

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



F12a

2-21-0650 (LEFCOURT/JACOBY SFD)

MAY 13, 2022

EXHIBITS

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EXHIBITS

Exhibit 1 – Location Map

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283 SEADRIFT – LOCATION MAP
MARIN COUNTY



Source for both images: Google Maps

283 SEADRIFT – SITE PHOTOS MARIN COUNTY



Source: Google Maps



Source: Coastal Records Project, 2019

FLOOR AREA IN SQUARE FEET:

Living Area	2,185
Garage	380
Garage Area Allowance	(540)

COVERAGE AND IMPERVIOUS SURFACE

Buildings	2,565
Patios and Walkways	1,155
TOTAL	3,720

Total cut	157 cu yd
Total fill	70 cu yd
Total off haul	87 cu yd

Max Elevations ·	25-25'
Max Above Grade ·	17'-0"
PARKING ·	2 Resident 2 Guest

Lot Size 7,500 sq. ft.
(25' beyond rear setback)

Roof Volume Calculation:

Roof Volume Calculation:
 Max. allowed volume over (25.29')³ 847 cu. ft.
 (= 50% of building Area x 3'-0")
 Proposed volume over (25.29'): 0.00 cu. ft.

Net Square Footage: 1894
System design: 1900

Per Larry Doyle's review of local bouies and benchmarks.

All Vertical Datum Called out on all plans and elevations as one datum point

Steve Wisenbaker AIA
300 Tamal Plaza, #200
Corte Madera. CA 94925

Ms. Leftort & Mr. Jacoby
285 Seadrift Road.
Stinson Beach CA. 94970

ARCHITECTURAL:
1. Cover and Site Plan

4. Sections, Elevations, Fence details
 5. Sections
 6. Construction Management Plan
- SEPTIC:
1. LAYOUT
 2. DETAILS

This proposal is for a new single family home on an empty lot. Including: 2185 square feet of conditioned space, a 380 square foot garage, a patio, lagoon terrace, and a septic system. There is an existing floating dock on the site that was built without a building permit. This dock will be repaired as needed. There is no existing vegetation on the site, and no landscape is provided at this time.

15.	22.25	$\pm 15^{\circ}$ F ROM (E) GAUDE
14.	22.25	$\pm 14^{\circ}$ F ROM (E) GAUDE
13.	22.25	$\pm 9^{\circ}$ F ROM (E) GAUDE
12.	22.25	$\pm 15^{\circ}$ F ROM (E) GAUDE
11.	22.25	$\pm 9^{\circ}$ F ROM (E) GAUDE
10.	22.25	$\pm 10^{\circ}$ F ROM (E) GAUDE
9.	22.25	$\pm 10^{\circ}$ F ROM (E) GAUDE
8.	22.25	$\pm 17^{\circ}$ F ROM (E) GAUDE
7.	25.25	$\pm 17^{\circ}$ F ROM (E) GAUDE
6.	25.25	$\pm 16^{\circ}$ F ROM (E) GAUDE
5.	25.25	$\pm 11^{\circ}$ F ROM (E) GAUDE
4.	25.25	$\pm 13^{\circ}$ F ROM (E) GAUDE
3.	25.25	$\pm 13^{\circ}$ F ROM (E) GAUDE
2.	25.25	$\pm 13^{\circ}$ F ROM (E) GAUDE
1.	25.25	$\pm 13^{\circ}$ F ROM (E) GAUDE

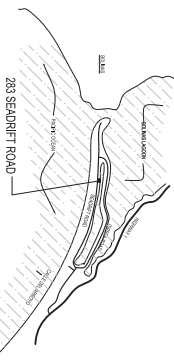
WALL MOUNTED SOURCE: Tech Lighting, pitch angle (700WSP17SL-LED817) 35.2 W, 1.50 V 3000K, bronze.

DRAINAGE LEGEND

- ALL LEADERS TERMINATE AT SPLASH BLOCKS
- SLOPE ALL GRADES AWAY FROM STRUCTURE 5% FOR THE FIRST 10'-0"

NO SCALE

FROM HIGHWAY ONE TURN ONTO CALLE DEL ARROYO, PA
THROUGH THE SECURITY GATE AND TURN LEFT ONTO
SEADRIFT ROAD. 283 SEADRIFT WILL BE ON YOUR RIGHT.

