



NOTICE OF ADMINISTRATIVE DECISION
Archdiocese of San Francisco / Marin Catholic High School
Design Review (Project ID 2012-0286)

DECISION: Approval with Conditions
DECISION DATE: February 21, 2013

Project ID:	2012-0286	Owners:	Archdiocese of San Francisco / Marin Catholic High School
Applicant:	Peter McDonnell, Conversion Management Associates	Assessor's Parcel:	022-010-35
Property Address:	675 Sir Francis Drake Boulevard, Kentfield	Last Date for Appeal:	March 7, 2013
Last Date for Action:	March 19, 2013	Project Planner:	Neal Osborne
		Signature:	
		Reviewed by:	Ben Berto

Countywide Plan Designation: PF-SF5, Public Facility, Low Density Residential, 2 units to 4 units per acre maximum density
Community Plan Area: Kentfield/Greenbrae
Zoning: R1:B2, Residential Single-family Planned District, 10,000 square feet minimum lot size
Lot Size: 18.469 acres
Environmental Determination: Categorical Exemption 153023, Class 2

PROJECT DESCRIPTION

The project is a proposal to demolish the existing wood bleachers with 1,524 seats at the football stadium and track, snack shack, and the batting cages to the west, and then construct new bleachers with 1,242 seats and a six-seat press box. The proposed steel and aluminum bleachers would be located on 9,582 square feet of the site, have a maximum height of 41.6 feet above grade, and would include an accessible elevator to the top row of the bleachers. A 7,025 square foot field house would be located below the bleacher seats. The field house will include a food and beverage service concession stand, public restrooms, a weight room, two locker rooms, a training room, storage, and mechanical rooms. The entire bleacher and field house system would meet current fire safety and ADA accessibility standards. The proposal includes 10 new parking spaces, for a total of 280 spaces on the site, accessible ramps, walkway improvements, a new public address system, drainage to a bioretention area, and landscaping.

The zoning for this parcel is R1:B2, Residential Single-family District, 10,000 square feet minimum lot size. Pursuant to Section 22.42.020.B.1 of the Marin County Development Code, Design Review is

required for any new non-residential structures within the R1:B2 zoning district and for a 41.6-foot tall detached accessory institutional structure located a minimum of 10 feet from the rear property line.

POLICY CONSISTENCY

The proposed project, subject to conditions of approval, is consistent with the pertinent policies of the Marin Countywide Plan (CWP) that emphasize preservation of, and compatibility with, the surrounding natural resources and environment as summarized below.

- A. The project is consistent with the CWP's Public Facility Low Density Residential land use designation of PF-SF5 that allows for schools with approval of a Use Permit and Design Review. In 1949, the County Board of Supervisors granted a Use Permit for a parochial high school on this property.
- B. The project is consistent with the Countywide Plan's Stream Conservation Area and Wetland Conservation Area policies. The project development activities would not be located within a Stream Conservation Area or Wetland Conservation Area and would not adversely affect water quality or habitat.
- C. The project would comply with Marin County standards for flood control, geotechnical engineering, and seismic safety, and include improvements to protect lives and property from hazard as verified by the Department of Public Works.
- D. The project would comply with governing development standards related to roadway construction, parking, grading, drainage, flood control and utility improvements as verified by the Department of Public Works.
- E. The project would not cause significant adverse impacts on water supply, fire protection, waste disposal, schools, traffic and circulation, or other services.
- F. The project would minimize soil disturbance and maximize retention of natural vegetation.
- G. The project would be consistent with the Kentfield/Greenbrae Community Plan policies for development in Kentfield regarding the design, height, and location of the project.

ZONING CONSISTENCY

- A. The project is consistent with conditionally permitted uses and the R1:B2 zoning district development standards with Design Review for construction of a new replacement grandstands and field house facilities consistent with current building codes as accessory structures to the classrooms and athletic fields at Marin Catholic High School. The new replacement grandstands and field house would be located in the same location as the existing facilities. The structure would be approximately 10 feet taller than the existing grandstands with the top row of proposed seats at 25 feet above grade and the existing top row of seats is at 18 feet above grade. The proposed press box would have a maximum height of 35 feet above grade and the elevator roof parapet would be 41.6 feet above grade. The project qualifies for a height exception to the standard 15-foot height maximum for detached accessory buildings through Design Review, pursuant to MCC Section 22.20.060.E.1 that applies to Institutional Buildings, such as schools, and establishes a 75-foot maximum height standard.

