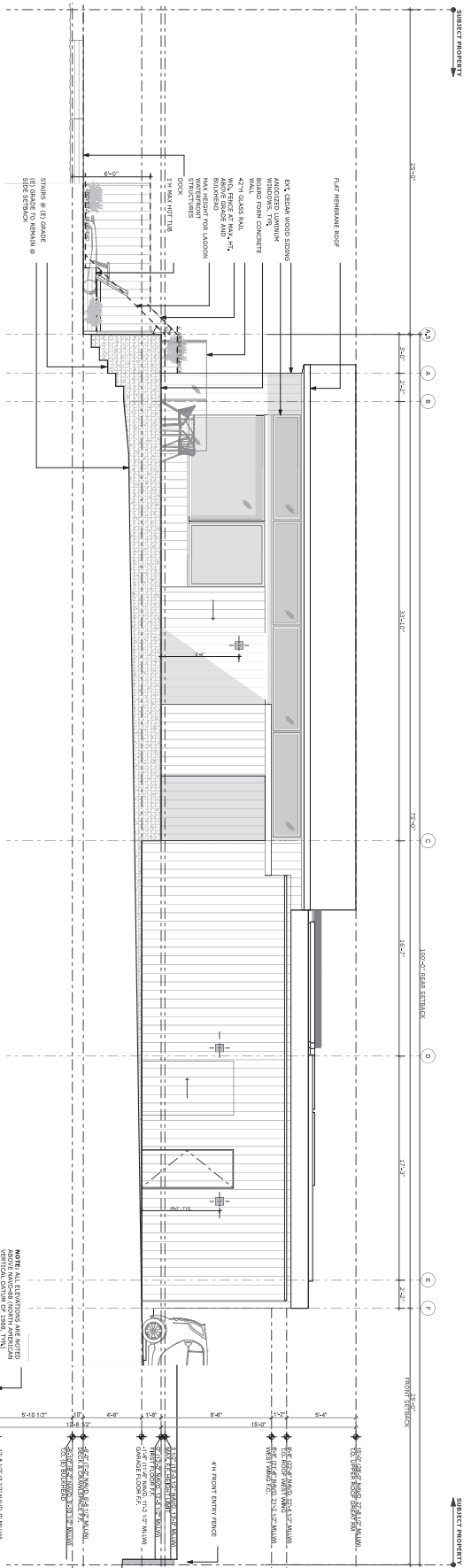
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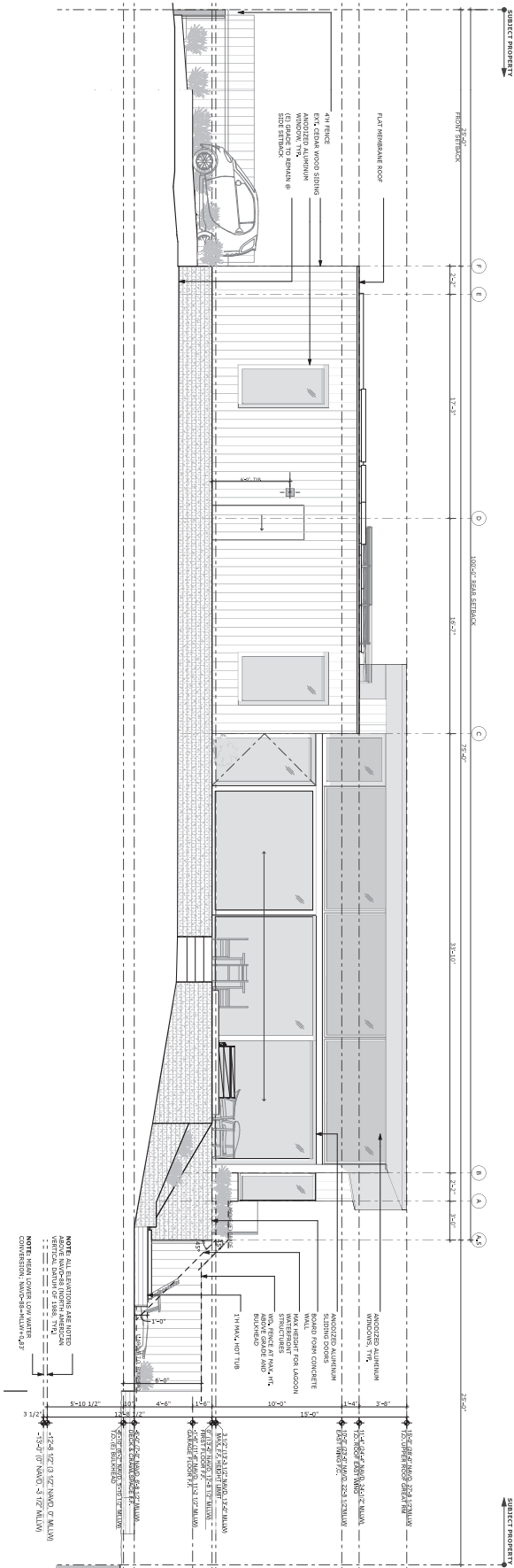
1
SCALE 1/4" = 1'-0"

2
SCALE 1/4" = 1'-0"

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SCALE 1/4" = 1'-0"