[illegible]Scale
In
Feet

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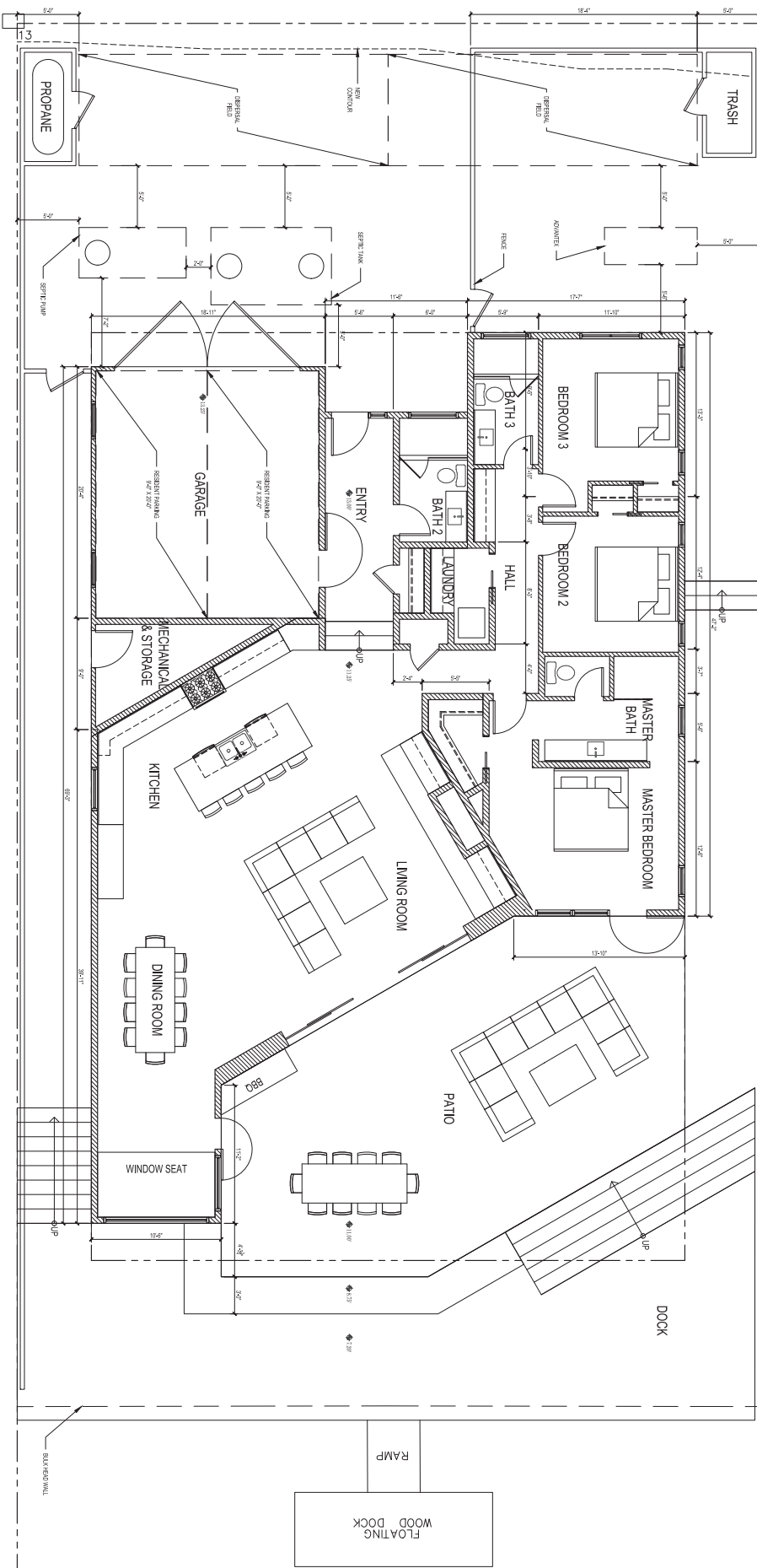
June 1, 2021
 ⚠ October 4, 2021

STEVE WISENBAKER AIA
ARCHITECTS & PLANNERS 2-21-0650

300 TAMAL PLAZA SUITE 200 CORTE MADERA CA 94925

Exhibit 3
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1 FLOOR PLAN
1/4" = 1'-0"



2

LEFCOURT RESIDENCE

283 SEADRIFT ROAD, STINSON BEACH, CA

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Scale in Feet

0 4 8 20

Refer. North

STEVE WISENBAKER AIA
ARCHITECTS & PLANNERS

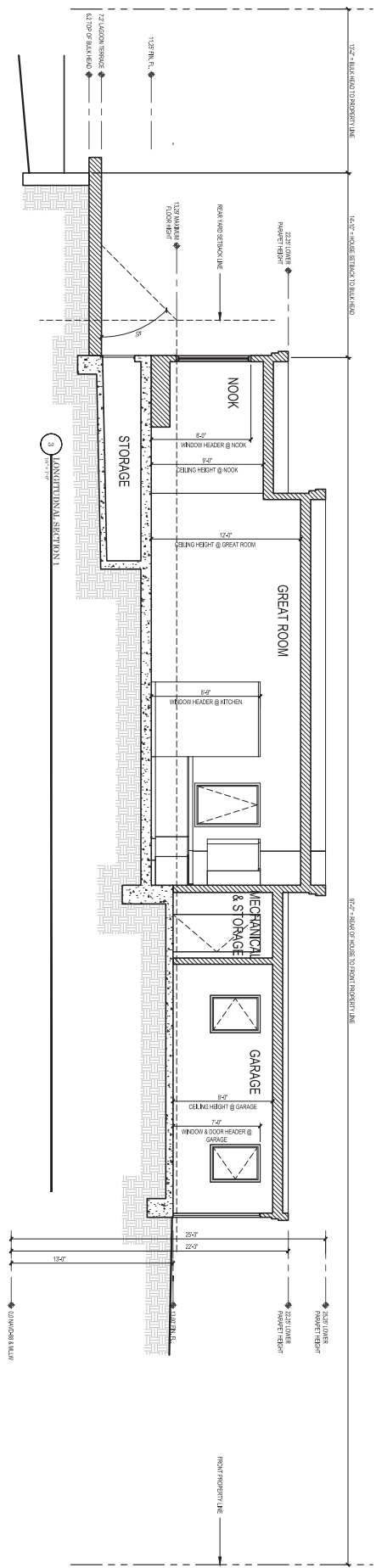
300 TAMM PLAZA SUITE 300 CORTE MADRA CA 94025

2-21-0150

Exhibit 3

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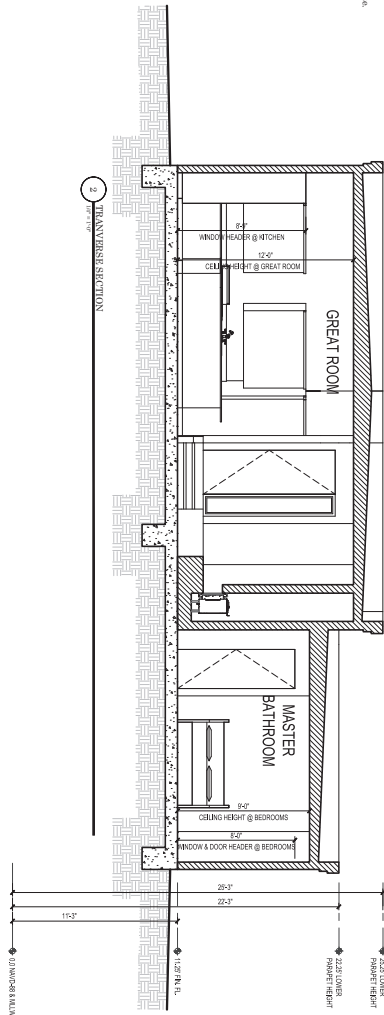




