



December 19, 2025

Michael Yarne  
BOV 1801 Tiburon, LLC  
2442 Valley Street  
Berkeley, CA 94702

Dear Mr. Yarne,

On November 20, 2025, the Town of Tiburon received your Land Development Application on behalf of BOV 1801 Tiburon LLC. As described, the application proposes converting 17,720 square feet of an existing 87,120 square foot parking lot into nine fee-simple townhome units. The Tentative Map will subdivide the existing parcel (APN 059-161-012) into nine new residential lots, ranging from 1,840 square feet to 2,640 square feet. The subdivision will also create a 69,400 square foot, remainder parcel that will continue to serve as parking for the Point Tiburon Plaza commercial building.

Your submittal includes a supplemental application for a SB 684 Small Lot Subdivision and Housing Development. The submitted applications are requesting approval of the following development entitlements known to be required, based on the project scope at this time:

- Tentative Map to subdivide nine (9) new parcels and construct nine new townhome units, leaving a remainder parcel to continue to function as customer and public parking for the Point Tiburon Plaza commercial center and public parking lot.
- Administrative Design Review for (9) new townhome units, one on each newly subdivided lot.

The project is located within the Neighborhood Commercial (NC) Zoning District and is governed by the Point Tiburon Precise Development Plan and the Point Tiburon Plaza Master Conditional Use Permit.

Please be advised that the formal development application for the above project has been reviewed for completeness of application submittal requirements and has been found:

- INCOMPLETE.** Please provide the following information to make the application complete. Further clarification and/or additional information may be needed upon review of the revised information.
- COMPLETE.** With regard to basic application components, the application is complete.

The application is deemed incomplete as the below listed required items from the Town of Tiburon ("Town") Submittal Standards and Checklist (the "Checklist") are missing



from the application. To deem the application complete, you must submit the following missing, incomplete, and/or insufficient materials. Each item must be provided in a form that complies with the Town's requirements and/or applicable state law.

The Checklist in effect at the time the application was submitted is excerpted below, and establishes the specific information and materials needed for a complete development application.

**GENERAL NOTES:**

The Checklist contains a General Notes section that sets forth the baseline standards applicable to all plan sets and supporting documents. Compliance with these requirements is required for an application to be deemed complete.

The submitted materials do not satisfy the following General Notes requirements:

**Item 2. Addressing.** Incomplete.

The project application has been submitted based upon the current address of the commercial buildings at 1801 Tiburon Boulevard, which are technically located off-site on an adjacent property. The project site is described by deed as Lot 4, as shown upon that certain Map entitled "Point Tiburon, a Subdivision for Condominium Purposes, Town of Tiburon, Marin County, California", filed for record February 16, 1984, in Volume 19 of Maps, at Page 4, Marin County Records. However, the commercial buildings are located on Lot 5 of the subdivision. As such, the application should be revised to reflect an address, or range of addresses, more specific to this property. The Fire Department and Engineering Division can work with you on an alternative address. Please keep in mind that a request for address assignment for each property must ultimately be submitted in conjunction with the building permit application. The formal address must be assigned during the Building Permit phase. See address assignment form here: <https://www.townoftiburon.org/DocumentCenter/View/974/Street-Address-Change-Application-Form?bidId=>

**Item 6. Zoning Conformance.** Incomplete.

This item requires the applicant to ensure that all details and information necessary to demonstrate zoning conformance are provided (including but not limited to floor area, required yards, underground utilities, and mechanical screening). The submittal does not establish zoning conformance as follows:

**Building Height:**

The project application indicates a maximum building height up to 38 feet above grade, citing a height exception under TMC 16-22.040 Table 2-3 reads: *For downtown properties with frontage on Tiburon Boulevard, thirty-eight feet and no more than three stories.* However, the site is subject to the Point Tiburon Precise Development Plan, as noted above. The project does not show compliance with the Point Tiburon Precise Development Plan requirement for a maximum building height of 30 feet, as specified



in Exhibit 7 of Town Council Resolution No. 1090 approving the Precise Plan for the original development. Resolution No. 1090 and Exhibit 7 are attached for reference.

Further, the project would not qualify for a height exception under TMC 16-22.040 in any case, as the proposed lots would not front upon Tiburon Boulevard. Aside from being disconnected from the Boulevard, the proposed structures are more oriented towards the beginning of Paradise Drive but would still be well “tucked” well behind the Point Tiburon Bayside townhomes. development.

**Measurement of Building Height:**

The submitted materials are inadequate to establish compliance with required height measurement from grade, pursuant to Tiburon Municipal Code Chapter 16, Section 16-30.050: *Height is the plumb vertical distance, measured using a plane, established by the lower of the natural or finished grade at the perimeter of the exposed exterior surface of the building, structure, fence, or wall. No point of the roof edge, fence, wall, parapet, mansard, structure, or other building feature shall extend above the plane established by the maximum height line from grade.*

The submitted architectural plans do not include the necessary topographic details and corollary datum, consistent with the proposed Grading & Drainage Plan, which are essential for accurately measuring and verifying building height. The Site Plan, and pertinent elevations, section drawings, floor plan and roof plans, must reflect elevations based upon the established datum for the project.

The Site Plan, elevations, and section drawings and must identify the high point of contact and the low point of contact for each building, with existing or proposed grade (whichever is lower), and identify the pad elevations, floor elevations, and roof height based on the same topographic datum.

**Parking Design and Development Standards:**

The project provides no adjustment to the existing commercial/public parking lot to accommodate the proposed housing development. Numerous parking spaces and planters are divided at angles and drive aisles are terminated with no outlet or turnaround, specifically in violation of Tiburon Municipal Code 16-32.080 (Parking Design and Development Standards) and related 2025 California Building Code and Tiburon Fire protection District standards.

In order to proceed, the project must include a detailed parking and circulation plan for the commercial parking lot on the remaining property, including a count of existing & proposed parking spaces, in compliance with Tiburon Municipal Code 16-32.080 (Parking Design and Development Standards) and further accessibility requirements of the 2025 California Building Code. Please see attached Building Division comments 1-4 and Engineering Division comments 10, 12, 14, 24, 25, and 26.



### **Required Parking:**

The submitted materials are inadequate to establish compliance with required parking standard at this time. The written materials of the application state: *The land is currently used as a parking lot for the Point Tiburon Plaza commercial buildings and by the general public. It contains 235 parking spaces, substantially more than the 116 parking spaces allocated to Point Tiburon Plaza in a Conditional Use Permit approved and recorded on 8/16/1999 as part of Resolution No. 99-08, A Resolution of the Tiburon Planning Commission Rescinding Resolutions No. 93-17 and 95-05 and Approving a Master Conditional Use Permit for the Point Tiburon Plaza Commercial Center at 1701-1881 Tiburon Boulevard (Odd Numbers Only) Assessor Parcel No. 59-161-04, 05, 06, 07, 09, 12. The current parking lot is consistently underutilized.*

As discussed above, the project submittal lacks an adequate parking and circulation plan to demonstrate how the existing commercial/public parking lot would be adjusted to accommodate the housing development in a manner that complies with zoning code, building code, and fire department standards. Further, the project submittals provide no materials or plans by which to verify the current parking count, the extent of parking spaces being removed, and the number of parking spaces that would be provided in compliance with codes. The project submittal must demonstrate that proposed project can adequately accommodate the parking currently required

### **WRITTEN STATEMENT:**

The Checklist requires a written statement that includes multiple components of the project, including, without limitation, a detailed description of uses, vehicle traffic and construction information. The submitted materials do not satisfy the following Written Statement requirements:

#### **Item 6. Vehicle Traffic.** Incomplete.

Item 6 of the Written Statement section of the Checklist requires a description of anticipated type of vehicle traffic, such as describing whether it is car or truck, and whether there are accommodations for drop offs.

The submitted written statement provides no description of the anticipated type of vehicle traffic, including service vehicles, particularly delivery trucks and trash/recycling vehicles to service new residential uses.

#### **SITE PLAN:** Incomplete.

While the project includes a “site context plan” (at very small scale (1”):30’) with a simple diagram of the development overlain on an aerial map) the application does not include an identified Site Plan for the housing development itself. A Site Plan is required.

In addition to submittal of all items required in the Checklist for a Site Plan, the following is a list of more specific incompleteness comments in response to notations provided in the submitted Annotated Submittal Standards Checklist and other specific items noted by the Building Division and Engineering Division:



**Item 3. Existing Utilities Map.** Incomplete.

Item 3 of the Site Plan section of the Checklist requires a map of existing water, sewer, gas and electrical drains to be shown on the Site Plan. While the proposed utilities and easements are largely shown on the Tentative Map submittals, this is required for Site Plan approval as well. See comments 11, 26, 27, and 28 in attached 12/17/25 memo from John Moe Engineering, Inc. (Engineering Division comments) for completeness matters related to utilities and utility easements. A Site Plan must be provided to also show the existing utilities serving the properties.

**Item 5. Property.** Incomplete.

Item 5 of the Site Plan section of the Checklist requires property lines, dedications, easements of record and lot area to be shown on the Site Plan. A Site Plan must be provided to show property lines, dedications, and easements of record, and lot size.

See attached Engineering Division comments 6 through 12 for completeness matters related to property lines, easements, and lot size.