2
PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"



1
PROPOSED EAST ELEVATION
SCALE: 1/8" = 1'-0"

BUTLER ARMS & EQUIPMENT CO.
1400 SUTTER STREET
SAN FRANCISCO, CA 94109
TEL: 415.398.5555
F: 415.398.5555

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SEADRIFT RESIDENCE
183 SEADRIFT RD, STINSON BEACH, CA 94061
APN: 195-031-45

PERMIT SET

DATE:	7/13/21
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PROPOSED
EXTERIOR
ELEVATION

A3.2

SPECIFICATIONS

1. The lighting fixture shall be a recessed, rectangular, surface-mount, LED lighting fixture, 12" wide by 6" deep, with a maximum height of 1.5". The fixture shall be finished in a matte black powder coat. The fixture shall be rated for outdoor use and shall have a minimum IP rating of IP65. The fixture shall be compatible with a 120VAC, 60Hz power source and shall have a maximum wattage of 30W. The fixture shall be dimmable and shall be compatible with a 0-10V dimming system. The fixture shall be mounted to a wall or ceiling using two screws. The fixture shall be labeled with the manufacturer's name, model number, and wattage. The fixture shall be UL listed for outdoor use.

2. The lighting fixture shall be a recessed, rectangular, surface-mount, LED lighting fixture, 12" wide by 6" deep, with a maximum height of 1.5". The fixture shall be finished in a matte black powder coat. The fixture shall be rated for outdoor use and shall have a minimum IP rating of IP65. The fixture shall be compatible with a 120VAC, 60Hz power source and shall have a maximum wattage of 30W. The fixture shall be dimmable and shall be compatible with a 0-10V dimming system. The fixture shall be mounted to a wall or ceiling using two screws. The fixture shall be labeled with the manufacturer's name, model number, and wattage. The fixture shall be UL listed for outdoor use.

Recessed Wall / Step Light E4
6 WATT 2700K LED

LED recessed wall luminaires, symmetrical

12" W x 6" D x 1.5" H

3000K 4.0 W

Specifications:

- Material: Aluminum
- Finish: Matte Black
- Color Temperature: 2700K
- Wattage: 6W
- Beam Angle: 60°
- Life Span: 50,000 hours
- Dimmable: Yes
- IP Rating: IP65
- UL Listed: Yes

Recessed Down Lighting E2
3 WATT 2700K LED

Specifications:

- Material: Aluminum
- Finish: Matte Black
- Color Temperature: 2700K
- Wattage: 3W
- Beam Angle: 60°
- Life Span: 50,000 hours
- Dimmable: Yes
- IP Rating: IP65
- UL Listed: Yes

Recessed Wall / Step Light E4
6 WATT 2700K LED

Specifications:

- Material: Aluminum
- Finish: Matte Black
- Color Temperature: 2700K
- Wattage: 6W
- Beam Angle: 60°
- Life Span: 50,000 hours
- Dimmable: Yes
- IP Rating: IP65
- UL Listed: Yes

Recessed Wall / Step Light E4
6 WATT 2700K LED

Specifications:

- Material: Aluminum
- Finish: Matte Black
- Color Temperature: 2700K
- Wattage: 6W
- Beam Angle: 60°
- Life Span: 50,000 hours
- Dimmable: Yes
- IP Rating: IP65
- UL Listed: Yes

2 EXTERIOR LIGHTING TYPES/ SCHEDULE

ASTROTurf

Heavenly Greens H10 rescue

SHRUBS

Rosemary Ro

Rosmarinus officinalis 'Hercules of Rome'

1-2' tall, 3" wide Growth Pattern

WUCOLS IV: Low

TREES

Olive Oe

Olea europaea

(Slow growing / Not to exceed 10' tall)

WUCOLS IV: Very Low

Turkish Speedwell VI

Veronica Livanensis

1-2' tall, 3" wide Growth Pattern

WUCOLS IV: Moderate

Carnal Creeper Wild Lilac Cg

Ceanothus glaucus Horizontalis

1-2' tall, 3" wide Growth Pattern

WUCOLS IV: Low

PERENNIALS / GROUND COVER

White Trailing Lantana Ls

Lantana setii

1-2' tall, 3" wide Growth Pattern

WUCOLS IV: Low/ Occasional

Peruvian Feather Grass SI

Stipa peruviana

3-6' Growth Pattern

WUCOLS IV: Low

Deer Grass MR

Stipa capensis

1-3' Growth Pattern

WUCOLS IV: Low

PERENNIALS / GROUND COVER

Clustered Field Sedge Cp

Scirpus setaceus

1' tall, 3" wide Growth Pattern

WUCOLS IV: Low/ Moderate

1 PLANT LIST & LEGEND

PERMIT SET

REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	7/13/21	IF	IF

SCALE: AS NOTED

PLANTING & EXT. LIGHTING SCHEDULES

**MARIN COUNTY PLANNING DIVISION
ADMINISTRATIVE DECISION
Bull Trust Design Review**

**Decision:
Date:**

**Approve
June 23, 2021**

Project ID No: P3098
Application No(s): N/A

Applicant(s): Federico Engle, Architect

Owner(s): Douglas Bull Trust
Assessor's Parcel No(s): 195-031-45
Property Address: 183 Seadrift Rd., Stinson
Beach