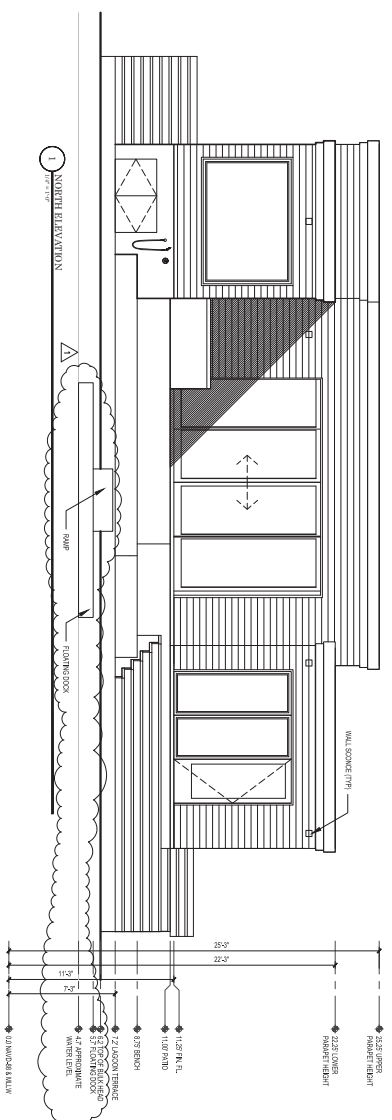
MATERIALS OF CONSTRUCTION

- ROOF: Modified bitumen 1-ply system; Malarkey Roofing Products (M-1-BH-VH) Mineral Surface Ball Bedding; Dove White (1) 501 Blue Sheet, (2) 000 TP Sheet, 300 GR Cap Sheet
- WALLS: 8" x 8" James Hardie "Artisan V-Beadle" T&K composite siding, painted Benjamin Moore "Shore Gray" with Tumbler S&C inside corner trim and Tumbler S&C outside corner trim tp. g/batched, painted to match siding.
- DOWNSPUTS: 16 oz Copper, 3" rectangular downspouts; custom copper leader heads.
- WINDOWS & EXT. DOORS: Lowens aluminum clad wood, "Tuscany Brown" color
- FASCIA & TRIM: Cedar - paint to match siding
- MISC FLASHING AND SHEET METAL: Where copper is not used, paint to match surrounding material
- PATIOS: Concrete, integral color (Owner to select)
- GARAGE DOOR: Custom wood to match typical wall siding
- FENCES: Cedar 1x6, Shaker Style Knot, stained to match 2x5 Shadeth (Shad)
- RETAINING WALLS & PLANTERS: Board formed Concrete

2. TRANSVERSE SECTION



1. NORTH ELEVATION



- ROOF: Modified bitumen 1-ply system; Malarkey Roofing Products (M-1-BH-VH) Mineral Surface Ball Bedding; Dove White
- WALLS: 8" x 8" James Hardie "Artisan V-Beadle" T&K composite siding, painted Benjamin Moore "Shore Gray" with Tumbler S&C inside corner trim and Tumbler S&C outside corner trim tp. g/batched, painted to match siding.
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LEFCOURT RESIDENCE

283 SEADRIFT ROAD, STINSON BEACH, CA



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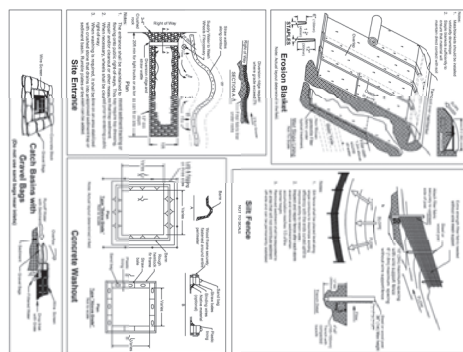
June 1, 2021
October 4, 2021

STEVE WISENBAKER AIA
ARCHITECTS & PLANNERS
2-21-0150
100 TAMM PLAZA SUITE 300 CORTE MODERNA CA 94025
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are available as complete, searchable PDFs on our website at www.elsevier.com/locate/bsc. For more information on the journals, please visit our website at www.elsevier.com/locate/bsc. For more information on the journals, please visit our website at www.elsevier.com/locate/bsc.

1	NO	Speciesing	7	Track Cornish	10	Concrete Workload
2		Preserve Vegetation & Quick Wet Bulbs	8	Fast Path	11	Discipline Management
3		Goal Control	9	Costs	12	Hazardous Material Management
4		Cost Preparation & Forecasting	10	Cost Item Allocation	13	Inventory System Management
5		Environ. Control: fluxates	NO	Track Bandwidth	14	Equipment and Vehicle Maintenance
6		Reclassification			15	Label and Asset Management

NO: not shown on graph



8:00am to 5:30pm Monday through Friday. Construction work is not allowed on weekends and these holidays: Christmas Day, Independence Day, Labor Day, Martin Luther King Jr. Day, Memorial Day, New Year's Day, Presidents Day, Thanksgiving Day.