**Item 6. Locations of Buildings.** Incomplete.

Item 6 of the Site Plan section of the Checklist requires that the locations of buildings and structures (existing and proposed) be shown with distance measurements to all property lines and nearby structures. A Site Plan must be provided to show property the locations of buildings relative to property lines.

**Item 8. Fencing or Screening.** Incomplete.

Item 8 of the Site Plan section of the Checklist requires the location of walls, fences, open spaces, parking areas, and pedestrian walkways (existing and proposed) to be shown on the Site Plan. The information must include height and material specifications for fences and walls.

The Tentative Map identifies landscape area to accommodate a transition between the housing development and the remaining parking lot, labeled as “Landscape Area to Accommodate Transition to EG Conform”.

The submitted landscape plan does not identify the transition, fencing or screening as shown on the Tentative Map Please confirm whether the plans are intended to include some form of screening or transition between the residential uses and parking lot. If such measures are contemplated, but not shown, a Site Plan must be provided and illustrate the proposed approach for any buffering between the housing development and the parking lot, including the type, location, and height of any fencing, walls, hedges or layered plantings.

**Item 9. Accessibility.** Incomplete.

Item 9 of the Site Plan section of the Checklist requires site accessibility improvements to be shown on the Site Plan. See attached 12/12/25 memo from Doug Haight, Building Official (Building Division comments), requiring a layout plan for the existing parking facility, and a layout plan for any modifications to the parking facility, demonstrating



compliance with the accessibility provisions of the 2025 California Building Code. A Site Plan for the parking facility must be provided, identifying accessible parking spaces and accessible paths of travel.

**Item 10. Access Points.** Incomplete.

Item 10 of the Site Plan Checklist requires the location of all entrances, exits and walkways to be shown on the Site Plan.

The submitted plans identify new walkway that would extend over the property line onto adjacent private property at the SE corner of the housing development. You must either provide authorization from the adjoining property owner or otherwise remove the proposed improvement from the project plans. See attached Engineering Division comments 10 and 19 regarding pedestrian easements and improvements beyond the project boundary.

A Site Plan identifying all access points must be submitted.

**Item 12. Lighting Plan.** Incomplete.

Item 12 of the Site Plan Checklist requires a Lighting Plan to show the location of all exterior lighting, and to provide details on fixture types, location, and mounting. A Site Plan providing the required Lighting Plan information, including cut-sheet specifications for the two proposed lighting mounts (L1 & L2), must be provided. Cut-sheet specifications must include electrical and photometric information and fixture dimensions.

**Item 13. Landscape.** Incomplete.

Item 13 of the Site Plan Checklist requires the Site Plan to show all planted areas and areas to be planted, including the location of existing trees. While a landscaping plan is provided separately, a Site Plan must be provided to graphically depict areas of landscape and trees, versus buildings and hardscape.

Notes on the Annotated Submittal Standards and Checklist indicate there are no protected trees, as defined by Tiburon Municipal Code (TMC) Chapter 15A-2, on the site. This notation should be included on the Site Plan to clearly identify that TMC 15A-2 does not apply.

The Site Plan should also identify whether new landscaping is proposed in the parking lot area along the north and east boundaries, as discussed under Item 8 above.

**Items 14. Zoning Standards:** Incomplete.

Item 14 of the Site Plan section of the Checklist requires a summary of project statistics including zoning, square footage, lot coverage, floor area ratio (as applicable), site landscaping and parking requirements. The submitted summary is incomplete as follows:



- c. **Setbacks. Required vs. proposed for front, side, rear:** The summary does not identify the required and proposed setbacks and where the project is either in compliance or provided exception under SB 684.
- d. **Building Coverage:** The project summary does not identify the permitted and proposed coverage and where the project is either in compliance or provided exception under SB 684.
- f. **Height:** The project does not show compliance with the Point Tiburon Precise Development Plan height requirements of 30 feet maximum building height, as discussed under “**General Notes; Item 6. Zoning Conformance**” above.

**Item 15. Parking and Circulation.** Incomplete.

Item 15 of the Site Plan section of the Checklist requires a detailed parking and circulation plan. The plan requires several items, including, without limitation, parking layout, parking spaces, aisle widths, electric vehicle charging stations and circulation areas including drive aisles and pedestrians.

As discussed under “**General Notes; Item 6. Zoning Conformance**” above, the submitted application does not include a parking and circulation plan for the commercial/public parking lot (referred to as “parking lot”) on the remainder parcel of the development. Numerous parking spaces and planters are divided at angles and drive aisles are terminated with no outlet or turnaround, in violation of zoning code, building code, and Tiburon Fire protection District standards. The project must demonstrate how the existing parking lot can be adjusted to accommodate the proposed housing development in compliance with zoning and building standards.

The project must include a detailed parking and circulation plan for the commercial parking lot on the remainder parcel, including a count of existing and proposed parking spaces, in compliance with Tiburon Municipal Code 16-32.080 (Parking Design and Development Standards) and further accessibility requirements of the 2025 California Building Code. Please see attached Building Division comments 1 through 4 and Engineering Division comments 10, 12, 14, 24, 25, and 26 for the accessibility requirements. We also suggest consultation with the Tiburon Fire Protection District on emergency access requirements for the parking facility.

**PRELIMINARY GRADING AND DRAINAGE PLAN:**

The Checklist requires a preliminary grading and drainage plan that includes grades and slopes, contours and elevations, grading quantities, best management practices, water and sewer plan, existing trees, and stormwater control plan. The submitted materials do not satisfy the following preliminary Grading & Drainage Plan requirements:

**Item 1. Grades & Slopes.** Incomplete.

Item 1 of the Preliminary Grading and Drainage section of the Checklist requires showing all accessible paths of travel (per CBC). See attached Building Division comments 1 through 4 and Engineering Division comments 10, 12, 14, 24, 25, and 26.



**Item 2. Contours & Elevations.** Incomplete.

Item 2 of the Preliminary Grading and Drainage section of the Checklist requires demonstrating existing and finished grades within forty feet (40') of the property line. See attached Engineering Division comments 17, 19, 22, and 23.

**Item 5. Best Management Practices.** Incomplete.

Item 5 of the Preliminary Grading and Drainage section of the Checklist requires showing all erosion and sediment control measures on plan, including completion of an Erosion and Sediment Control Checklist. See attached Engineering Division comment 3.

**Item 6. Drainage Facilities.** Incomplete.

Item 6 of the Preliminary Grading and Drainage section of the Checklist requires showing all surface and subsurface drainage features. See attached Engineering Division comments 2, 18,19, 22, 23, 24, 28, and 29.

**Item 7. Water & Sewer Plan.** Incomplete.

Item 6 of the Preliminary Grading and Drainage section of the Checklist requires showing connection points to City systems and preliminary pipe locations/sizes. See attached Engineering Division comments 26, 27, and 28.

**Item 9. Existing Trees.** Incomplete.

Item 6 of the Preliminary Grading and Drainage section of the Checklist requires showing connection Trees as defined in TMC Chapter 15-A-2. As noted above, the submitted materials indicate there are no protected trees, as defined by TMC Chapter 15A-2, on the site. As there are some significant trees located near the SW corner of the housing project, the Grading & Drainage should include this notation to clearly identify that TMC 15A-2 does not apply.

**Item 10. Stormwater Control Plan.** Incomplete.

Item 9 of the Preliminary Grading and Drainage section of the Checklist requires submittal of a Stormwater pollution prevention plan (SWPPP), if required, and compliance with Bay Area Stormwater Management Agencies Association (BASMAA) Post Construction Manual requirements for stormwater compliance which promote integrated Low Impact Development (LID) design. See attached Engineering Division comments 2, 3, 18,19, 22, 23, 24, 28, and 29.

**LANDSCAPE PLAN:**

The Checklist requires a Landscape Plan that includes information on the location, species, and number of new plantings and trees, including irrigation, screening, and hardscape. The Landscape Plan is incomplete regarding the following specific items:

**Items 1 and 8. Location and Irrigation.** Incomplete.

Item 1 of the Landscape Plan section of the Checklist requires the location of all required landscaping pursuant to Chapter 13E Water Efficient Landscape and Chapter



16-23.080 Landscape Design. Item 8 requires indicating whether the site landscaping will be irrigated, and if so, irrigation plans delineating coverage must be submitted with plans for building permits.

Per these two sections, the Landscape Plan should indicate compliance with TMC 13E-2 requiring water efficient landscaping and compliance with all Water Efficient Landscaping Requirements of the Marin Municipal Water District (MMWD). Information on plan review for the MMWD landscaping requirements can be found here:

<https://marinwater.org/waterefficiency/landscape-plan-review/>

**Items 3 and 4. Landscape Map and Plant Legend:** Incomplete.

Items 3 and 4 of the Landscape Plan section of the Checklist requires a location map and a legend of all trees, shrubs, and groundcover, and specifications for plantings. As discussed above, the Tentative Map identifies landscape area to accommodate a transition between the housing development and the remaining parking lot, labeled as “Landscape Area to Accommodate Transition to EG Conform”. The Landscape Plan is inconsistent with the Tentative Map, as it does not indicate any additional landscaping along the north and east perimeters of the housing project. The Landscape plan must be revised to be consistent with the Tentative Map, or vice versa.