Project Planner: Immanuel Bereket
(415) 473-2755

ibereket@marincounty.org

Signature:



Countywide Plan Designation:
Community Plan Area:
Zoning District:
Environmental Determination:

C-SF4, Low Density Residential Coastal Zone
Stinson Beach
C-RSPS-2.9, (Res. Single-Family Planned Seadrift)
Exempt per CEQA Guidelines section 15301 & 15303

PROJECT SUMMARY

The applicant requests Coastal Permit and Design Review approvals to demolish the existing 1,843-square-foot single-family dwelling and construct a new 2,530-square-foot single-family residence and 911-square-foot garage/storage space on a lot in the area of Seadrift, Stinson Beach within Lagoon Subdivision One. The proposed development would result in a floor area ratio of 25.7 percent on the 11,276-square-foot lot. The exterior walls would have the following setbacks: 25 feet from the front (south) property line; 6 feet from the east and west side property lines; and 27 feet four inches from the rear (north) property line. The project also includes various site improvements, including the installation of landscape, a new driveway, separate trash and propane enclosures, fences and sliding front gate, and general site improvements to facilitate the proposed project.

Building height regulations in the Seadrift area of Stinson Beach are highly regulated and depend on a series of measurements based on Federal and local standards. Measurements to meet Federal standards are based on the North American Vertical Datum (NAVD), which is 0.29 feet above the line of Mean Lower Low Water (MLLW) in the area of the subject property. The various height measurements are listed below, from lowest to highest.

- A. NAVD-88 = 13.29 (.29 above MLLW)
- B. MLLW = 13.00 (.29 below NAVD-88)
- C. Grade = variable across the site
- D. FEMA Base Flood Elevation (BFE) = N/A (properties within FEMA Zone X have no minimum BFE)
- E. Proposed Lowest Horizontal Structural Member = N/A
- F. Proposed Finished Floor Elevation = 12.71 MLLW (13 NAVD)
- G. Proposed Roof Height Above Finished Floor = 15 feet
- H. Proposed Height Above MLLW = 27.8 MLLW (NAVD-88 28)
- I. Maximum Height Above Grade = 15 feet

The project is in Seadrift, Stinson Beach within Lagoon Subdivision One, which is governed by the C-RSPS zoning District, where the following height standards apply:

- 1. Maximum Finished Floor Elevation = 13 MLLW (18.83 NAVD)
- 2. Maximum Roof Height above Finished Floor = 15 feet
- 3. Maximum Roof Height = 33 MLLW (33.83 NAVD) and 25 feet above grade

In accordance with Interim Marin County Code Section 22.82.020I, Design Review is required because the property is in a Planned Zoning District.

COUNTYWIDE PLAN CONSISTENCY

The proposed project is consistent with the Marin Countywide Plan (CWP) for the following reasons:

- A. The project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the irreplaceable removal of a substantial number of mature, native trees.
- B. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the subject property does not provide habitat for special-status species of plants or animals.
- C. The project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not substantially alter the margins along riparian corridors, wetlands, baylands, or woodlands.
- D. The project is consistent with the CWP stream and wetland conservation policies (BIO-3.1 and CWP BIO-4.1) because the proposed development would not encroach into any Stream Conservation Areas or Wetland Conservation Areas.
- E. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3) because the grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.
- F. The project is consistent with CWP seismic hazard policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) because it would be constructed in conformance with County

earthquake standards, as verified during the review of the Building Permit application and the subject property is not constrained by unusual geotechnical problems, such as existing fault traces.

- G. The project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it would meet all fire safety requirements, as verified by the local fire protection district during the review of the Building Permit application.
- H. The project is consistent with CWP aesthetic policies and programs (DES-4.1 and DES-4.e) because it would protect scenic quality and views of ridgelines and the natural environment from adverse impacts related to development.
- I. The project is consistent with CWP residential design policies and programs (DES-3.b and DES-4c) because it would fit within the context of the neighborhood, minimize the perception of mass and bulk, and comply with the Single-family Residential Design Guidelines.

STINSON BEACH COMMUNITY PLAN CONSISTENCY

The proposed project is consistent with the Stinson Beach Community Plan (CWP) for the following reasons:

- A. The project is consistent with the Environmental Goals and Policies related to tree protection (3.0 A, B, G, and H) because no large cypress, bay, or alder trees would be removed.
- B. The project is consistent with the Land Use Goals and Policy related to building height (4.0 G) because the project would not exceed the height limit of 25 above the surrounding grade. In addition, the proposed design incorporates articulation, compact building forms, and varying roof pitches, in addition to an attached garage. Accordingly, as conditioned, the project would not adversely impact the surrounding built environment relative to views from adjacent properties, privacy for the subject and surrounding properties, and building design, mass, and bulk.