- B. The project would be consistent with the Design Review standards in Chapter 22.42 because the design would be compatible with the neighborhood character and would not result in significant glare, light, privacy, shadow, or visual impacts to surrounding properties or scenic locations. The Kentfield Planning Advisory Board unanimously approved a recommendation for approval pursuant to specific conditions for the applicant to comply with the noise level standards in the Countywide Plan Noise Element, and that testing of the current public address system shall provide a baseline of sound emitted to the surroundings, and testing to verify that the new public address system emits fewer decibels than the existing system does to the surrounding neighborhoods.

PUBLIC NOTICE

The Community Development Agency, Planning Division mailed notices identifying the applicant, describing the project and its location, and giving the earliest possible decision date to all owners of properties within 600 feet of the subject property. The notice was also mailed to interested parties and organizations. Comments were received from numerous individuals as of the date of this decision.

FINDINGS FOR APPROVAL

DESIGN REVIEW (Marin County Code Section 22.42.060)

- A. The proposed development provides architectural design, massing, materials, and scale appropriate to and compatible with the site surroundings and the community.

The proposal to deconstruct the existing bleachers, snack shack, and batting cages and to construct new bleachers with 1,242 seats and a six-seat press box would consist of a comparable design to the existing bleachers that would be of an appropriate scale compatible with the surroundings. The proposed steel and aluminum bleachers would be located on 9,582 square feet of the site with a maximum height of 41.6 feet above grade, and would include an accessible elevator to the top row of the bleachers. A 7,025 square foot field house would be located below the bleacher seats. The field house will include a food and beverage service concession stand, public restrooms, a weight room, two locker rooms, a training room, storage, and mechanical rooms. The design would be articulated with a variety of roof forms, windows, and walls. The exterior materials would consist of mill-run aluminum, tan stucco walls, grey composition roof, and colors typical of the Marin Catholic High School.

- B. The proposed development results in site layout and design (including building arrangement, exterior appearance, heights, setbacks, drainage, fences and walls, grading, lighting, signs, etc.) that will not eliminate significant sun and light exposure, views, vistas, and privacy to adjacent properties; that will not result in light pollution, trespass, and glare; and that will not adversely affect rights-of-way or pathways for circulation.

The new bleachers and field house would be 10 feet from the nearest property line, the southern rear property line, and would not eliminate light exposure, views, or privacy for adjacent properties. The maximum roof height of 35 feet above grade for the press box would be approximately 10 feet taller than the maximum roof height of the existing press box. The maximum height of the roof parapet of the elevator would be 41.6 feet above grade. Through Design Review, the height would be below the maximum height standard of 75 feet allowed for institutional buildings at schools pursuant to MCC Section 22.20.060E.1, and would provide adequate separation of 10 feet from the adjacent tennis court uses on the neighboring property to the south. The project would not result in light pollution, significant glare, shadow, or visual impacts, and will not adversely affect rights-of-way for circulation.

- C. The proposed development will provide appropriate separation between buildings and will be properly and adequately landscaped with maximum retention of trees, native plants, and other natural features consistent with fire safety requirements.

The project will provide adequate separation of 10 feet from the structure to the nearest property line to the south where an existing fence and fabric screen provide visual screening from the adjacent tennis courts. A Landscape Plan would introduce native and ornamental plants, and all of the existing trees and native plants would be protected and retained. A condition of approval requires the substitution of the proposed non-native landscaping with predominately native, drought-tolerant, non-pyrophytic plant species to reduce water demand and fire hazards adjacent to a sensitive wetlands habitat along Corte Madera Creek pursuant to CWP Policies and Implementing Programs. These include CWP Policies PFS-1.4 – Reduce Demand on Public Facilities and PFS-2.3 – Manage Water Resources Sustainably, and Implementing Programs PFS-2.g – Promote Xeriscaping and Native Plants and PFS-2.h – Promote Site Appropriate, Low-Water Use, and Drought Tolerant Native Plants in Public Facilities.

- D. The proposed development will minimize cut and fill, the reforming of the natural terrain, and appurtenant structures (e.g. retaining walls and bulkheads).

The project would predominately be set on the existing grade so very minor amounts of grading would be required for installing foundation, utility lines, grade transitions, landscaping, and drainage improvements.