Additionally, the graphic depictions of varying tree and plant types around the SW corner are very bunched and illegible. The graphics should better distinguish the location and types of specific planting in that area. Additionally, the graphic depiction of ground cover area should be better distinguished from concrete walkways.

**Item 7. Screening and Hardscape.** Incomplete.

Items 7 of the Landscape Plan section of the Checklist require details on all hardscape and screening features. The Landscape Plan is inconsistent with the Tentative Map, as it does not indicate any additional landscaping along the north and east perimeters of the housing project. If there is intent to install fencing or screening to provide a buffer between the parking lot and the housing development, the Landscape plan must be revised to be consistent with the Tentative Map.

**ELEVATIONS, BUILDING PLANS, AND ARCHITECTURAL DETAILS:**

**Item 1. Elevations to scale.** Incomplete.

Item 1 of the Elevations, Building Plans and Architectural Details of the Checklist requires front, side and rear elevations of all buildings and structures, drawn to scale with labeled dimensions. The drawings must indicate the direction of each façade and detail the height of all structures as measured by Title IV Land Improvement and Use, Chapter 16, Section 16-30.050 and must include labels for all buildings and materials.

As discussed under “**General Notes; Item 6. Zoning Conformance**” the building elevations must identify the specified elevations of pads, floor levels, and all roof heights must be based on topographic datum provided in the Grading and Drainage



Plan, to verify consistency with the elevations, preliminary grading plan and building height.

It also appears on various plans that the light sconces (L2) are proposed along the south elevation to light the front pathway, but it is not detailed as such. The elevations should identify if light sconces are proposed on the south elevation, or else they should be removed from the drawing. Please clarify.

**Item 2. Description and Materials.** Incomplete.

Item 2 of the Elevations, Building Plans and Architectural Details of the Checklist requires description and details of all exterior building materials, treatment and colors.

A detail on the dimensions of the proposed skylight housing and cut-sheet specifications for the skylight and any proposed glazing and/or tinting is required.

**Items 4, 8, and 9. Floor Plans and Section Drawings.** Incomplete.

Item 4 of the Elevations, Building Plans and Architectural Details of the Checklist requires a detailed roof plan. Item 8 of the Elevations, Building Plans and Architectural Details of the Checklist requires that the plans for each proposed building/structure show room labels, dimensions, square footage per level, doors, windows, interior walls. Item 9 of the Elevations, Building Plans and Architectural Details of the Checklist requires that the plans show cross-sections to show interior heights, roof lines and relation to finished grade.

The specified elevations of graded pads, floor levels, and all roof heights must be based on topographic datum provided in the Grading and Drainage Plan, to verify consistency with the elevations, preliminary grading plan and building height.

**PHOTOGRAPHS:** Incomplete.

This item requires photographs of existing buildings, adjacent buildings, and any building across the street from the subject property.

The photographs largely depict the adjacent commercial building at Tiburon Boulevard, and the residential garage and building at Point Tiburon Bayside. Photos of the proposed development site within the parking lot and accessory structures in the parking lot is required.

**SOILS REPORT/GEOTECHNICAL REPORT.** Incomplete.

This item requires the submittal of a soil report/geotechnical report prepared in accordance with generally accepted geotechnical practices and stamped by a professional engineer licensed in the State of California.

Submittal of a Geotechnical Report is required for submittal of the Tentative Map and related Grading & Drainage Plan. See Engineering Division Comment 2. Please note that this requirement applies only to Item 1 on the Checklist, and items 2 and 3 are subject to the professional judgement of the engineer preparing the Geotechnical Report.



### **TENTATIVE SUBDIVISION OR PARCEL MAP:**

This item identifies submittal requirements in conjunction Tentative Map application, to establish compliance with California Subdivision Map Act and TMC Chapter 14 (Subdivisions of Land). The Tentative Map application is incomplete regarding the following specific items:

**Item 1. Subdivision Information.** Incomplete.

This item requires information related to the subdivision including the subdivision number, name, and type of subdivision. See Engineering Division comment 13.

**Item 4. Topography Map.** Incomplete.

This item requires information related to the subdivision including the existing topography of the proposed site and at least 100 feet beyond its boundary. The contours shall be shown at intervals of not more than five (5) feet, and, if the slope of the land is less than ten (10) percent, at intervals of not more than two (2) feet. See Engineering Division comments 16, 17, 19, 22, and 23.

**Item 5. Stormwater Flow Map.** Incomplete.

This item requires information on approximate location of all areas subject to inundation or storm water overflow, and the location, width, and direction of flow of each watercourse. See Engineering Division comments 2, 3, 18,19, 22, 23, 24, 28, and 29.

**Item 7. The widths, location, and identity of all existing easements.** Incomplete.

This item requires information on the widths, location, and identity of all existing easements. See Engineering Division comment 12.

**Item 8. Sanitary, Fire and Storm Drains Map.** Incomplete.

on the location and size of existing sanitary sewers, fire hydrants, water mains, and storm drains, and the approximate slope of existing sewers and storm drains. See Engineering Division comments 2, 16, 17, 26, 27, 28, and 29.

**Item 12. All Improvements.** Incomplete.

This item requires the Tentative Map to provide information on all improvements within the subdivision. See Engineering Division comments 6-12 and 19-29.

**Item 13. Erosion Control.** Incomplete.

This item requires a planting plan (permanent erosion control) for slopes, erosion control, street trees, any other landscaping and/or fencing. See Engineering Division comments 2, 3, 18,19, 22, 23, 24, 28, and 29.



## **PUBLIC SERVICES AND AGENCY IMPACTS:**

**Item 1. Marin Municipal Water District:** This application was routed to the Marin Municipal Water District. You will need to request a “Will Serve” letter from the district for approval to connect to the Marin Municipal Water District system for water service.

**Item 2. Tiburon Fire Protection District (TFPD):** This application was routed to the Tiburon Fire District for review. Please find attached incompleteness comments. We suggest consultation with TFPD on any further project revisions.

**Item 3. Sanitary District 5:** This application was also routed to the Sanitary District for review. Please find attached comments, documents, and applicable requirements for your project. You will need to request a “Will Serve” letter from the district for approval to connect to the District Sewer Main.

In addition, attached are the Building Division comments and Engineering Division comments describing incompleteness items that need to be addressed as part of any resubmittal.

Please submit electronic plans containing the items requested above, and a response letter indicating how each comment has been addressed in the next submission. If you have any questions regarding this matter, please feel free to contact me.

Sincerely,

*Neal Toft*

Neal Toft

Project Planner

Tiburon Community Development Department

1505 Tiburon Boulevard, Tiburon, CA 94920

(415) 435-7378 | ntoft@townoftiburon.org

### Attachments:

- a. Tiburon Building Division Review Letter, Doug Haight, Tiburon Building Official, 12/12/2025
- b. Tiburon Engineering Division Review Letter, John Moe, Consulting Town Engineer, 12/17/2025
- c. Tiburon Fire Protection District Review Letter, Django Heckler, Fire Prevention Specialist, 12/16/2025
- d. Sanitary District No. 5 Review Email and Attachments, Joel Alvarez, Administrative Services Manager, 12/12/2025
- e. Tiburon Town Council Resolution No. 1090 and Exhibit 7, “Downtown Tiburon Precise Plan”, 3/31/1980



## Town of Tiburon – Building Division

1505 Tiburon Boulevard, Tiburon, CA 94920, Office: 415-435-7380, Fax: 415-435-7395

12/12/2025

### **Preliminary review of 9-Unit Small Lot Subdivision and Housing Development per SB 684 received 11/24/25:**

Plans indicate that this project is proposed to be located in an existing parking facility and will result in removal of the southeastern fire lane and multiple parking spaces in the parking facility. Permit BC23-021 has been issued and is currently in force for remodeling of this parking facility, including accessible parking and paths of travel.

Plan check comments are as follows:

1. Provide layout plan of existing parking facility as approved for permit BC23-021
2. Provide layout plan of the altered parking facility as modified by this proposed subdivision and improvements. Modifications to the existing parking facility must conform with *Tiburon Municipal Code section 16-23.090 Parking*, and the accessibility provisions of the 2025 California Building Code.
3. The existing parking facility serves as the primary required parking for buildings at 1701, 1705, 1706, 1799, 1801, and 1851 Tiburon Blvd. Provide the square footage and occupancy usage of these existing buildings and show that the number of parking spaces and accessible parking spaces proposed for the altered parking facility meets the number of spaces specified in the *Tiburon Municipal Code section 16-32.040 Number of parking spaces required*, and the accessibility provisions of the 2025 California Building Code.
4. Provide required drive aisles and fire vehicle access aisles as required by the *Tiburon Municipal Code section 16-23.090 Parking* and Tiburon Fire District.