ZONING CODE CONSISTENCY

Mandatory Findings for Design Review (Marin County Code Section 22.82.040I)

- A. It is consistent with the Countywide Plan and any applicable community plan and local coastal program.**

The project proposes a Finished Floor Elevation 12.71' above MLLW (where a maximum of 13 feet is permitted) and a maximum height of 27 feet seven inches above MLLW (where a maximum of 28 feet above MLLW is allowed). Therefore, the project will be consistent with the Stinson Beach Community Plan concerning the maximum height above Mean Lower Low Water. Further, the project will be consistent with the CWP policies regarding the protection of native species communities since the project would not entail the removal of vegetation. Finally, the project design takes into consideration impacts to views as the project provides a varied roof profile to enhance visual relief. Therefore, The result would be an appropriately sized project that is similar in height, bulk, and mass to the adjoining properties.

B. It will properly and adequately perform or satisfy its functional requirements without being unsightly or creating substantial disharmony with its locale and surroundings.

The visual impacts from the vantage point of Highway 1 and the beach will not be impacted any more than they currently are due to this project. The project site is presently developed with a single-family residence, and views towards Mt. Tamalpais from the vantage point of the beach are interrupted by developments. Likewise, views of the ocean from the vantage point of HWY 1 are obscured by existing vegetation and residential development along Dipsea Road. The proposed project will result in a building height, mass, and bulk proportionately appropriate to the site. The project minimizes impacts to views by incorporating design features such as varied rooflines and articulated building façades to disrupt and minimize the visual mass and bulk of the structure while also blending it into the surrounding natural site characteristics. Additionally, the exterior colors, materials, details, and the project's design have been chosen to provide as much compatibility with the surrounding neighborhood as possible. Thus, as proposed, the design would be compatible with the neighboring properties and is consistent with this finding.

C. It will not impair, or interfere with, the development, use, or enjoyment of other property in the vicinity, or the orderly and pleasing development of the neighborhood as a whole, including public lands and rights-of-way.

As discussed above, the proposed project will result in a building that is oriented on the site in a way that will not result in development that infringes upon the views, air, light, and privacy currently enjoyed by the surrounding neighbors. The project provides adequate separation from property lines, thereby preserving access to sunlight, views, vistas and privacy. Additionally, as proposed and conditioned, lighting for the project will consist of low-wattage, downward pointing, shielded lighting so that the project will not result in any light pollution, trespass, and/or glare.

D. It will not directly, or in a cumulative fashion, impair, inhibit or limit further investment or improvements in the vicinity, on the same or other properties, including public lands and rights-of-way.

The project would not infringe upon the neighboring private property or upon public lands and rights-of-way, nor would it directly, or in a cumulative manner impair, inhibit, or limit further investment in the vicinity. Therefore, the project would be consistent with this finding.

E. It will be properly and adequately landscaped with maximum retention of trees and other natural material.

The project site currently contains minimal landscaping. However, the proposed landscape plan includes vegetation screening and plantings around the building. The proposed plants include groundcover grass (deer grass), white trailing Lantana (Lantana Sellowiana), (Spanish Lavender), and trees (Olive Oe), as well as drought-tolerant plant species. Therefore, the project, as proposed, is consistent with this finding.

F. It will minimize or eliminate adverse physical or visual effects which might otherwise result from unplanned or inappropriate development, design or juxtaposition. Adverse effects may include, but are not limited to, those produced by the design and location characteristics of:

1. The scale, mass, height, area and materials of buildings and structures.

The residence incorporates colors and materials which are in keeping with the surrounding built environment and will not detract from the views from Highway 1 looking towards the beach or from the vantage point of the beach looking towards the highway. The proposed vegetation and existing fence would adequately screen the proposed project. The colors and materials that would be utilized in constructing the building are earth-tone, non-reflective, and unobtrusive. All exterior lighting would be directed downward and shielded to not cast a glare on nearby properties.

2. Drainage systems and appurtenant structures.

All conceptual plans have been reviewed by the Department of Public Works (DPW) and found to be acceptable.

3. Cut and fill or the reforming of the natural terrain, and structures appurtenant thereto such as retaining walls and bulkheads,

Fifty-three cubic yards of cut is proposed as part of the project to prepare the site for the new construction, although the building site is already on a mostly level building footprint. The project proposes to utilize Best Management Practices as described in the Grading and Drainage Plans. Department of Public Works Staff has reviewed the grading and drainage plans and conditioned the project at the issuance of a Building Permit.

4. Areas, paths and rights-of-way for the containment, movement or general circulation of persons, animals, vehicles, conveyances and watercraft.

The Department of Public Works has reviewed the project to ensure that no work would be located within rights-of-way or affect the movement of people or vehicles. No new fencing is proposed that would affect the circulation of wildlife.

5. Other developments or improvements which may result in a diminution or elimination of sun and light exposure, views, vistas and privacy.

The project is consistent with the policies of the Countywide Plan, Stinson Beach Community Plan, Local Coastal Program Unit I, the Interim Zoning Code Title 22I, and is otherwise consistent with the overall height and bulk of other residences on this stretch of Seadrift Road. The proposed project would not impact sun and light exposure, views, vistas, and privacy presently enjoyed by neighboring properties.

G. It may contain roof overhang, roofing material, and siding material that are compatible both with the principles of energy-conserving design and with the prevailing architectural style in the neighborhood.

The materials, design, and scale of the conditioned residence are consistent with the style of houses found in the surrounding community. The proposed house will also need to satisfy all energy-saving standards required by the Building Division before the issuance of building permits. Therefore, the project would be consistent with this finding.