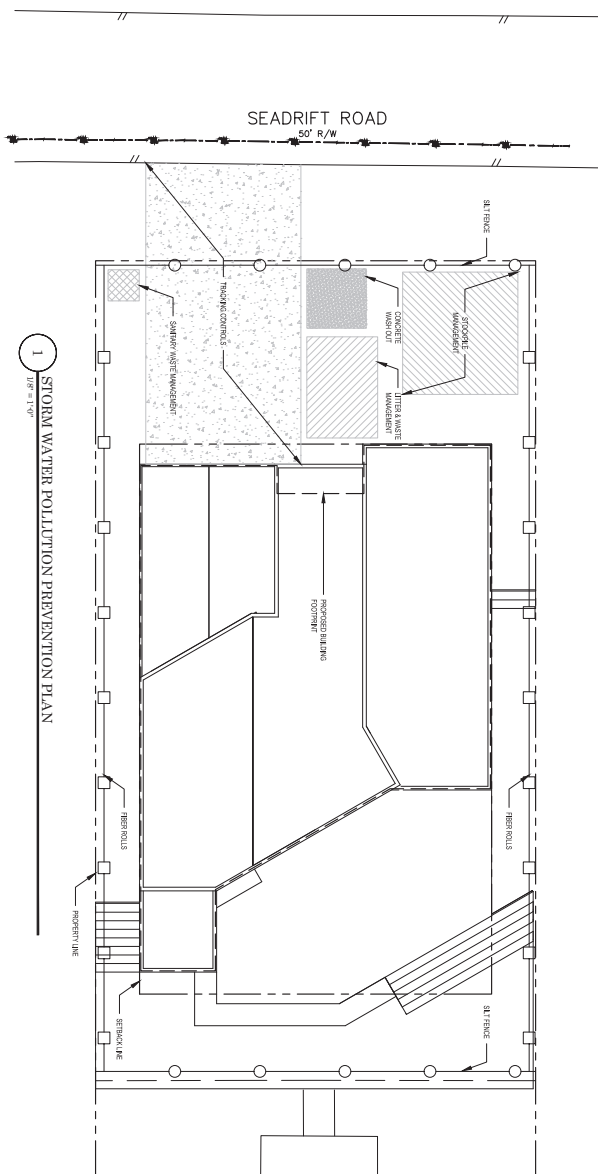
Mobile dumpsters will be located on the project site off the street. A portable toilet will be located on the project site. Tool, job boxes, compressors, etc. will be stored and operated within the building wherever possible to minimize the neighborhood impact. At this time there is no anticipated need for storage in the public right of way.

Standard 10 wheel dump truck (capacity 200 ft. ³ beneath) to be used for dirt offhaul.

None are anticipated at this time. Concrete pumps and trucks will be able to operate in the driveway area.

ROAD / LINK CLOSURES

ARCHITECT
Steve Weinbaker Architects 300 Tamal Plaza #200 Corte Madera, CA
Project architect - Lou Devomana (415) 924-1020

[illegible]



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

**MARIN COUNTY PLANNING DIVISION
ADMINISTRATIVE DECISION
Sea Q LLC Design Review**

Decision: Approved as conditioned
Date: January 28, 2022

Project ID No:	P3199	Applicant(s):	Steve Wisenbacker Architects
		Owner(s):	Sea Q LLC
		Assessor's Parcel No(s):	195-320-29
		Property Address:	283 Seadrift Road, Stinson Beach
		Project Planner:	Michelle Levenson, (415)473-3615; mlevenson@ marincounty.org
		Signature:	<i>Michelle Levenson</i>
Countywide Plan Designation:	C-SF4 (Coastal, single family, residential)		
Zoning District:	C-RSPS (Coastal, residential, single-family, planned)		
Community Plan Area:	Stinson		
Environmental Determination:	Categorically exempt, Section 15303, Class 3		

PROJECT SUMMARY

The applicant requests Design Review approval to construct a 2,565-square-foot single-family residence and after-the-fact authorization for a 68-square-foot boat dock and ramp on a vacant lot in Stinson Beach. The 2,633 square feet of development would result in a 32.6-percent floor area ratio on the 6,709-square-foot, dry-land portion of the lot. The residence would reach a maximum height of 17 feet above surrounding grade and the structure would maintain the following setbacks: 26 feet, 2 inches from the south, front property line; 28 feet from the north, rear property line, 6 feet from the west, side property line; and 6 feet from the east side property line

The project site consists of the Federal Emergency Management Agency (FEMA) flood zones X and VE. The exterior walls of the residence would all be located within the X flood zone, therefore the structure is not required to be elevated in accordance with FEMA standards. Applicable height measurements relative to the project site are listed below:

- A. Proposed Finished Floor Elevation Relative to NAVD 88 = 13 feet
- B. Proposed Roof Height Above Finished Floor = 12.25 feet
- C. Proposed Height Relative to NAVD 88 = 25.25 feet

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

- A. Maximum Finished Floor Elevation Relative to NAVD 88 = 14.14 feet
- B. Maximum Roof Height above Finished Floor = 15 feet
- C. Maximum Roof Height Relative to NAVD 88 = 29.14 feet

Design Review approval is required as the project proposes improvements not otherwise exempt from the requirement to obtain Design Review approval pursuant to Marin County Development Code Section 22.42.020(A).

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 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 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.

COMMUNITY PLAN CONSISTENCY

The project is subject to the policies and programs contained in the Stinson Beach Community Plan. The project is consistent with the Community Plan policies including the following:

Land Use Objective 4.0, Policy G. The height of the proposed project would be consistent with the Marin Local Coastal Program-Implementation Plan requirements, consistent with this policy.

Environmental Goals and Policies-Objective 3.0. Flora and fauna would be maintained with the project as no vegetation would be removed with the project.

DEVELOPMENT CODE CONSISTENCY

Mandatory Findings for Design Review (Marin County Code Section 22.42.060)

The project is consistent with the mandatory findings for Design Review approval for the reasons discussed below.

- A. The proposed development complies with the characteristics listed in Chapter 22.16 (Discretionary Development Standards) and any applicable standards of the special purpose combining districts provided in Chapter 22.14 of this Development Code.**

There are no standards provided in Chapter 22.14 that apply to the project. The proposed project is consistent with the Discretionary Development Standards because it is designed to avoid adversely affecting natural resources or the character of the local community. The project's consistency with the standards most pertinent to the subject property is discussed below.