- E. The proposed development complies with the Single-family Residential Design Guidelines and the design and locational characteristics listed in Chapter 22.16 (Planned District Development Standards).

The Single-family Residential Design Guidelines are not relevant to the design of the bleachers and field house associated with a high school football field and track. However, the proposal would provide a design consistent with the development standards with minimal grading, articulated forms, and predominately subdued colors. The exterior materials, in addition to the mill-run aluminum bleachers, would be subdued tan and grey, and typical Marin Catholic High School colors with a variety of textures and minimal exterior lighting, consistent with design and locational standards.

- F. The project design includes features which foster energy and natural resource conservation while maintaining the character of the community.

The project will utilize new energy conserving fixtures and building standards while improving the accessibility and safety of the bleachers while maintaining the character of the community.

- G. The design, location, size, and operating characteristics of the proposed use are consistent with the Countywide Plan and applicable zoning district regulations and will not be detrimental to the public interest, health, safety, convenience, or welfare of the County.

The design, location, size and operating characteristics of the project will be consistent with the CWP and the R1:B2 zoning district regulations as an improved facility that will be more structurally stable and durable, provide ADA compliant access, parking, and bleacher viewing locations, and a modern public address system that will reduce sound spillover into the surrounding neighborhoods with a design that more efficiently provides the announcements and music sounds to the spectators at the field. A condition of approval requires testing the existing public address system, before

issuance of a Building Permit, and then testing the new system and submitting the test result to the Planning Division for review and approval before Final Inspection to confirm, that the new system will result in improved acoustics and less sound spillover the surrounding neighborhoods. The project will not appreciably change the operating characteristics of the Marin Catholic sports fields and will not be detrimental to the public interest, health, safety, convenience and welfare of the County as a whole.

ACTION

Pursuant to Chapter 22.42 of the Marin County Code, the Community Development Agency approves the Archdiocese of San Francisco / Marin Catholic High School Design Review application (Project ID 2012-0286) to deconstruct the existing bleachers, snack shack, and batting cages and construct a grandstand with 1,242 seats and a six-seat press box. The steel and aluminum bleachers would be located on 9,582 square feet of the site and would include an elevator with a maximum height of 41.6 feet above grade. A 7,025 square foot field house would be located below the grandstand seats. The field house will include a food and beverage service concession stand, public restrooms, a weight room, two locker rooms, a training room, storage, and mechanical rooms.

CONDITIONS OF APPROVAL

Community Development Agency – Planning Division

STANDARD CONDITIONS

1. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled, "Grandstand and Field House For Marin Catholic High School, 675 Sir Francis Drake Boulevard , Kentfield, CA 94904", consisting of 11 sheets date stamped December 5, 2012 and prepared by Brown Reynolds Watford Architects, Inc.; Merril Morris Partners Landscape Architect; and KPFF Consulting Engineers; on file with the Marin County Community Development Agency, Planning Division, except as modified by the conditions listed herein.

BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a complete set of revised plans for review and approval by the Community Development Agency, Planning Division staff depicting the following changes. After the plans receive approval, the approved plans shall be incorporated into the approved project file as "Exhibit A-1" and shall supersede "Exhibit A."

- a. Revise the cover sheet and all subsequent sheets (Sheet C1.0, etc.) to delete the sentence, "The addition of four metal halide field lights with dark sky and light spill controls for field lighting" from the project description. No field lights are currently proposed or approved with this Design Review.
- b. Revise Sheet C1.0 to delete the note "Future expansion of visitor seating to compensate for reduction of 282 home side seats." Alternatively, provide details of the timing design of the proposed changes. Note: The existing Storage Building blocks many of the visitors' views of the field and the scoreboard, so future enhancements to the visitor seating area would be beneficial.
- c. Revise Sheet C1.0 to indicate under the section -- Community Plan or Area Plan, "Kentfield / Greenbrae Community Plan Area".