ACTION

The project described in condition of approval 1 below is authorized by the Marin County Planning Division and is subject to the conditions of project approval.

This planning permit is an entitlement to apply for construction permits, not a guarantee that they can be obtained, and it does not establish any vested rights. This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

CONDITIONS OF PROJECT APPROVAL

CDA-Planning Division

1. This Design Review approval authorizes the demolish the existing 1,843-square-foot single-family dwelling and the construction of a new 2,530 square foot single-family residence and 911-square-foot garage/storage space on a lot in the area of Seadrift, Stinson Beach within Lagoon Subdivision One. The 3,441 square feet of approved development shall result in a floor area ratio of 25.7 percent on the 11,276 square foot lot. Exterior walls would have the following setbacks: 25 feet from the front (south) property line; 6 feet from the east and west side property lines; and 27 feet four inches from the rear (north) property line. The project also includes various site improvements, including installation landscape, a new driveway, separate trash and propone enclosures, fences and sliding front gate, and general site improvements to facilitate the proposed project.

Building height regulations in the Seadrift area of Stinson Beach are highly regulated and depend on a series of measurements based on Federal and local standards. Measurements to meet Federal standards are based on the North American Vertical Datum (NAVD), which is 0.29 feet above the line of Mean Lower Low Water (MLLW) in the area of the subject property. The various height measurements are listed below, from lowest to highest.

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- F. Proposed Finished Floor Elevation = 12.71 MLLW (13 NAVD)
- G. Proposed Roof Height Above Finished Floor = 15 feet
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The project is in Seadrift, Stinson Beach within Lagoon Subdivision One, which is governed by the C-RSPS zoning District, where the following height standards apply:

- A. Maximum Finished Floor Elevation = 13 MLLW (18.83 NAVD)
- B. Maximum Roof Height above Finished Floor = 15 feet

C. Maximum Roof Height = 33 MLLW (33.83 NAVD) and 25 feet above grade

2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "183 Seadrift Residence," consisting of 14 sheets prepared by Federico Engel, received in final form on March 29, 2021, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.
3. The project shall conform to the Planning Division's "Uniformly Applied Conditions 20121" with respect to all of the standard conditions of approval.

VESTING

Unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within two years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

RIGHT TO APPEAL

This decision is final unless appealed to the Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than five business days from the date of this decision.

cc: *{Via email to County departments}*
CDA – Assistant Director
CDA – Planning Manager
DPW – Land Development
Stinson Beach County Water District
Stinson Beach Fire District

Attachments:

1. Marin County Uniformly Applied Conditions 2021
2. Department of Public Works, Inter-Office memorandum, dated April 15, 2021

**MARIN COUNTY UNIFORMLY APPLIED CONDITIONS
FOR PROJECTS SUBJECT TO DISCRETIONARY PLANNING PERMITS**

2021

STANDARD CONDITIONS

1. The applicant/owner shall pay any deferred Planning Division fees as well as any fees required for mitigation monitoring or condition compliance review before vesting or final inspection of the approved project, as determined by the Director.
2. The applicant/owner shall defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees from any claim, action, or proceeding, against the County or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations. The County of Marin shall promptly notify the applicant/owner of any claim, action, or proceeding that is served upon the County of Marin, and shall cooperate fully in the defense.
3. Exterior lighting for the approved development shall be located and shielded to avoid casting glare into the night sky or onto nearby properties, unless such lighting is necessary for safety purposes.
4. Building Permit applications shall substantially conform to the project that was approved by the planning permit. All Building Permit submittals shall be accompanied by an itemized list of any changes from the project approved by the planning permit. The list shall detail the changes and indicate where the changes are shown in the plan set. Construction involving modifications that do not substantially conform to the approved project, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications is obtained by the applicant.

SPECIAL CONDITIONS

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a signed Statement of Conformance prepared by a certified or licensed landscape design professional indicating that the landscape plan complies with the State of California's Model Water Efficient Landscape Ordinance and that a copy of the Landscape Documentation Package has been filed with the Community Development Agency.
2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall mark or call out the approved building setbacks on the Building Permit plans indicating the minimum distance of the building from the nearest property line or access easement at the closest point and any of the following features applicable to the project site: required tree protection zones, Wetland Conservation Areas, or Stream Conservation Areas.