**Doug Haight, CBO, CI, CASp**

**Building Official**

Town of Tiburon | 1505 Tiburon Boulevard, Tiburon CA 94920 | 415.435.7371

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[www.townoftiburon.org](http://www.townoftiburon.org)





R.C.E. 48460  
2950 Montecito Avenue  
Santa Rosa, CA 95404  
Phone (707) 544 - 6274  
Moe Job # 2025-028

## MEMO

DATE: December 17, 2025  
TO: David Eshoo, Engineering Manager, Town of Tiburon  
FROM: John Moe, Dave Silze, Nathan Valles, Moe Engineering  
Contract Development Review – Public Works/Engineering  
RE: 1801 Tiburon Boulevard SB684 Subdivision Plan Review

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The following items were received on November 24, 2025:

- Project Application dated 11/14/25
- Application Road Map dated 11/18/25
- Preliminary Title Report dated 10/23/25
- Tentative Map, 5 sheets, dated November 2025
- Architectural Plan Set, 16 sheets, dated 11/12/25
- Landscape Plan Set, 2 sheets, dated 11/12/25
- Submittal Standards Checklist with assigned responsibility undated
- Written Statements, including Below Market Rate Housing Agreement and Declaration of Restrictive Covenants undated
- Phase I Environmental Site Assessment Report dated 2/20/25
- Phase II Subsurface Investigation Report dated 6/13/25

Moe Engineering reviewed the above items and have the following review comments for the Town's consideration.

### INCOMPLETE ITEMS

1. Per TMC Title IV – Land Improvement and Use, Chapter 14 – Subdivision of Land, Article 7, Section 14-6.609(a)(3):

*In no event shall lots in a proposed subdivision that do not abut a public or private street be served by access that traverses an existing lot that abuts a public or private street. This does not preclude flag lots where access through an existing parcel abuts an existing property line.*

Revise access to public or private street accordingly.

2. Provide the following information required by BMC Chapter 14-2.204 - Tentative maps: accompanying data and reports of the Town of Tiburon Municipal code.

- Geotechnical / Soils Report
- Preliminary Hydrology and Hydraulics Report, including identification of the FEMA 100-year flood zone designation. Identify the overland release route(s) for storm water for the 100-year event.

The applicant must demonstrate that there will be no adverse impacts to upstream properties due to the relocation of a portion of the 66" diameter public storm drain pipe.

The Public Works/Engineer Department has concerns regarding the relocation of a portion of the 66" diameter public storm drain pipe and easement. The tributary area of this major drainage system includes the marsh/lagoon area northerly of Marsh Road and the upland drainage area.

3. Provide a preliminary Storm Water Control Plan for a Regulated Project in accordance with current BASMAA Post-Construction Manual.
4. Provide a copy of the CC&Rs for the existing property (Lot 4 of Point Tiburon Subdivision Map, Book 19 Page 4). The proposed subdivision must be consistent with the CC&Rs of Lot 4 of Point Tiburon Subdivision Map, Book 19, Page 4.
5. Provide will-serve letters from Marin Municipal Water District (MMWD) for water services and Sanitary District of Marin County No. 5 for sewer service.

**Tentative Map sheet comments:**

Revise the Tentative Map to include all information in accordance with Chapter 14-2.203 - Tentative maps: form and contents of the Town of Tiburon Municipal Code (BMC).

**Sheet TM0.0 – Cover Sheet**

6. Clearly distinguish the exterior boundary of the proposed subdivision from the proposed lot lines. New lot lines shall be shown as solid lines and original lot lines shall be dashed lines (TMC 14-2.203 (f)).
7. Identify all found monuments and proposed monuments.
8. Provide bearings and distances for all lot lines.
9. Identify all required easements for the proposed subdivision.

10. Identify proposed pedestrian and vehicle access easements for all lots from the public street to the proposed lots.
11. Identify all new utility easements necessary to provide utilities for all lots.
12. Identify the location of the "Parking Area Access Easement" for ingress and egress for the Bayside Condominium Project as referenced in the Document No. 96-038368, title exception #17.
13. If this project is a condominium project, please state this on the Tentative Map
14. Identify the Emergency Vehicle Access (EVA) Plan on a separate sheet for clarification of access aisle width, turning radii and any required turnaround area as determined by Tiburon Fire. Provide turning templates for fire truck access to drive aisles.
15. Provide turning template for a mid-size car (such as a Toyota Camry, Honda Accord, BMW 5-series, etc.) access into garages. Include a turning template for a vehicle exiting the garage of lot 9.

### **Sheet TM1.0 – Existing Conditions**

16. Expand legend to include all planimetric features.
17. Identify the source of the survey and date of the survey.

### **Sheet TM2.0 – Grading Plan**

18. Identify whether or not the project is within a FEMA Special Flood Hazard Area (SFHA).
19. Improvements appear to extend beyond the southerly property line. Clarify extent of proposed improvements or revise to include within existing parcel.
20. Provide clarification between proposed and existing facilities. Provide additional labeling as appropriate.
21. Identify trees to be removed.
22. Show spot grades at all significant locations sufficient to verify drainage and slopes. Spot grades shall also be provided at all locations where there is a significant change in elevation or slope such as a step, landing, curb, retaining wall, etc.
23. Identify how proposed and existing grades will conform at perimeter of the subdivision. Provide both spot grades and conform grades at all locations around the perimeter of the proposed improvements.
24. Provide clarification for how Remainder Parcel will function as a parking lot, including stall layout (and ADA required stalls), circulation, grading, drainage, lighting relocation, trash enclosure relocation, planting, irrigation, etc.
25. Provide a striping plan which shows the proposed final condition of the residential areas, drive areas, and the proposed final parking area layout of the remainder parcel.

### **Sheet TM3.0 – Utility Plan**

26. Identify relocation of existing utilities including water, irrigation, street lights, joint trench, etc.

27. Identify how domestic water and fire protection will be provided to each lot. This shall be coordinated with Marin Municipal Water District and Tiburon Fire Department.
28. There currently exists a storm drain serving the neighboring parcel to the south. Identify existing and realigned easements. Provide new easement for the portion of SD that is affected.

#### **Sheet TM4.0 – Stormwater Control Plan**

29. Provide a preliminary Storm Water Control Plan for a Regulated Project in accordance with current BASMAA Post-Construction Manual. The proposed plan is incomplete. Provide calculations for bioretention sizing according to the criteria in Chapter 4 of the BASMAA manual. Provide documentation for runoff factors, provide cross section of typical bioretention facility. Clarify DMA tributary areas.

**End of Comments**



1679 Tiburon Blvd, Tiburon CA 94920

Phone: (415) 435-7200 | Email: [inspections@tiburonfire.org](mailto:inspections@tiburonfire.org) | Web: [www.tiburonfire.org](http://www.tiburonfire.org)

December 16, 2025

Attn: Building Division  
Town of Tiburon – Community Development Department  
[building@townoftiburon.org](mailto:building@townoftiburon.org)

CC: Sherwood Design Engineers. Attn: Ryan Gregory

Re: **1801 Tiburon Blvd**

The proposed plans for the above-listed project have been reviewed. Based on the plans as submitted, the items noted below shall be imposed by the Tiburon Fire Protection District (TFD) in accordance with current requirements of the 2022 California Fire Code and TFD ordinance and standards.

Although our plan review is comprehensive and intended to be complete, non-compliant elements and conditions may occasionally be overlooked, or some elements may lack clarity, or an element may be misrepresented on the submitted plans. Please be aware non-compliant elements and conditions not addressed in plan review are subject to field review, and compliance with all applicable codes and laws will be required based on the results of the onsite inspection.

**The following documents were reviewed:**

- Drawings by Macy Architecture for 1801 Tiburon Blvd

**Project Description:** Small Lot Subdivision in a commercial Parking Lot to Develop Nine (9) Attached Dwelling units. The larger remainder of the parcel will continue to serve as a surface parking lot. Each of the smaller parcels will contain a detached, single-family townhome of 3 stories, with a two-car garage and a partial storage cellar.

**The following items shall be provided on the plans prior to the design review approval:**

- **Demonstrate emergency vehicle access in compliance with CFC Chapter 5 within the boundaries of the project site.**
- **Demonstrate sufficient hydrant location to meet the water supply requirements for the new structures.**

**The following conditions shall be satisfied under the construction permit submittal:**

**1.)**

**Automatic Residential Fire Sprinkler System Is Required per NFPA 13R:** An automatic residential fire sprinkler system is required to be installed in all new residences including garages conforming to NFPA Std. 13D & CFC Section 903 and as modified by the Fire Marshal. Plans, hydraulic calculations and professional cut sheets shall be submitted to the Fire District for review prior to installation. Contact the Marin Municipal Water District at (415) 945-1530 for all water

system information. An upgrade for the domestic water meter may be needed. Additional sizing may be required due to available pressures and fire flow. Send all deferred submittals to this email address: [plansubmittal@tiburonfire.org](mailto:plansubmittal@tiburonfire.org). We utilize a 14-business day turnaround for most reviews, exceptions for larger projects. Please account for holidays and weekends as not applicable to the 14-business day timeline. *Unless each unit will have its own individual system, then a 13D system is sufficient.*

**2.)**

Fire Alarm System Required per NFPA 72: An approved fire alarm system installed in accordance with the provision of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.1 through 907.2.29 and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code. Fire Alarm Record of Completion to be provided to TFPD at final inspection as required by NFPA 72, Section 7.8.2. Send all deferred submittals to this email address: [plansubmittal@tiburonfire.org](mailto:plansubmittal@tiburonfire.org). We utilize a 14-business day turnaround for most reviews, exceptions for larger projects. Please account for holidays and weekends as not applicable to the 14-business day timeline.