- d. Revise Sheet C1.0 to indicate under the section – Height, to delete, “Proposed Heights of Lights”, and “Field Lights at highest point”.
 - e. Revise the plans to include scale drawings of the accessible elevated ramp platform with elevations, cross-sections, and profiles, calling out the maximum height above grade and the slope of the walkway.
 - f. Revised Sheet L1.1 (Landscape Plan) to incorporate plants that are predominately native, drought-tolerant, and non-pyrophytic.
 - g. Revised plans that indicate the locations, elevations, specifications, and design details of the public address systems, including all exterior speakers.
2. The approved exterior building materials and colors shall substantially conform to the color/materials sample board which is identified as “Exhibit B,” received September 20, 2012, and on file with the Marin County Community Development Agency, Planning Division including:
- a. Siding – tan stucco
 - b. Roof – grey composition
 - c. Trim, Doors, and Window Frames – San Pedro tan or similar standard Marin Catholic High School finishes
 - d. Windows – light green tint insulated Solexia glass
 - e. Bleachers – mill-run aluminum

All flashing, metal work, and trim shall be treated or painted an appropriately subdued, non-reflective color.

3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the site plan or other first sheet of the office and job site copies of the Building Permit plans to list these Design Review conditions of approval as notes.
4. No field lighting is approved with the project. Any other exterior lighting shall be for safety purposes only and located and/or shielded so as not to cast glare on nearby properties.
5. If archaeological, historic, or prehistoric resources are discovered during construction, construction activities shall cease, and the Community Development Agency staff shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may occur in compliance with State and Federal law. A registered archeologist, chosen by the County and paid for by the applicant, shall assess the site and shall submit a written report to the Community Development Agency staff advancing appropriate mitigations to protect the resources discovered. No work at the site may recommence without approval of the Community Development Agency staff. All future development of the site must be consistent with findings and recommendations of the archaeological report as approved by the Community Development Agency staff. If the report identifies significant resources, amendment of the permit may be required to implement mitigations to protect resources. Additionally, the identification and subsequent disturbance of an Indian midden requires the issuance of an excavation permit by the Department of Public Works in compliance with Chapter 5.32 (Excavating Indian Middens) of the County Code.
6. All construction activities shall comply with the following standards:

- a. Construction activity is only permitted between the hours of **7:00 a.m. and 5:00 p.m., Monday through Friday**, and **9:00 a.m. and 4:00 p.m. on Saturday**. No construction shall be permitted on Sundays and the following holidays (New Year's Day, President's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day). Loud noise-generating construction-related equipment (e.g., backhoes, generators, jackhammers) can be maintained, operated, or serviced at the construction site from 8:00 a.m. to 5:00 p.m. Monday through Friday only. Minor jobs (e.g., painting, hand sanding, sweeping) with minimal or no noise impacts on the surrounding properties are exempted from the limitations on construction activity. At the applicant's request, the Community Development Agency staff may administratively authorize minor modifications to these hours of construction.
 - b. It shall be the responsibility of the applicant to ensure that all construction materials and equipment are stored on-site (or secured at an approved off-site location) and that all contractor vehicles are parked in such a manner as to permit safe passage for vehicular, pedestrian, and bicycle traffic at all times.
7. All utility connections and extensions (including but not limited to electric, communication, and cable television lines) serving the development shall be undergrounded from the nearest overhead pole from the property, where feasible as determined by the Community Development Agency staff.
 8. The applicant/owner hereby agrees to 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.
 9. Any changes or additions to the project shall be submitted to the Community Development Agency in writing for review and approval before the contemplated modifications may be initiated. Construction involving modifications that do not substantially comply with the approval, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications are obtained by the applicant.

SPECIAL CONDITIONS

10. BEFORE ISSUANCE OF A DEMOLITION PERMIT, the applicant shall submit the test results from the sound intensity tests of the existing public address system as experienced in the surrounding neighborhoods.
11. BEFORE ISSUANCE OF A DEMOLITION PERMIT, the applicant shall submit a Deconstruction Plan to the Planning Division for review and approval, that indicates the methodology for salvage, recycling, and/or reuse of the materials and fixtures that comprise the existing bleachers, snack shack, batting cages, and appurtenant features on the subject property.
12. 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 be permitted for safety purposes only, and shall be directed downward and shielded to prevent adverse lighting impacts on nearby properties.
13. 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 following environmentally sensitive site features: wetlands conservation area (WCA).