SITE PREPARATION: Development Standards J.1 through J.6

The proposed project would be constructed on a relatively level site that is vacant. Grading would be kept to a minimum and no mature vegetation would be removed to construct the project. Site drainage and run-off would be required to comply with the Department of Public Works (DPW) requirements.

BUILDING LOCATION: Development Standards D.1 through D.4, Design Guidelines A-1.2 through A-1.4

The project would be sited in an accessible portion of the site, with direct access from Seadrift Road. The project is relatively flat and is not located near a ridgeline. The project would be required to comply with California Building Code requirements for energy conservation.

PROJECT DESIGN: Development Standard I.1 and I.2; Design Guideline D-1.7

The maximum height of the proposed project would comply with those requirements contained in the Marin County Local Coastal Program-Implementation Plan for Seadrift-Subdivision 1. The proposed structure would maintain setbacks from adjacent property lines ranging from a

minimum of 6 feet to a maximum of 28 feet, consistent with setbacks of other residential development in the neighborhood. Exterior materials consisting of earthen hued composite siding and aluminum clad windows, and gently sloping rooflines would be unobtrusive and blend in with the existing environment.

MASS AND BULK: Design Guidelines D-1.1 through D-1.5

To ensure that the mass and bulk of the project would be minimized the roof forms and roof lines have been broken into a series of smaller components. Surface relief along the front and side façades would be provided through a series of roof projections as well as decks and stairways.

EXTERIOR LIGHTING: Development Standard G; Design Guideline C-1.11

Exterior lighting proposed with the project would be directed downward, limited in number to provide for safety and shielded to ensure that off-site lighting effects are minimized.

LANDSCAPING AND VEGETATION REMOVAL: Development Standard F; Design Guideline A-1.1

No mature landscaping would be removed with the project. Minimal landscaping is proposed with the project that would complement the proposed development and not pose a fire risk.

ACCESS: Development Standard C; Design Guidelines A-1.5

The project is accessed by Seadrift Road. All access improvements proposed with the project would be required to comply with DPW standards.

B. The proposed development provides architectural design, massing, materials, and scale that are compatible with the site surroundings and the community.

As discussed above, the proposed development would comply with height limits for the C-RSPS zoning district and would be of a color and design that would be unobtrusive to the surrounding environment. The scale of the development is appropriate given the site area and existing, surrounding development, and would maintain setbacks to existing property lines that are consistent with those of neighboring properties.

C. The proposed development results in site layout and design that will not eliminate significant sun and light exposure or result in light pollution and glare; will not eliminate primary views and vistas; and will not eliminate privacy enjoyed on adjacent properties.

The roof heights of the proposed structure vary such that a portion of the residence would maintain a 22.25-foot (NAVD 88) roof among much of the structure, while an area referred to as the "common room" would have a 12-foot-high internal ceiling height resulting in a 25.25-foot (NAVD 88) roof height. This area of increased roof height would result in diminution of sun and light exposure experienced by the occupants of the neighboring structure. Therefore, Special Condition 1(A) has been included herein which requires a reduction in roof height of 1 foot, to a maximum roof height of 24.25 feet (NAVD 88), and 16 feet as measured from surrounding grade in the area of the "common room". A reduction in height would result in internal ceiling heights in the "common room" of 11 feet and would maintain sun and light exposure to neighboring properties.

The project would not eliminate privacy enjoyed on adjacent properties due to the careful placement of project windows and other design elements. Exterior lighting would be kept to a minimum and designed to not result in glare and light pollution.

D. The proposed development will not adversely affect and will enhance where appropriate those rights-of-way, streetscapes, and pathways for circulation passing through, fronting on, or leading to the property.

The proposed development would be accessed by existing rights-of-way and on-site driveways and would not result in adverse effects to circulation.

E. The proposed development will provide appropriate separation between buildings, retain healthy native vegetation and other natural features, and be adequately landscaped consistent with fire safety requirements.

As discussed above, the project would maintain setbacks consistent with those on neighboring properties, and no healthy native vegetation would be removed. Minimal landscaping is proposed that would comply with the fire safety requirements.

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 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

This Design Review approval authorizes the construction of a 2,565-square-foot single-family residence and after-the-fact authorization of a 2,565-square-foot boat dock and ramp on a vacant lot in Stinson Beach. The 2,633 square feet of development shall result in a 32.6-percent floor area ratio on the 6,709-square-foot, dry-land portion of the lot. The residence shall reach a maximum height of 16 feet above surrounding grade and the structure shall maintain the following setbacks: 26 feet, 2 inches from the south, front property line; 28 feet from the north, rear property line, 6 feet from the west, side property line; and 6 feet from the east side property line

The project site consists of the Federal Emergency Management Agency (FEMA) flood zones X and VE. The exterior walls of the residence shall all be located within the X flood zone, therefore the structure is not required to be elevated in accordance with FEMA standards. Authorized height measurements relative to the project site are listed below:

- A. Authorized Finished Floor Elevation Relative to NAVD 88 = 13 feet
- B. Authorized Roof Height Above Finished Floor = 11.25 feet
- C. Authorized Height Relative to NAVD 88 = 24.25 feet

1. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Lefcourt Residence" consisting of 7 sheets prepared by Steve Wisenbaker Architects and Planners, received in final form on November 4, 2021, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.
 - A. The roof height shall be reduced to a maximum height of 24.25 feet NAVD 88 resulting in a maximum project height of 16 feet as measured from grade.
2. The project shall conform to the Planning Division's "Uniformly Applied Conditions 2022" with respect to all of the standard conditions of approval and the following special conditions: 1 (Landscape Professional-Statement of Conformance); 3 (Exterior Lighting); 4 (Hold Harmless Agreement); 10 (Other Agency Approvals); and 12 (Exterior Materials).