**3.)**

System Supervision Required: All automatic fire sprinkler and fire alarm systems, flow switches and control valves shall be monitored by an approved UL Central Station company, zoned and enunciated as required by TFPD.

**4.)**

Fire Extinguishers Required: A minimum of a 2A 10BC rated fire extinguisher shall be installed in the building every 75 feet per CFC Chapter 9.

**5.)**

Smoke and Carbon Monoxide Alarms: Approved smoke and carbon monoxide alarms shall be installed to provide protection to all sleeping areas. This requirement under CFC 907.2.10 is for the jurisdiction of the Building Division for inspection.

**6.)**

Fire Lan Required: 'No parking fire lane' curbs and signs shall be installed in accordance with TFPD and CA Vehicle Code standards.

**7.)**

Roadway and Driveway Minimum Clearance: Roadways and driveways shall have a minimum clearance of not less than 20ft. horizontal by 14ft. vertical clearance. No object shall encroach into these horizontal and vertical plans.

**8.)**

Fire Hydrant(s) Required: Fire hydrant(s) capable of supplying required gallons per minute minimum per Appendix B of the 2022 California Fire Code will be required to be installed so that spacing between hydrants does not exceed 300 feet. The fire hydrant(s) shall contain at least one 4 and one-half inch and on 2 and one-half inch outlets. Installation shall conform to the specifications of the Marin Municipal Water District.

**9.)**

Knox Key Access Required: 'Knox' brand key box or gate switch shall be installed at the premises conforming to TFPD Policy. Order at [www.knoxbox.com](http://www.knoxbox.com) and select the product listed below. Be sure to enter "Tiburon Fire Protection District" when you are prompted to buy your product.

**10.)**

Premise Identification: The addresses shall be posted in accordance with requirements of the California Building Code, California Fire Code. Each dwelling unit shall have address numbers posted in a conspicuous place, clearly visible from the street. Numbers should be minimum 4" in height, contrasting in color to their background, and either internally or externally illuminated.

## ACCESS

1. Emergency vehicle access shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. *[CFC 503.1.1]*
2. All buildings located more than 150 feet from a frontage roadway shall be accessible to fire department apparatus by way of an approved fire apparatus access road at least twenty (20) feet in clear width with an approved driving surface capable of supporting the imposed load of a fire apparatus weighing at least 60,000 pounds. Roadways shall have grades of eighteen percent (18%) or less and a horizontal inside radius of curvature no less than fifty (50) feet. *[CFC, sect. 503]*
3. Fire apparatus access roads in excess of 150 feet in length shall provide an approved fire department turnaround. In addition to the turnaround, driveways or access roads shall have turnouts every 150 feet as required by the fire district. A turnout shall be described as a shoulder or wide portion of the driving surface, which has enough usable surface for vehicles to pass.
4. Driveways that provide access to new buildings shall have a minimum width of sixteen (16) feet with an approved driving surface that can surface capable of supporting the imposed load of a fire apparatus weighing at least 60,000 pounds. Driveways shall have grades of eighteen percent (15%) or less and a horizontal inside radius of curvature no less than twenty seven (27) feet. *[CFC, sect. 503]*
5. Driveways in excess of 150 feet in length shall provide an approved fire department turnaround.
6. All new driveways shall be designed so that emergency vehicles can negotiate turns without having to make backing maneuvers (no switchbacks).
7. Buildings or facilities exceeding 30 feet or three stories in height, approved aerial apparatus access roads shall be provided. The aerial apparatus access road shall be a minimum of 26 feet unobstructed, located not less than 15 feet and not more than 30 feet from the building, and shall be positioned parallel to one entire side of the building.
8. Traffic calming devices shall be prohibited along any fire department access road or driveway. *[CFC 503.4.1]*
9. Security Gates shall comply with MVMC Title 15:
  - a. All security gates installed across a fire apparatus access road shall open fully to provide an unobstructed passage width of not less than 16 feet or a minimum of two feet wider than the approved net clear opening of the required all weather roadway or driveway and a minimum net vertical clearance of 15 feet.
  - b. All electronic operated gates shall have installed an approved key switch override system mounted on a stanchion or wall as approved by the Chief in accordance with Standards/Policies adopted by the Fire Code Official. All electronic or motorized gates shall incorporate in their design the means for fast, effective manual operation of the gates in the event of power or mechanical failure (i.e., easily removable hinge pins for separating power linkage from gates; undercut, weakened or frangible members requiring 40 pounds or less pressure against the gates to cause their failure and the gates to open. All electrical wiring and components of motorized gates shall be UL listed and installed in accordance with the National Electric Code.
10. Gates shall be set back from roadways a minimum of 30 feet or more so as not to cause cross traffic to stop or create a hazardous traffic condition on the roadway approach to the driveway for roads or driveways that required fire department vehicle access.
11. When access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, and in commercial structures that have an automatic fire sprinkler or fire alarm system installed, the Fire Code Official is authorized to require a key entry system to be installed in an approved location. The key entry system shall be of an approved type listed in accordance with UL1037, and if it is a key entry box, shall contain keys necessary to gain access as required by the Fire Code Official.
12. New buildings four or more stories above grade plane shall be provided with a stairway to the roof. *[CFC 504.3]*

**WATER SUPPLY:**

1. The amount of fire hydrants required and minimum flow rates shall be determined by Appendix B and Appendix C of the Fire code.
2. A minimum of one fire hydrant that can supply a minimum of 1,000 gallons per minute is required within 350 feet of the front of any unit.
3. A minimum of one fire hydrant that can supply a minimum of 1,000 gallons per minute is required within 100 feet of fire department connection.

**APPLICABLE CODES AND CONSTRUCTION REQUIREMENTS**

1. The design professional is responsible for verifying that the project complies with the regulations of CA Title 24 requirements, as well as local, state, and national standards and codes adopted by the AHJ.
2. This project shall comply with California Fire Code Chapter 33 – *Fire Safety During Construction and Demolition*. These requirements include but are not limited to: Temporary Heating Equipment, Precautions Against Fire, Flammable and Combustible Liquids, Flammable Gases, Owners Responsibility for Fire Protection, Fire Reporting, Access for Fire Fighting, Means of Egress, Water Supply for Fire Protection, Standpipes, Automatic Fire Sprinkler Systems, Portable Fire Extinguishers, Motorized Construction Equipment, and Safeguarding Roofing Operations.

**Any revisions that include additional floor area, reduction of floor area, or modifications to existing or new walls, floors, ceilings, or roofs shall be submitted as revised drawings to the Fire Department for further review.**

**All on-site improvements, such as water main extensions, hydrants and access roads, must be serviceable prior to framing the structure.**

**Final occupancy approval shall not be granted/released until authorization to the Community Development Agency has been received from the Fire Department.**

Thank you,

Django (DJ) Heckler  
Fire Prevention Specialist  
[dheckler@tiburonfire.org](mailto:dheckler@tiburonfire.org)  
Office: (415) 435-7202

**From:** [Permits](#)  
**To:** [Neal Toft; Town of Tiburon Planning Division](#)  
**Subject:** RE: New Project For Review: 9-Unit Small Lot Subdivision and Housing Development per SB 684  
**Date:** Friday, December 12, 2025 10:53:38 AM  
**Attachments:** [image001.png](#)  
[1801 Tiburon Blvd. - Permit App.pdf](#)  
[1801 Tiburon Blvd. - SD5 Plans.pdf](#)  
[SD5 - triggers & lateral specs.pdf](#)

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Neal,

Attached are the permit application and fixture count sheet for 1801 Tiburon Blvd. (This application is for one unit.)

The owner/builder must request a “Will Serve Letter” from SD5 before the building permit can be issued. This letter will outline the conditions required for connecting all nine units to the District Sewer Main. Once the “Will Serve Letter” has been issued, the owner/builder may proceed with payment for permits through SD5.