14. BEFORE ISSUANCE OF A BUILDING PERMIT, temporary construction fencing shall be installed on the subject property at a minimum distance of 100 feet from the wetlands to the south, or as deemed necessary by the Department of Public Works. 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. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency, Planning Division.
15. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in Condition 1 above, the applicant shall install temporary construction fencing around the dripline of the existing trees in the vicinity of any areas of grading, construction, materials storage, soil stockpiling, or other construction activity. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency, Planning Division.
16. BEFORE FOUNDATION INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper certification conduct a survey of the rear property line and install property line survey hubs with connecting colored line in locations that can be readily used by the Building and Safety Inspection staff to verify building setbacks prior to approval of the foundation inspection. If new survey hubs are installed, the project land surveyor or civil engineer must submit written confirmation that the staking of the rear property line has been properly completed and submit a written (stamped) confirmation to the Planning Division. The requirement for new survey markers may be waived if proper survey markers already exist at the site and can be used to definitely measure building setbacks. It is recommended that the surveyor or civil engineer set the required setback and/or rear property line with clearly marked stakes or colored line. The building setback verification can also be satisfied by having a licensed land surveyor or civil engineer with proper certification conduct a survey of the rear property line and the installed project foundation forms. The surveyor or engineer would then verify that the proposed project foundation complies with the approved setback distances from adjacent property lines as shown on the approved building permit plans and submit written (stamped) confirmation to the Planning Division. Please refer to the "Building Inspection Procedures" document available at the Marin County Community Development Agency, Planning Division and on-line at [http://www.co.marin.ca.us/depts/CD/Forms/Building Inspection Procedures.pdf](http://www.co.marin.ca.us/depts/CD/Forms/Building%20Inspection%20Procedures.pdf) for additional details regarding this requirement.
17. BEFORE APPROVAL OF THE FRAMING INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper certification submit a written (stamped) building height survey confirming that the building conforms to the roof parapet, press box, and bleacher height elevations that are shown on the approved Building Permit plans, based on a benchmark that is noted on the plans. Please refer to the "Building Inspection Procedures" document available at the Marin County Community Development Agency, Planning Division and on-line at [http://www.co.marin.ca.us/depts/CD/Forms/Building Inspection Procedures.pdf](http://www.co.marin.ca.us/depts/CD/Forms/Building%20Inspection%20Procedures.pdf) for additional details regarding this requirement.
18. BEFORE FINAL INSPECTION, the applicant shall submit a summary report to the Planning Division for review and approval that documents the disposition of the materials salvaged, recycled, or reused as a result of deconstruction of the bleachers, snack shack, batting cages, and appurtenant features on the subject property.

19. BEFORE FINAL INSPECTION, the applicant shall submit the results of the sound intensity tests of the new public address system to the Planning Division for review and approval. The sound intensity test results shall demonstrate that the new system will cause no increase in noise intensity exposure to neighboring properties in comparison to the existing public address system.

Community Development Agency – Environmental Health Services Division

20. The applicant shall submit to Environmental Health Services, for review and approval, complete easily readable plans that are drawn to scale for the food service facility, before the commencement of new construction or remodeling.

Marin County Department of Public Works - Land Use and Water Resources Division

21. Sir Francis Drake Boulevard and Bon Air Road are both county maintained roads. An Encroachment Permit from the Department of Public Works (DPW) will be required for any work to be performed in the right of way, including, but not limited to, utility trenching, installation of new utility connections, and modifications to driveway aprons.
22. Per MCC 24.04.016, if construction activity, equipment, vehicles and/or material delivery and storage cause damage to any existing facility (e.g., pavement, curb, gutter, sidewalk, landscaping) beyond normal wear and tear, as determined by the agency, then the permittee shall be responsible for the repair of same.
23. Per MCC 23.18.093 any construction contractor performing work in the county shall implement appropriate BMPs to prevent the discharge of construction wastes or contaminants from construction materials, tools and equipment from entering a county storm drain system. In addition: all construction plans submitted to the county pursuant to any permit application shall consider the potential for erosion and sedimentation at the construction site and shall comply with county code Sections 24.04.625 and 24.04.627.

BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit or comply with the following:

24. 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 previously offered.
25. Responding Fire District shall approve configuration, width, slope and surface of fire truck access and turn around, and on the placement of the new fire hydrant.
26. Add a note on the plans indicating that the Design Engineer/Architect 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.
27. A separate Building Permit is required for any site/driveway retaining wall 4 feet or greater in height, as measured from the bottom of the footing to the top of the wall (or 3 feet or greater subject to a surcharge, such as vehicular loading when supporting a driveway). The application shall include

calculations signed and stamped by the design Engineer. A registered Engineer shall design the site/driveway retaining walls, and the plans must have the engineer's signature and stamp. The site plan shall provide a cross sectional reference to a structural detail for each wall.