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 eight 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

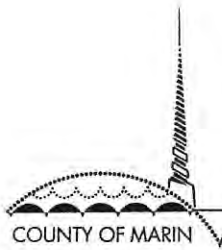
This decision is final unless appealed to the Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than eight business days from the date of this decision (February 9, 2022).

cc: *{Via email to County departments}*

CDA – Assistant Director
CDA – Planning Manager
DPW – Land Development
California Coastal Commission

Attachment:

1. Marin County Uniformly Applied Conditions 2022



COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

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

2022

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

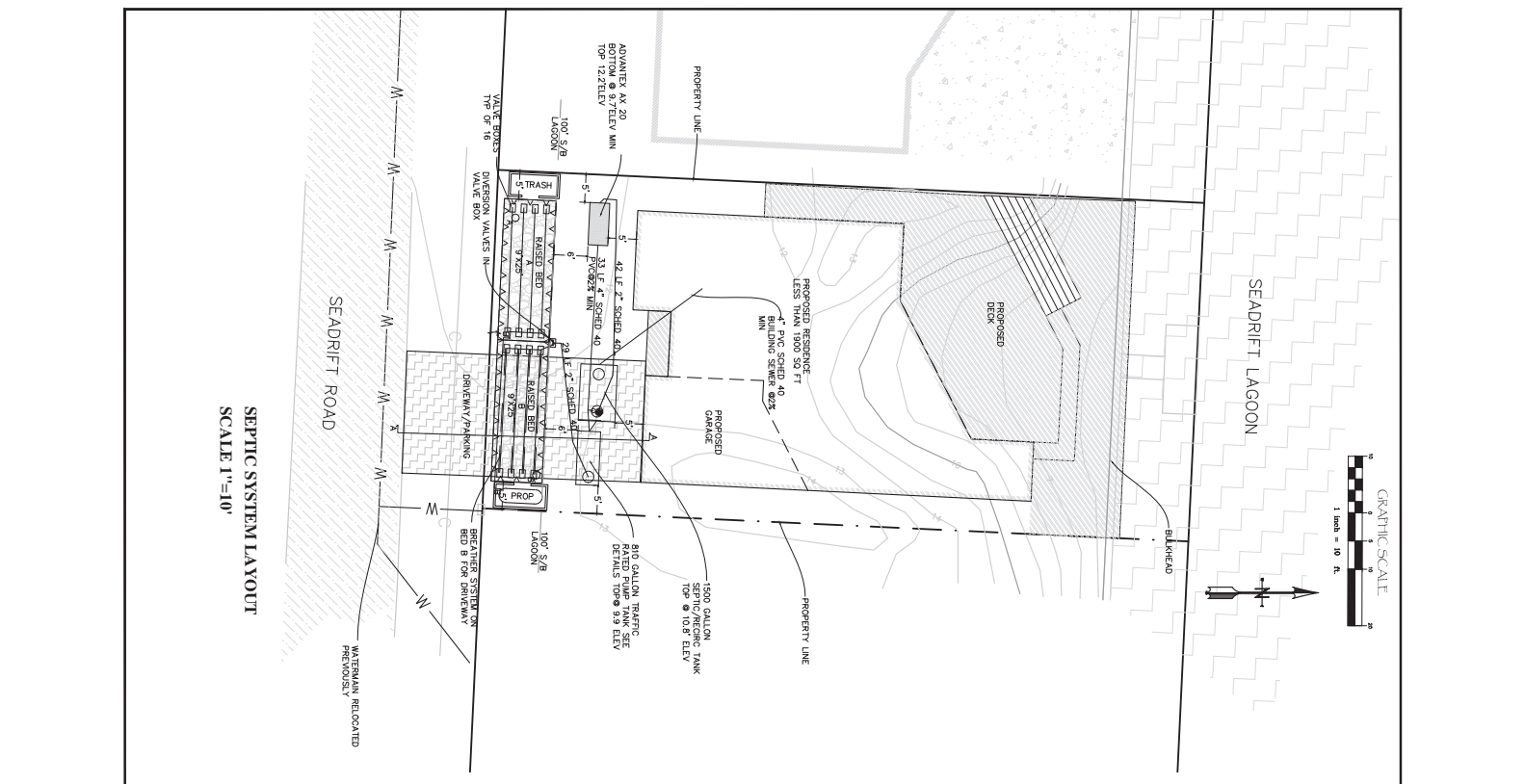
report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a protected area occurs.

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.

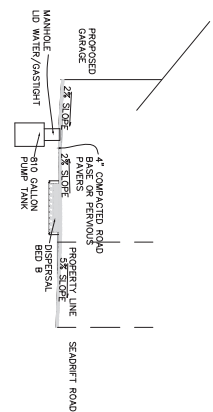
CODE ENFORCEMENT CONDITIONS

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.