**Fees Due:**

- \$29,483.00 per unit  
x 9 units
  
- Total: **\$265,347.00** (for all 9 units)

**Make checks payable to:**

Sanitary District No. 5 of Marin County (to release the permits)

**Mailing Address:**

Sanitary District No. 5  
P.O. Box 227  
Tiburon, CA 94920

**Drop-Off Location:**

Sanitary District No. 5  
2001 Paradise Drive  
Tiburon, CA 94920

Thank you,

Joel Alvarez  
Administrative Services Manager  
Sanitary District No.5 of Marin County  
415.435.1501 ext. 102



---

**From:** Neal Toft <ntoft@townoftiburon.org>  
**Sent:** Monday, November 24, 2025 2:52 PM  
**To:** 'nmomsen@marinwater.org' <nmomsen@marinwater.org>; Permits <permits@sani5.org>  
**Cc:** 'jeischens@marinwater.org' <jeischens@marinwater.org>; 'lcacheo@marinwater.org' <lcacheo@marinwater.org>  
**Subject:** RE: New Project For Review: 9-Unit Small Lot Subdivision and Housing Development per SB 684

Hello,

If you are unable to access the link below, you can download the documents directly from our website here:

[Prelim Title Report](#)  
[Plans - Landscape](#)  
[Plans - Architectural](#)  
[Phase II Environmental Report](#)  
[Phase I Environmental Report](#)  
[Application Road Map](#)  
[Application Forms](#)  
[Submittal Standards](#)  
[Site Photos](#)  
[Professionals Authorizing Reproduction of Plans](#)

Sorry for any inconvenience,

**Neal Toft**  
Interim Director of Community Development  
Town Of Tiburon  
1505 Tiburon Blvd.

Tiburon, CA 94920  
(415) 435-7393  
[ntoft@townoftiburon.org](mailto:ntoft@townoftiburon.org)

---

**From:** Neal Toft  
**Sent:** Monday, November 24, 2025 2:16 PM  
**To:** 'nmomsen@marinwater.org' <[nmomsen@marinwater.org](mailto:nmomsen@marinwater.org)>; 'permits@sani5.org' <[permits@sani5.org](mailto:permits@sani5.org)>  
**Cc:** 'jeischens@marinwater.org' <[jeischens@marinwater.org](mailto:jeischens@marinwater.org)>; 'lcacheo@marinwater.org' <[lcacheo@marinwater.org](mailto:lcacheo@marinwater.org)>  
**Subject:** New Project For Review: 9-Unit Small Lot Subdivision and Housing Development per SB 684

Hello,

An Application for SB 684 Approval of a 9-unit Small Lot & Housing Development in the parking lot of the property known as Point Tiburon Plaza (1801 Tiburon Boulevard). All application materials and plans can be viewed & downloaded here: [☐ 1801 Tiburon Blvd SB684 Housing Application](#)

The documents can also be found on our Town Shared Drive

Address: 1801 Tiburon Boulevard

Parcel Number: 055-211-31

Permit Number: SB684 2025-001

Zone: NC (Commercial Neighborhood)

Scope of Work: Small Lot Subdivision in commercial Parking Lot to Develop Nine (9) Attached Dwelling units.

Project Materials: Link to

Included in this email: Marin Municipal Water District & Sanitary District No. 5

Transmitted herewith are the pertinent application materials received by the Tiburon Planning Division.

Under the requirements of State Law (Government Code Section 65943) it is necessary to obtain from all responsible agencies timely and complete comments on the following three subjects. Your comments must be received by the date below if they are to be applied to this project. Should you have no comments on this application, please send me an email to notarize this.

- Completeness of application.
  - Please comment on whether this application contains the information you need to decide on.
  - If it does not, please specify the information you need, bearing in mind that it will not be possible to request additional information later.
  - Your comments on the completeness of the application must be received by this office by **December 12, 2025**.
- California Environmental Quality Act.
  - All projects must be reviewed to assess potential environmental impacts.
  - The Planning Division's preliminary determination is that the project is: Ministerially Exempt per SB 684
- Merits of the Project.
  - Your comments are solicited on this application.
  - Please indicate wherein the project does or does not conform to law and include recommended changes and/or conditions of approval.
  - If the application is complete and no further review is required, please provide the final conditions of approval.

Please forward your comments to me and Town of Tiburon Planning Division at: [plans@townoftiburon.org](mailto:plans@townoftiburon.org).

All comments must be received to staff by **December 12, 2025**.

Feel free to contact me if you have any questions,

Respectfully,

**Neal Toft**

Interim Director of Community Development

Town Of Tiburon

1505 Tiburon Blvd.

Tiburon, CA 94920

(415) 435-7393

[ntoft@townoftiburon.org](mailto:ntoft@townoftiburon.org)

---

**SANITARY DISTRICT NO. 5 OF MARIN COUNTY**

2001 PARADISE DRIVE / P.O. BOX 227

TIBURON, CALIFORNIA 94920

TELEPHONE (415) 435-1501

FAX (415) 435-0221

**FY25-26 APPLICATION FOR SEWER PERMIT**

**RESIDENTIAL**

**COMMERCIAL**

Note 1: All permit applications must submit site plans indicating location of sewer laterals

Note 2: All new connection and remodel permit applications must include approved building permits

Owner's Name: \_\_\_\_\_  
 Project Address: 1801 Tiburon Blvd. Tiburon, CA 94920  
 Mailing Address: \_\_\_\_\_  
 Owner's Email: \_\_\_\_\_  
 Contractor/Plumber: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Realtor/Contractor \_\_\_\_\_  
 Email: \_\_\_\_\_

Parcel No.: \_\_\_\_\_  
 # of Living Units: 1  
 Phone No.: \_\_\_\_\_  
 License No.: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_  
 License No.: \_\_\_\_\_  
 Phone No.: \_\_\_\_\_

Encroachment/  
 Bldg Permit No.: \_\_\_\_\_ Issuing Agency: Tiburon

Description of Work:	<input checked="" type="checkbox"/>	New Construction	Trigger:	<input type="checkbox"/>	House Sale/Purchase
	<input type="checkbox"/>	Lateral Replacement		<input type="checkbox"/>	Remodel ( ≥ \$50K / <\$50K )
	<input type="checkbox"/>	Lateral Repair		<input type="checkbox"/>	Non-Compliance
	<input checked="" type="checkbox"/>	Backflow Prevention Device		<input type="checkbox"/>	Plumbing Emergency
	<input checked="" type="checkbox"/>	Other: New Lateral		<input checked="" type="checkbox"/>	Other: New Construction

**FOR STAFF USE ONLY**

B:1278 / P:434 / T:922

# Fixture Units:	<u>32</u>	X	\$	914.00	=	\$ 29,248.00
Residential Admin/Inspection Fee:	\$	235.00	+	\$	235.00	
Commercial Admin/Inspection Fee:	\$	235.00	+			
# Feet Pipe Replaced	<u>1.78</u>		\$	1.78	/ft	
Add'l. Inspection Fees:	\$	57.00	+			
Vogt Reimb. Fee (PC Only):	\$	4,161.00	+			***
PDSL Fee (PC Only):	\$	16,122.48	+			****
<b>Total SD5 Permit Fees:</b>					<b>= \$29,483.00</b>	

**Type of Permit**

New Connection  
 Remodel ( ≥ \$50K )  
 Remodel ( < \$50K )  
 Permit Renewal  
 Inspection: CCTV, Repair & Replace  
 Pool/Water Discharge  
 Septic > Public  
 ADU  ADU SB-13

Check Valve Installed?  
 Contra Costa Valve Installed?  
 Ejector Test: Pass/Repair/Replace

\*\*\* SD5 Resolution No. 2014-09: Vogt Line  
 \*\*\*\* SD5 Resolution No. 2009-01: Paradise Dr. Sewer Line Extension Fee

Permit No.: **Pending** Date Issued: \_\_\_\_\_ Cash or Check #: \_\_\_\_\_

**NOTES:** Clean-Check Valve Installed, as of: \_\_\_\_\_  
 Contra Costa Valve Installed, as of: \_\_\_\_\_  
 New construction. New Private sewer lateral. Must install check valve, contra costa valve, and cleanouts per SD5 specs.  
 Must have site meeting with District inspector prior to breaking ground to determine 6" and 4" sewer lines, manholes & rodhole location, and connections to District sewer main

Final Inspection Sign-Off: \_\_\_\_\_ Date: \_\_\_\_\_

**FIXTURE COUNT CHART - RESIDENTIAL**

**Sewer Lateral Inspection Triggers (requiring sewer lateral inspection videos):**

1. **New construction** - must provide proposed plans + copy of building permit
2. **Remodels (Additions +/- Improvements) over \$50k** - must provide existing and proposed plans + copy of building permit
3. **Transfer of property / Point of Sale**
4. **Transfer from Septic to Public Sewer** - please be advised, septic decommissioning must be performed according to County of Marin Specs & Standards
5. **Town / City resurfacing or repair of roads on or near sewer lateral connections at mains**

If results of video are **not in compliance** with District sewer use code\*, repairs will need to be made within 180 days (6 months) of the SD5 Permit date, to remain in compliance.

- SD5 may impose penalty for work not completed within the 6 month° provided\*.

**Back Flow Check Valve Requirements:**

- Owner shall install a back flow check valve (if one is not already installed), as part of application for sewer permit.\*

<b>Fixture Type</b>	<b>Existing Fixture Count</b>	<b>Proposed Fixture Count</b>	<b>Fixture Unit Factor</b>	<b>Existing Fixture Units</b>	<b>Proposed Fixture Units</b>	<b>Difference in Fixture Units</b>
Kitchen Sink		1	2	0	2	
Bar Sink		0	1	0	0	
Dishwasher		1	2	0	2	
Washing Machine		1	3	0	3	
Laundry Tray/Exterior Sink		0	2	0	0	
Floor Drain		0	2	0	0	
Washbasin (single)		3	1	0	3	
Washbasin Set (2-3)		1	2	0	2	
Shower (single-head)		2	2	0	4	
Multi-Head Shower (ea/add'l)		0	1	0	0	
Bathtub or Bath/Shower Combo		2	2	0	4	
Toilet (standard: >1.6GPF)			4	0	0	
Toilet (water-saving: <1.6GPF)		4	3	0	12	
Urinal			2	0	0	
Bidet (1.25" drain)			1	0	0	
Bidet (1.5" drain)			2	0	0	
<b>TOTALS:</b>				<b>0</b>	<b>32</b>	<b>TOTAL # FIXTURE UNITS: 32</b>

Per fixture unit values are in accordance with CA Uniform Plumbing Code - Residential Fixture Unit Value. Total number of fixtures multiplied by fixture unit value = Total Fixture Units (TFU)

**Tib / Belv / PC: Fixture Units \$914.00**

**ACCEPTED METHODS OF PAYMENT: Cash, Check, Money Order or Cashier Check**

\*SD5 Ordinance No. 2014-02: Sewer Use Regulations

\*\*SD5 Ordinance No. 2014-01(B): Sewer Connection Fees



# TIBURON TOWNHOMES

NOTE: THIS IMAGE ACCURATELY DEPICTS EXISTING AND PROPOSED CONDITIONS WITH THE CAVEAT THAT THE EXISTING GARAGE BUILDINGS OF THE NEIGHBORING POINT TIBURON BAYSIDE CONDOMINIUMS HAVE BEEN OMITTED IN THE INTEREST OF CLARITY TO ALLOW AN ADEQUATE VIEW OF THE PROPOSED TOWNHOMES. SEE SHEET A0.03-SITE CONTEXT PLAN FOR LOCATION OF VANTAGE POINT.