28. Show and label the proposed accessible path of travel from parking and loading areas to the stadium entrances and associated facilities. Plans shall dimension 48" minimum width; identify surface is stable, firm, and slip resistant; label cross slope not to exceed 2% and slope in the direction of travel less than 5%, unless otherwise indicated.
29. Provide the following note on the site plan "Accessible path of travel as indicated on plan is a barrier free access route without any abrupt level changes exceeding 1/2" if beveled at 1:2 max slope, or vertical level changes not exceeding 1/4" max, and at least 48" in width. Surface is stable, firm, and slip resistant. Cross slope does not exceed 2% and slope in the direction of travel is less than 5%, unless otherwise indicated. Accessible path of travel shall be maintained free of overhanging obstructions to 80" minimum and protruding objects greater than 4" projection from wall and above 27" and less than 80". Architect shall verify that there are no barriers in the path of travel."
30. Note on plans that the Design Engineer/Architect shall verify that all accessible parking and path of travel complies with all federal and State accessibility requirements. Construction documents must be drawn of sufficient clarity to indicate nature and extent of work associated with accessibility.
31. Add note on plans: Contractor to verify that all barriers in the path of travel have been removed or will be removed under this project, and path of travel complies with California Building Code 1133B.
32. Provide a complete drainage and grading plan, including both existing and proposed drainage features and improvements (downspouts, foundation and footing drains, trench drains shown on architectural sheet, retaining wall back drains, etc.). Plan shall be prepared by a licensed professional engineer or by a registered architect, and shall bear the preparer's signature and stamp. The plan shall show surface drainage away from the foundation in accordance with 2010 CBC 1804.3, and shall incorporate recommendations from the Geotechnical Engineer. Plan shall provide estimated cut and fill volumes. Show and label the limit of disturbance, and provide the total area contained within.
33. Stormwater facilities shall be review for compliance with prevailing requirements at the time the building permit application is submitted. The bio-filtration planters proposed adjacent to parking and pedestrian paths (page C3.1) are roughly 3 to 4 foot deep basins which will be partially filled with unconfined treatment soils, permeable aggregate and stormwater. The curb and pavement sections adjacent to the planter shall be designed to maintain structural integrity for supporting vehicular loads as the adjacent planter will not be offering any structural support.
34. Plan shall show and label the limit of disturbance, and provide the total area contained within. If the area of disturbance is one acre or more, the applicant shall file a Notice of Intent (NOI) with the Regional Water Quality Control Board for the San Francisco Bay Region for said coverage and a copy of the NOI and the concomitant stormwater pollution prevention plan must be submitted to DPW prior to issuance of a county permit for construction."
35. For work to be performed between October 15 and April 15, submit Erosion and Siltation Control plans, or indicate erosion control and debris barrier measures on the site plan. Plan shall also include information regarding dust control. You may refer to the Marin County Stormwater Pollution Prevention Program's website, www.mcstoppp.org , for suggested methods and measures under Resources for: Construction.

36. Applicant shall provide a construction management and staging plan to be incorporated into the job site and office file plan sets. The plan shall include, at a minimum: 24 hour contact information for the site construction manager, including telephone number; designated contractor parking areas; material storage and staging; stormwater pollution prevention information; hours of operation and restricted hours for deliveries; the location of portable toilets and construction dumpsters; and measures to ensure pedestrian safety during construction.

Marin Municipal Water District

37. The annual water consumption shall not exceed the property's current annual combined entitlement of 7.75 acre-feet.
38. Compliance with all indoor and outdoor requirements of District Code Title 13 – Water Conservation is a condition of water service. Indoor plumbing fixtures must meet specific efficiency requirements. Landscape plans shall be submitted, and reviewed to confirm compliance. The Code requires a landscape plan, an irrigation plan, and a grading plan.
39. Compliance with the backflow prevention requirements, if upon the District's review, backflow protection is warranted shall be installed as a condition of water service.