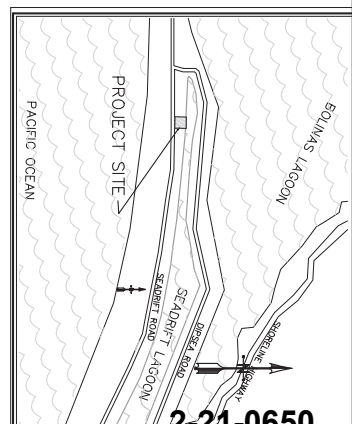
- GENERAL NOTES:**
- 1) CONTRACTOR TO NOTIFY STINSON BEACH COUNTY WATER DISTRICT (SBOWD) PERSONEL AND DESIGN ENGINEER 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
 - 2) TOPOGRAPHIC SURVEY PROVIDED BY LARRY P. DOYLE 415-388-9955
 - 3) NOT TO BE USED AS A BOUNDARY SURVEY- SURVEYOR TO STAKE ALL PROPERTY LINES AND EASEMENTS.
 - 4) MAINTAIN 10' SEPARATION FROM ANY SEWAGE LINE TO WATERLINE IF NOT POSSIBLE ROUTE TO MAINTAIN SEPARATION.
 - 5) CROSSING SHALL BE MADE WITH WATER ABOVE SEWER LINE WITH A 1' SEPARATION AND CONCRETE BETWEEN LINES.
 - 6) NO CUTS SHALL BE MADE DOWN-OR OF DRAINAGE WITHOUT EMISSION OF BOTH SBOWD AND DESIGN ENGINEER.
 - 7) NO MATERIAL SUBSTITUTION WITH OUT DESIGN ENGINEER APPROVAL.
 - 8) NO WORK TO BE PERFORMED DURING WET CONDITIONS AND ALL EXCAVATION TO BE COORDINATED WITH THE DESIGN ENGINEER AND SBOWS STAFF DURING WET SEASON (OCTOBER 15- APRIL 15).
 - 9) ALL TANKS TO BE WATER-TIGHT-SEE WATER-TIGHTNESS TEST.
 - 10) EROSION PROTECTION SHALL BE PLACED IN ALL DISTURBED AREAS, STRAW AND SEED SHALL BE PLACED AT A MINIMUM PRIOR TO FINAL INSPECTION.
 - 11) ALL PLUMBING FIXTURES TO BE LOW FLOW 1.6 GPM FLUSH TOILETS AND 2 GPM SHOWER HEADS. 13) ALL SEWER LINES TO BE 4" DIA. 2" SCHED 40 PVC. 14) ALL SEWER LINES TO BE 4" DIA. 2" SCHED 40 PVC. 15) ALL SEWER LINES TO BE 4" DIA. 2" SCHED 40 PVC.
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 - 14) ALL SEWER LINES TO BE 4" DIA. 2" SCHED 40 PVC.
 - 15) ALL SEWER LINES TO BE 4" DIA. 2" SCHED 40 PVC.

DRIVEWAY PROFILE OVER RAISED BED DISPERSAL BED



NOTE: PROVIDE CONCRETE THURST BLOCKS AT PIPE DIRECTION CHANGES OF GREATER THAN 44 DEGREES. SEE DETAIL FOR THURST BLOCKS.

NOTE: NOTIFY ENGINEER 48 HOURS PRIOR TO BEGINNING CONSTRUCTION IN ADDITION TO A SEWAGE DISPOSAL PERMIT FROM S.B.C.W.D. OTHER THAN 44 DEGREES. SEE DETAIL FOR THURST BLOCKS.



Know what's below.
Call before you dig.

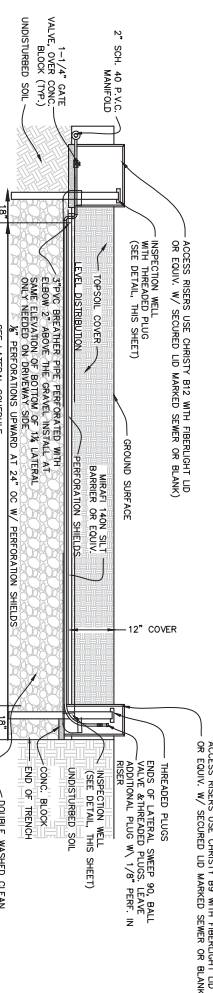
PRELIMINARY
NOT FOR CONSTRUCTION
FOR DESIGN REVIEW ONLY

AYS Engineering Group, Inc
PO Box 5693, Petaluma, CA 94955
Voice (707) 763-6620 Fax (707) 781-8061

RAISED BED ADVANTEX SYSTEM
283 Seadrift Road
Stinson Beach, CA
APN 195-320-29

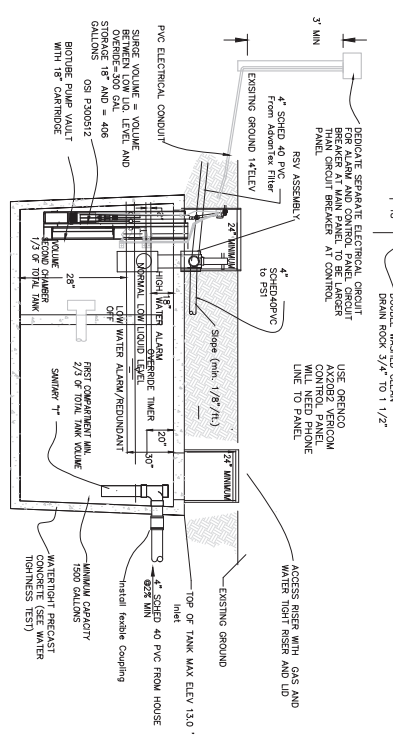
PREPARED FOR:
SEA Q LLC
7 STADIUM WAY
Kenfield, CA 94904

2-21-0650
Exhibit 5
Page 1 of 2

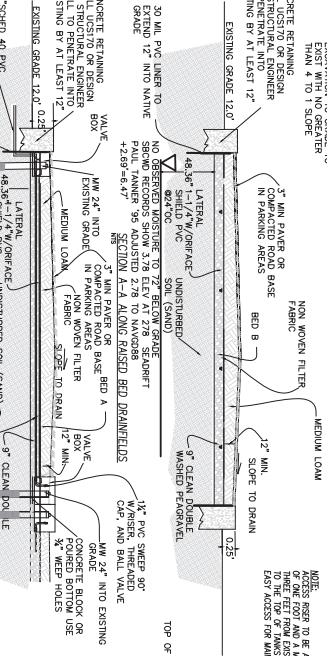


No.	DIAMETER	PIER	LENGTH	# OF PERS"
A1	1 1/2"	1/2"	220"	12
A2	1 1/2"	1/2"	220"	12
A3	1 1/2"	1/2"	220"	12
A4	1 1/2"	1/2"	220"	12
B1	1 1/2"	1/2"	220"	12
B2	1 1/2"	1/2"	220"	12
B3	1 1/2"	1/2"	220"	12
B4	1 1/2"	1/2"	220"	12