466 Geary Street, Suite 500  
 San Francisco, CA 94102  
 Tel: 415 551 7630  
 Fax: 415 551 7601  
 www.macyarchitecture.com

**M A C Y  
 A R C H I T E C T U R E**



CONSULTANTS

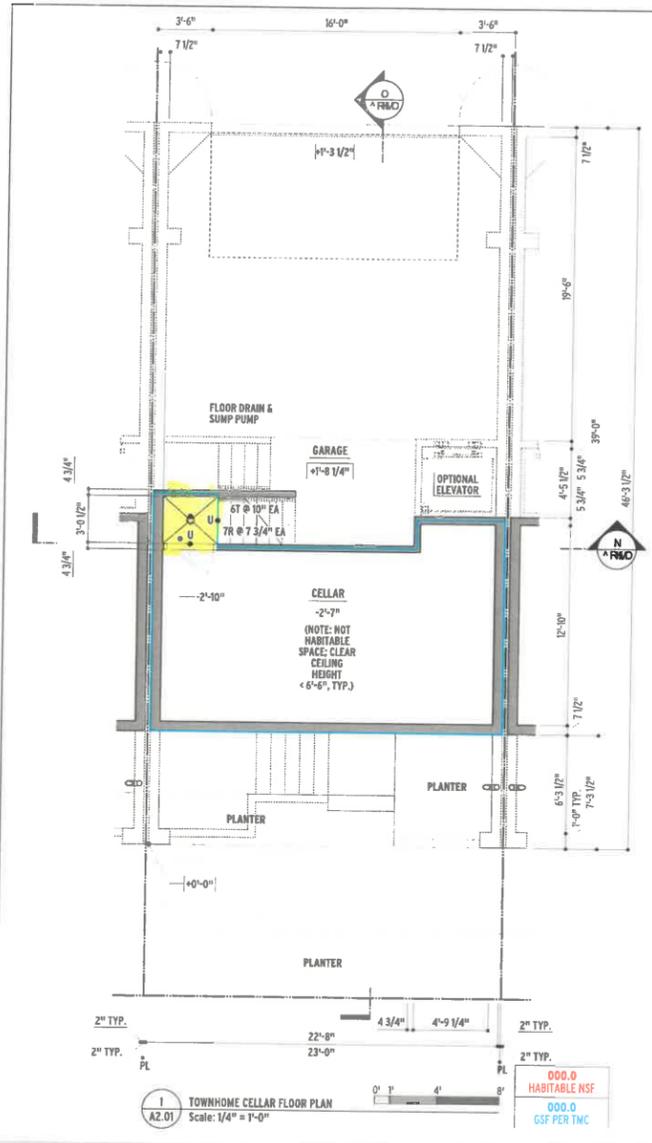
PROJECT  
**TIBURON TOWNHOMES**  
 APR. 05P-94P2  
 7801 TIBURON BLVD., TIBURON, CA 94920

ISSUES/REVISIONS

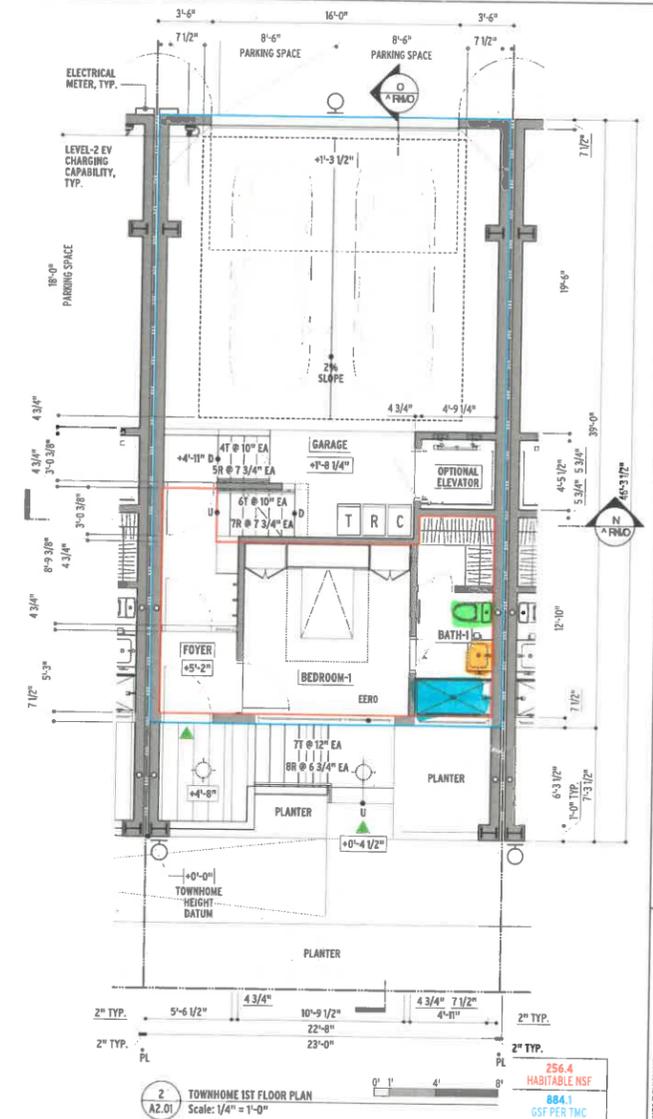
SHEET TITLE	<b>COVER SHEET</b>		
	DATE	ISSUES	REVISIONS
	SCALE	DATE	SCALE
	AS NOTED	AS NOTED	AS NOTED

SHEET  
**A0.01.0**





1 TOWNHOME CELLAR FLOOR PLAN  
A2.01 Scale: 1/4" = 1'-0"  
000.0 HABITABLE NSF  
000.0 GSF PER TMC



2 TOWNHOME 1ST FLOOR PLAN  
A2.01 Scale: 1/4" = 1'-0"  
256.4 HABITABLE NSF  
884.1 GSF PER TMC

NOTES  
1. SEE SHEET A9.05-EXTERIOR MATERIALS & LIGHTING SCHEDULE FOR MORE LIGHTING INFORMATION.

Sgl wash basin x 1  
Shower x 1  
Toilet x 1

EXTERIOR LIGHTING LEGEND

TYPE	SYMBOL	DESCRIPTION
L1		CEILING-MOUNTED DOWN LIGHT
L2		WALL-MOUNTED DOWN LIGHT

466 Geary Street, Suite 500  
San Francisco, CA 94102  
Tel 415 551 7630  
Fax 415 551 7601  
www.marcyarchitecture.com

**MARCY ARCHITECTURE**

STAMP

CONSULTANTS

PROJECT: TIBURON TOWNHOMES  
APR. 05-94-R-2  
1901 TIBURON BLVD., TIBURON, CA 94920

ISSUES/REVISIONS

SHEET TITLE: ENLARGED TYPICAL TOWNHOME PLANS-1

DATE	11/23/05
PHASE	PLANNING PERMIT SUBMITTAL
SCALE	AS NOTED

SHEET: A2.01



1 TOWNHOME 2ND FLOOR PLAN  
A2.02 Scale: 1/4" = 1'-0"  
814.4 HABITABLE NSF  
890.6 GSF PER TMC

2 TOWNHOME 3RD FLOOR PLAN  
A2.02 Scale: 1/4" = 1'-0"  
879.1 HABITABLE NSF  
771.2 GSF PER TMC

3 TOWNHOME ROOF PLAN  
A2.02 Scale: 1/4" = 1'-0"  
000.0 HABITABLE NSF  
000.0 GSF PER TMC

**NOTES**  
1. SEE SHEET A9.05-EXTERIOR MATERIALS & LIGHTING SCHEDULE FOR MORE LIGHTING INFORMATION.

Kit sink x 1  
D/W x 1  
W/M x 1  
Sgl wash basin x 2  
Dbl wash basin x 1  
Shower x 1  
Tub/combo x 2  
Toilet x 3

