

**INTERDEPARTMENTAL TRANSMITTAL
MARIN COUNTY ENVIRONMENTAL HEALTH SERVICES
ROOM 236, 473-6907**

DATE:	February 7, 2024	TYPE OF DOCUMENT
TO:	Megan Alton, Senior Planner	DESIGN REVIEW
FROM:	Gwendolyn Baert, Supervising REHS	LAND DIVISION
RE:	Vacant Lots near 11680 State RTE 1 Project ID 4403	USE PERMIT VARIANCE
AP#:	119-050-04, 09, 119-140-03, 09	MASTER PLAN
ADDRESS:	11680 State RTE, Point Reyes Station	COASTAL PERMIT LOT LINE ADJ. X PREAPPLICATION

THIS APPLICATION HAS BEEN REVIEWED FOR THE FOLLOWING ITEMS:

WATER	X SEWAGE	SOLID WASTE
POOLS	HOUSING	FOOD ESTABLISHMENT

THIS APPLICATION IS FOUND TO BE:

FIND IT COMPLETE.

X FIND IT INCOMPLETE UNTIL THE ITEMS LISTED BELOW HAVE BEEN SUBMITTED.

FIND IT ACCEPTABLE AS PRESENTED, WITH THE FOLLOWING CONDITIONS.

RECOMMEND DENIAL FOR THE REASONS LISTED BELOW.

1. Indicate whether the application materials contain enough information for you to determine whether the applicant can readily comply with your agency's standards.
There is insufficient information provided to determine whether the applicant can meet EHS standards.
2. If the application does not contain enough information for you to determine whether the project can readily comply with your agency's standards, please list the information that you will need to make this determination.
 - **The applicant will need to conduct soil investigation (profiling) and percolation testing for each lot and demonstrate minimum capacity for sewage disposal for 3-bedroom homes.**
 - **Subdivisions of 3 or more lots must conduct cumulative impact assessment for ground water mounding and nitrate loading.**

- **Cumulative impact assessment will require seasonal ground water determinations. This may involve the construction of monitoring wells and the assessment of the seasonal water table (during the winter months).**
3. If the application contains sufficient information for your review, please indicate whether the project is feasible as proposed or needs substantial modifications to comply with your agency's standards.
N/A
 4. If the project needs to be substantially modified to comply with your agency's standards, please describe the scope of those modifications.
Not enough information is provided to determine whether this project is capable of complying with EHS standards. Scope of modifications will be determined after soils investigation/percolation testing.

Please also note that if North Marin Water District is incapable of providing water to this subdivision, an alternate source must be permitted through Marin County EHS.