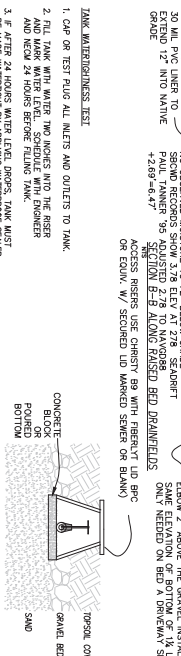
LATERAL BED
NOT TO SCALE



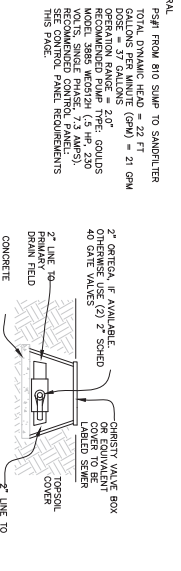
1500 GALLON SEPTIC/RECIRCULATION TANK AND ADVANTEK DETAIL
NOT TO SCALE



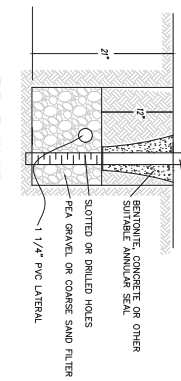
80 GALLON SUMP TANK DETAIL
NOT TO SCALE



VALVE BOX DETAIL
NOT TO SCALE



DIAPHRAGM VALVE BOX DETAIL
NOT TO SCALE



TRIPLE LEACH LINE INSPECTION WELL
NOT TO SCALE

GENERAL NOTES

- 1) CONTRACTOR TO NOTIFY TOWNSON BLACK COUNTY WATER DEPARTMENT OF ANY CHANGES TO THE SEPTIC SYSTEM PRIOR TO BEGINNING CONSTRUCTION.
- 2) ALL SEPTIC SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE REQUIREMENTS OF THE TOWNSON BLACK COUNTY WATER DEPARTMENT.
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PRELIMINARY

NOT FOR CONSTRUCTION
FOR DESIGN REVIEW ONLY

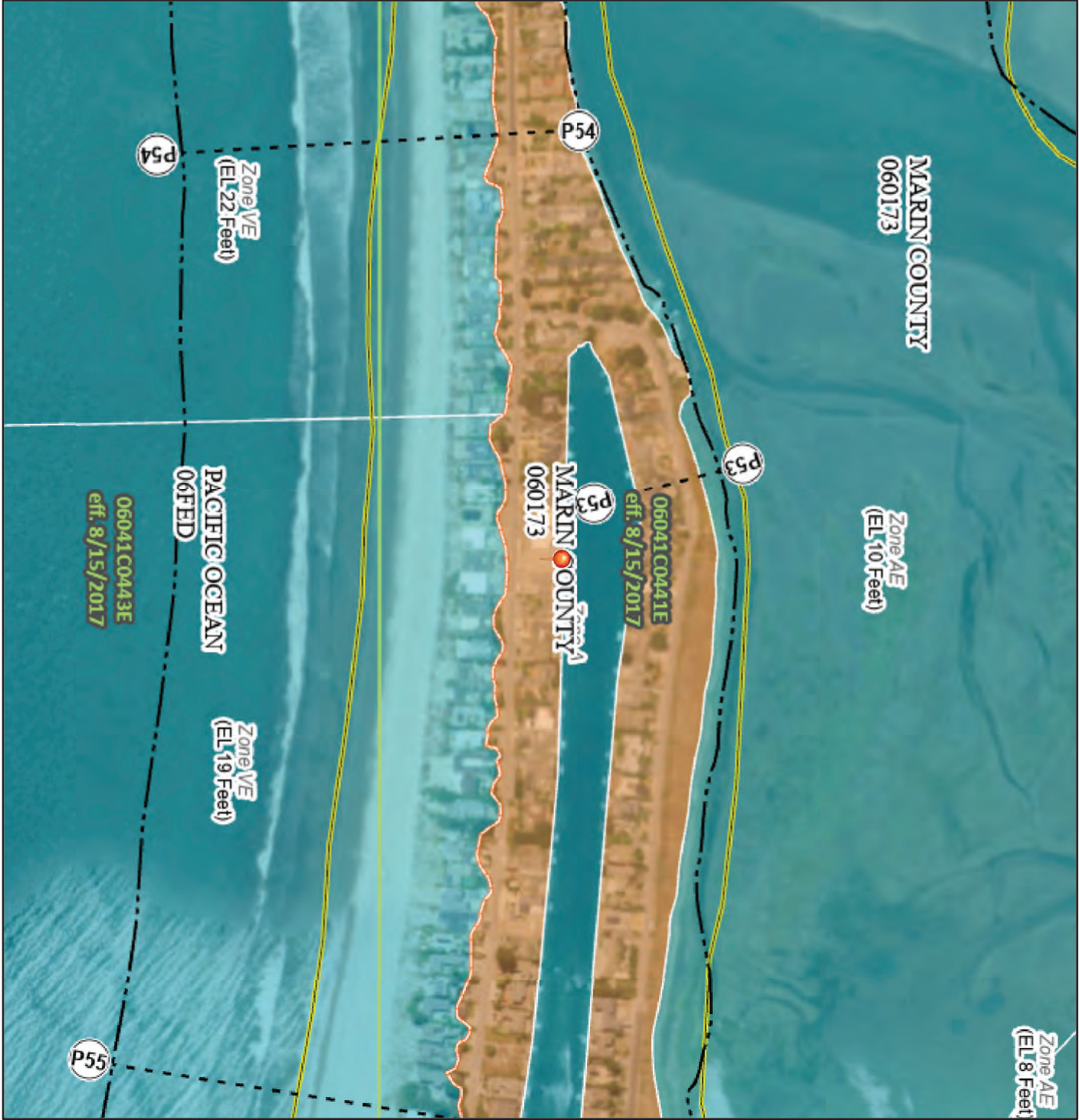
DETAILS



National Flood Hazard Layer FIRMette



122°40'34"W 37°54'11"N



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, A99
With BFE or Depth Zone AE, A99
Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 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
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 4/4/2022 at 2:52 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 unmodernized areas cannot be used for regulatory purposes.