3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the plans to depict the location and type of all exterior lighting for review and approval of the Community Development Agency staff. Exterior lighting visible from off-site shall consist of low-wattage fixtures, and shall be directed downward and shielded to prevent adverse lighting impacts to the night sky or on nearby properties. Exceptions to this standard may be allowed by the Community Development Agency staff if the exterior lighting would not create night-time illumination levels that are incompatible with the surrounding community character and would not shine on nearby properties.
4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless related to losses experienced due to geologic and hydrologic conditions and other natural hazards.
5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit written confirmation that the property owner has recorded the "Disclosure Statement Concerning Agricultural Activities," as required by Section 23.03.050 of the Marin County Code.
6. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in the project approval, the applicant shall install 3-foot high temporary construction fencing demarcating established tree protection zones for all protected trees that are not being removed in the vicinity of any area of grading, construction, materials storage, soil stockpiling, or other construction activity. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. Acceptable limits of the tree protection zones shall be the dripline of the branches or a radius surrounding the tree of one foot for each one inch diameter at breast height (4.5 feet above grade) of the tree trunk. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. If encroachment into the tree protection zone is necessary for development purposes, additional tree protection measures shall be identified by a licensed arborist, forester, or botanist, and the tree specialist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a tree protection zone occurs.
7. BEFORE FINAL INSPECTION, if encroachments into a tree protection zone have been approved, then the tree specialist shall submit a letter to the Planning Division verifying that the additional tree protection measures were properly implemented during construction activities.
8. BEFORE ISSUANCE OF A BUILDING PERMIT, temporary construction fencing shall be installed on the subject property at edge of the Wetland Conservation Area and/or Stream Conservation Area, as applicable to the site. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. The construction fencing shall remain until all construction activity is complete. No parking of vehicles, grading, materials/equipment storage, soil stockpiling, or other construction activity is allowed within the protected area. If encroachment into the protected area is necessary for development purposes, additional protection measures shall be identified by a qualified biologist and the biologist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A

report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a protected area occurs.

9. BEFORE FINAL INSPECTION, if encroachments into a protected area have been approved, then the biologist shall submit a letter to the Planning Division verifying that the additional protection measures were properly implemented during construction activities.
10. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant must provide written evidence that all appropriate permits and authorizations have been secured for this project from the Bay Conservation and Development Commission, the California Department of Fish and Game, the Regional Water Quality Control Board, the California Coastal Commission, the California State Lands Commission, the Bay Area Air Quality Management District, and/or the United States Army Corps of Engineers.
11. BEFORE CLOSE-IN INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification prepare and submit written (stamped) Floor Elevation Certification to the Planning Division confirming that the building's finished floor elevation conforms to the floor elevation that is shown on the approved Building Permit plans, based on a benchmark that is noted on the plans.
12. BEFORE FINAL INSPECTION, the project shall substantially conform to the requirements for exterior materials and colors, as approved herein. Approved materials and colors shall substantially conform to the materials and colors samples shown in "Exhibit A" unless modified by the conditions of approval. The exterior materials or colors shall conform to any modifications required by the conditions of approval. All flashing, metalwork, and trim shall be treated or painted an appropriately subdued, non-reflective color.
13. BEFORE FINAL INSPECTION, the applicant shall install all approved landscaping that is required for the following purposes: (1) screening the project from the surrounding area; (2) replacing trees or other vegetation removed for the project; (3) implementing best management practices for drainage control; and, (4) enhancing the natural landscape or mitigating environmental impacts. If irrigation is necessary for landscaping, then an automatic drip irrigation system shall be installed. The species and size of those trees and plants installed for the project shall be clearly labeled in the field for inspection.
14. BEFORE FINAL INSPECTION, the applicant shall submit a Certificate of Completion prepared by a certified or licensed landscape design professional confirming that the installed landscaping complies with the State of California's Model Water Efficient Landscape Ordinance and the Landscape Documentation Package on file with the Community Development Agency.
15. BEFORE FINAL INSPECTION, the applicant shall submit written verification from a landscape design professional that all the approved and required landscaping has been completed and that any necessary irrigation has been installed.
16. BEFORE FINAL INSPECTION, utilities to serve the approved development shall be placed underground except where the Director determines that the cost of undergrounding would be so prohibitive as to deny utility service to the development.
17. BEFORE FINAL INSPECTION, the applicant shall call for a Community Development Agency staff inspection of approved landscaping, building materials and colors, lighting and

compliance with conditions of project approval at least five business days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent reinspections.

CODE ENFORCEMENT CONDITIONS

1. Within 30 days of this decision, the applicant must submit a Building Permit application to legalize the development. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
2. Within 60 days of this decision, a Building Permit for all approved work must be obtained. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
3. Within 120 days of this decision, the applicant must complete the approved construction and receive approval of a final inspection by the Building and Safety Division. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.

PLANNING APPLICATION REVIEW

DEPARTMENT OF PUBLIC WORKS

Inter-office Memorandum - First Transmittal

DATE: 4/15/2021DUE: 4/15/2021TO: Immanuel BereketFROM: Tyler BylowAPPROVED: RE: Bill Trust Coastal Permit & Design ReviewProject ID P3098APN: 195-031-45ADDRESS: 183 Seadrift RoadStinson Beach, CA**TYPE OF DOCUMENT**☒ DESIGN REVIEW☒ COASTAL PERMIT☐ LAND DIVISION☐ VARIANCE☐ USE PERMIT☐ ADU PERMIT☐ ENVIRONMENTAL REV.☐ OTHER:

Department of Public Works Land Use Division
has reviewed this application for content and:

☒ Find it **COMPLETE**☐ Find it **INCOMPLETE**, please submit items listed below☐ Find it **NEEDS SUBSTANTIAL MODIFICATIONS TO CONFORM**

Comments Included (Inc.) or
Attached (Att.) from other DPW
Divisions:

☐ Traffic☐ Flood Control☐ Other: _____**Merit Comments****Prior to Issuance of a Building Permit:****Driveways:**

1. Per Marin County Code § 24.04.20, a minimum driveway length of twenty feet should be provided from the front of the garage or parking structure to the back of sidewalk or to the edge of pavement where no sidewalks exists. Demonstrate compliance.
2. Per Marin County Code § 24.04.260(a), the minimum improved width of a driveway serving a single dwelling unit is twelve feet. Demonstrate compliance.