Kentfield Fire Protection District

40. An automatic fire sprinkler system is required pursuant to NFPA 13. Plans and calculations shall be submitted under permit with the Kentfield Fire Protection District for review and approval and Kentfield Fire Protection District Standard 401.
41. The FDC shall be placed by the Kentfield Fire Protection District.
42. Knox key access shall be installed conforming to Kentfield Fire Protection District Standard 202.
43. All fire sprinkler alarms and valves shall be monitored and zones by an approved UL Central Station conforming to Kentfield Fire Protection District Standard 400.
44. Fire Hydrants shall be capable of flowing required gallons per minute, spotted by the Fire Marshal and spaced not to exceed 300 feet.
45. Fire Hydrants to flow a minimum of 1500 gpm.
46. Fire Hydrants shall be painted Rustoleum high gloss yellow or equal. Hydrants shall have a traffic "blue reflective marker" installed per Kentfield Fire Protection District standards.
47. Fire Hydrants shall be tested and installed with first lift asphalt or concrete prior to framing or lumber delivery to the site.
48. An approved fire apparatus turn around shall be designed and installed to accommodate fire apparatus conforming to the Kentfield Fire Protection District Standard 210.
49. Roadways shall be not less than 20 feet wide capable of accommodating 60,000 gvw and conform to Kentfield Fire Protection District Standard 210.

50. If turning radius can be met with the 16-foot wide road, the fire district will approve the 16-foot roadway. If not, the 20-foot wide rule will be enforced. In any case, the 60,000 gvw rule is a requirement.

51. Before Final Inspection, the Kentfield Fire Protection District shall complete its final inspection.

Ross Valley Sanitary District

52. Flow capacity and upstream and downstream head conditions in the trunk sewer shall remain unchanged.

53. Access for maintenance activities and emergency response shall be provided to the District during and after construction.

54. No footing or other permanent structures shall be constructed within the sanitary sewer easement centered on the trunk line sewer centerline.

55. The applicant shall field verify the location of the trunk sewer pipe, to confirm there is a minimum of five (5) feet of clearance (as measured perpendicular to the actual trunk sewer centerline).

56. The portion of the bleacher system located over the sanitary easement shall be designed to be removed within 48 hours of notice form Sanitary District No. 1.

57. The applicant shall provide manufacturers information and an emergency removal plan to the district before sending the project out for bids.

58. The applicant shall notify the District at least 48 hours in advance, USA shall locate the trunk line before construction work commences, and a District representative shall be at the site while they work (unless the District allows for other arrangement s).

59. After construction is completed, the applicant shall provide the District with a 24/7 contact number in case the District requires emergency access to the trunk line, the 24/7 contact can be called and within 24-hours, the structure can be disassembled to allow the District access to the easements and the trunk line.

60. If not already installed, the District requires that the side sewer be equipped with an appropriate backwater prevention device (e.g. Contra Costa valve as warranted by the individual site conditions).

61. After the project is approved, the owner or contractor should contact the District to arrange for a District inspector to approve the installation (or approve the plans for the proposed installation) of the backwater prevention device and any work done on the side sewer lateral in order to make a record for the District's files.

VESTING:

The applicant must vest the approval of the Marin Catholic High School Design Review (Project ID 2012-0286) by obtaining a Building Permit or other construction permit, if required, for the approved work and substantially completing the improvements in accordance with the approved permits before February 21, 2016, or all rights granted in this approval shall lapse unless the applicant applies for an extension at least 10 days before the expiration date above and the Community Development Agency staff approves it. An extension of up to four years may be granted for cause pursuant to Section 22.56.050.B.3 of the Marin County Code.

The Building Permit approval expires if the building or work authorized is not commenced within one year from the issuance of such permit. A Building Permit is valid for two years during which construction is required to be completed. All permits shall expire by limitation and become null and void if the building or work authorized by such permit is not completed within two years from the date of such permit. Please be advised that if the Building Permit lapses after the vesting date stipulated in the Planning permit (and no extensions have been granted), the Building Permit and planning approvals may become null and void. Should you have difficulty meeting the deadline for completing the work pursuant to a Building Permit, the applicant may apply for an extension at least 10 days before the expiration of the Planning permit.

RIGHT TO APPEAL

This decision is final unless appealed to the Planning Commission. A Petition for Appeal and a \$600.00 filing fee must be submitted in the Community Development Agency – Planning Division, Room 308, Civic Center, San Rafael, no later than 4:00 P.M. on March 7, 2013.

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Copies (send pdf via e-mail if address is known):

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Jeremy Tejirian, CDA Planning
Cara E. Zichelli, DPW Land Development
Kentfield Planning Advisory Board
Interested People