Parking:

3. Per Marin County Code § 24.04.340(a), for detached single-family dwellings and duplexes, two parking spaces per unit are required. Demonstrate compliance.
4. Per Marin County Code § 24.04.380(a), head-in parking spaces shall be a minimum eight and one-half feet by eighteen feet. Parallel spaces shall be a minimum eight feet by twenty feet. For constrained locations such as garages serving single-family dwellings, spaces shall be a minimum nine feet by twenty feet. Demonstrate compliance.
5. Per Marin County Code § 24.04.400, the maximum cross-slope or grade of a parking area shall not be more than eight percent. Demonstrate compliance.
6. **Grading & Drainage Plans:** Provide the following information on the drainage and grading plan:
 - a. Plan shall provide existing and proposed topographic contours, or a sufficient number of spot elevations, to describe drainage patterns. The proposed project shall maintain existing drainage patterns.
 - b. Plan shall show and label all existing and proposed drainage features and improvements. Improvements may include down spouts, footing and foundation drains, area drains and catch basins, piping and out fall structures or means of dispersion. Note that 2016 California Plumbing Code (CPC) §1101.12.1 requires roof areas of buildings to be drained

by roof drains and gutters. Note as well that CPC §1101.6.5(2) indicates that the point of discharge shall not be less than 10 feet from the property line.

- c. Per 2016 California Residential Code § R401.3, lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum 2 percent away from the building. Demonstrate compliance.
 - d. The plan shall also incorporate any recommendations from the Geotechnical Engineer, if such a professional is involved in the project.
 - e. Indicate means of restoring all disturbed areas.
 - f. Add a note on the plans indicating that the plan preparer shall certify to the County in writing upon the completion of work that all grading and drainage improvements were installed in accordance with the approved plans and field direction. Be aware that a DPW Engineer will need to inspect and accept work after receipt of certification letter. Certification letters shall reference building permit number or numbers for specific work being certified, the address of the property and the Assessor's Parcel Number (APN), and shall be signed and stamped by the certifying professional.
7. **Geotechnical Review and Acceptance:** The plans must be reviewed and approved by the soils engineer. Certification shall be either by his/her stamp and original signature on the plans or by a stamped and signed letter. Certification shall reference plans reviewed, specifying site, structural, and drainage plans with date of drawings, and verify that plans address any recommendations.
- Best Management Practices:**
8. Per Marin County Code § 24.04.625(a)(c)(g)(k), provide a plan indicating construction-phase best management practices (BMPs) include erosion and sediment controls and pollution prevention practices. Erosion control BMPs may include, but are not limited to, scheduling and timing of grading activities, timely re-vegetation of graded areas, the use of hydroseed and hydraulic mulches, and installation of erosion control blankets. Sediment control may include properly sized detention basins, dams, or filters to reduce entry of suspended sediment into the storm drain system and watercourses, and installation of construction entrances to prevent tracking of sediment onto adjacent streets. Pollution prevention practices may include: designated washout areas or facilities, control of trash and recycled materials, covering of materials stored on-site, and proper location of and maintenance of temporary sanitary facilities. The combination of BMPs used, and their execution in the field, must be customized to the site using up-to-date standards and practices. You may refer to the Marin County Stormwater Pollution Prevention Program's website, <https://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/erosionsediment-control-measures-for-small-construction-projects-2015.pdf?la=en>

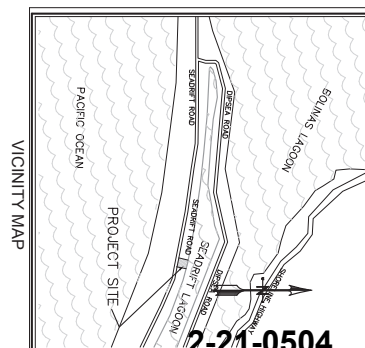
Stormwater Control Plans:

9. Provide a Stormwater Control Plan as required by Marin County Code § 24.04.627 Permanent Stormwater Controls for New and Redevelopment. You may refer to the BASMAA Post Construction Manual which you can access at the County's website for post-construction stormwater management requirements, publications and resources at: <http://www.marincounty.org/depts/pw/divisions/mcstoppp/development/new-and-redevelopment-projects?panelnum=2> . **Direction for this project is in Appendix C of the BASMAA manual, Stormwater Control Plans for Small Projects / Single Family Homes.**

-END-



FLOOR AREA CALCULATION		BUILDING AREA CALCULATION	
PROPOSED	2.50	PROPOSED	2.50
TOTAL	2.50	CONCRETE/STONE	2.50
PROPOSED P.A.B.		PROPOSED	2.50
STREET AREA	11.276, 25	PROPOSED	2.50
PROPOSED	2.50	TOTAL PROPOSED	2.50
PROPOSED AREA	2.50		
(N) P.A.B.	22	SEPTIC SYSTEM AREA	
		PROPOSED	2.25
		FLOOR SPACE	2.25
		TOTAL	2.25



2-21-0504
Exhibit 5
Page 1 of 2

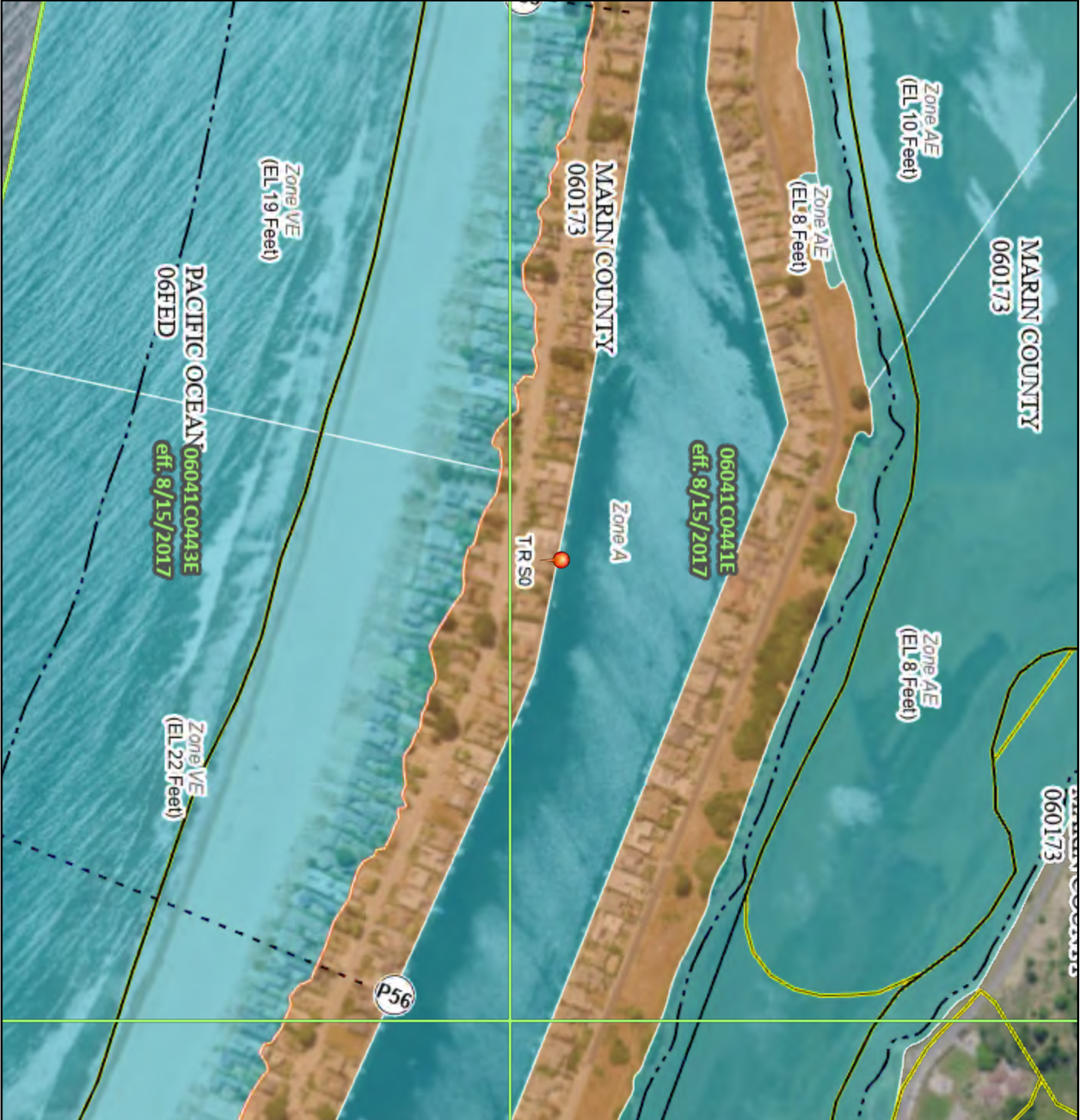
STATE OF CONNECTICUT

PREPARED FOR:
Matt L'Heureux
14 Hotaling Court
Kentfield, CA 94904

National Flood Hazard Layer FIRMette



122°39'57\"/>



Legend

SEE THIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, AE With BFE or Depth Zone AE Regulatory Floodway
0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with a depth less than one foot over drainage areas of less than one square mile Zone X	Future Conditions 1% Annual Chance Flood Hazard Zone X

OTHER AREAS OF FLOOD HAZARD	Area with Minimal Flood Hazard Zone X
Area of Undetermined Flood Hazard Zone D	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

OTHER AREAS	Area of Minimal Flood Hazard Zone X
Area of Undetermined Flood Hazard Zone D	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
Area of Undetermined Flood Hazard Zone D	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall

OTHER FEATURES	Coastal Transsect Base Flood Elevation (BFE)
Coastal Transsect	Limit of Study

MAP PANELS	Unmapped
Unmapped	Unmapped

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/10/2022 at 1:54 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and undetermined areas cannot be used for regulatory purposes.