**EXTERIOR LIGHTING LEGEND**

TYPE	SYMBOL	DESCRIPTION
L1	○	CEILING-MOUNTED DOWN LIGHT
L2	⊙	WALL-MOUNTED DOWN LIGHT

**MARCY ARCHITECTURE**  
466 Garry Street, Suite 500  
San Francisco, CA 94102  
Tel 415 551 7630  
Fax 415 551 7601  
www.marcyarchitecture.com



CONSULTANTS

PROJECT  
**TIBURON TOWNHOMES**  
APR 059-164-2  
1801 TIBURON BLVD., TIBURON, CA 94020

ISSUES/REVISIONS

**ENLARGED TYPICAL TOWNHOME PLANS-2**

DATE	DESCRIPTION
11/2/2025	PLANNING PERMIT SUBMITTAL
	SCALE AS NOTED

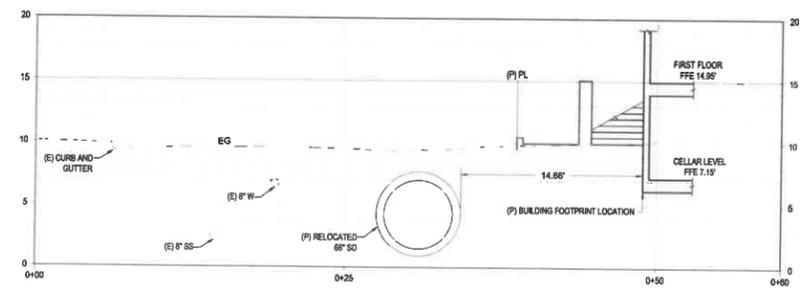
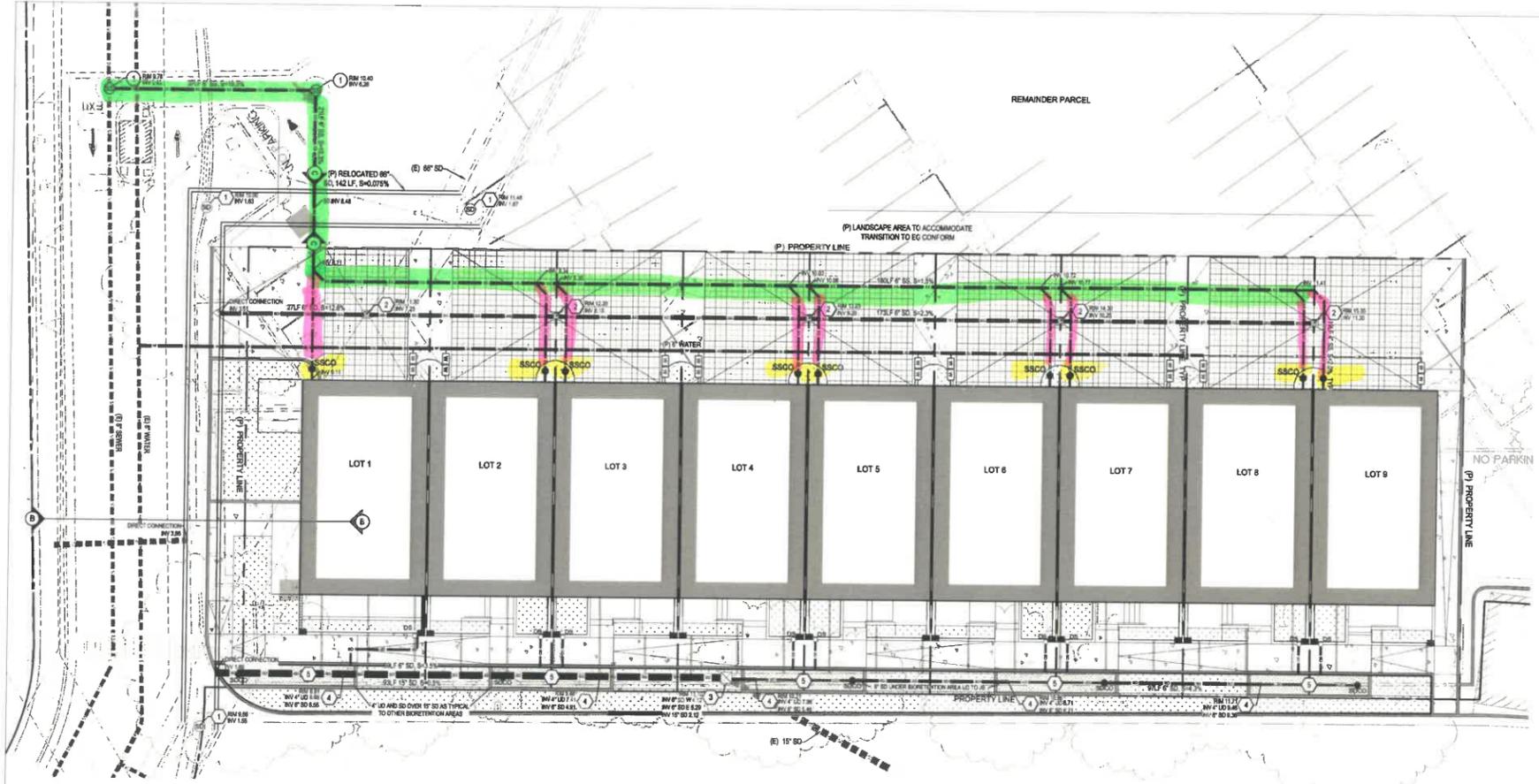
SHEET  
**A2.02**

NO.	DATE	REVISION

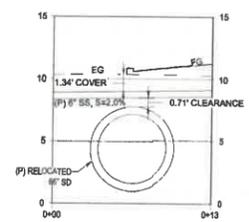
PROJECT NO. 25-191  
DATE: NOVEMBER 2025  
DRAWN: JH  
DESIGNED: JH / RG  
CHECKED: RG

TENTATIVE MAP  
TIBURON TOWNHOMES  
1801 TIBURON BLVD  
APN 055-101-012

UTILITY PLAN



**SECTION B**  
HORIZ: 1"=8'  
VERT: 1"=8'



**SECTION C**  
HORIZ: 1"=8'  
VERT: 1"=8'

**STORM DRAIN LEGEND**

- (1) (P) CONCENTRIC SD MANHOLE
- (2) (P) DRAIN INLET
- (3) (P) JUNCTION BOX
- (4) (P) AREA DRAIN
- (5) (P) BIORETENTION AREA
- (S) (E) SD MANHOLE
- (SSCO) (P) STORM DRAIN CLEAN OUT
- (DS) (P) DOWNSPOUT
- (SD) (E) STORM DRAIN PIPE
- (SD) (P) STORM DRAIN PIPE
- (UD) (P) UNDER DRAIN PIPE

**WATER LEGEND**

- (W) (E) WATER VAULT
- (W) (P) WATER METER WITH BACKFLOW PREVENTER
- (V) (E) WATER VALVE BOX
- (H) (E) FIRE HYDRANT
- (W) (E) WATER PIPE
- (W) (P) WATER PIPE

**SEWER LEGEND**

- (1) (P) CONCENTRIC SEWER MANHOLE
- (S) (P) SEWER MANHOLE LID
- (S) (E) SEWER MANHOLE
- (SC) (P) SEWER CLEANOUT
- (S) (E) SEWER PIPE
- (S) (P) SEWER PIPE



# Sanitary District No.5 of Marin County

## New Private Sewer Lateral (PSL) Triggers

Sanitary District No.5 of Marin County Ordinance 2014-02 has new lateral inspection requirements that apply ONLY if you are (1) buying or selling a property, (2) doing more than \$50,000 worth of building or remodeling within a 3 year period, or (3) if there is a sewer main or road resurfacing project is taking place in a vicinity near you. Additionally, you may voluntarily have your PSL checked to be in compliance with the SD5 Sewer Use Ordinance when you are having work performed on the lateral without meeting any of the triggers.



## Exceptions from the PSL Triggers

Your PSL is excepted from these new requirements if:

- It was originally installed or has been replaced within 20 years prior to the date of application for a building permit, listing the property for sale, or the road work of sewer repair.
- It was inspected within 3 years of the date the inspection would have otherwise been required and all necessary repairs were carried out.

## Complying with the PSL Inspection Requirements

Generally, to comply with PSL inspection requirements, the following steps should be taken:

- Contact [Sanitary District No.5 of Marin County @ 415-435-1501 or 2001 Paradise Drive](#) and get additional information and questions answered about the new requirements
- Hire a contractor to inspect your PSL. Commonly, this consists of a closed-circuit television (CCTV) inspection allowing for the contractor and you to visually see the condition of your PSL, including instances of offset joints, root intrusion and cracked or broken pipe segments which would prevent your PSL from compliance.
- The CCTV inspection should be on DVD for submission to the Sanitary District for review.
- If your PSL does not comply with ordinance 2014-02, have your PSL repaired or replaced.
- If your PSL is free of leaks and in compliance with ordinance 2014-02 a permit will be issued confirming compliance

## Ordinance Effective Date

Ordinance 2014-02 went into effect on March 4, 2015 District wide. Our District service area covers the City of Belvedere and the Town of Tiburon East of Gilmartin Drive.

## Follow the link below for district specs

<https://www.codepublishing.com/CA/MarinCSD5/#!/MarinCSD505/MarinCSD50570.html#5.70>

All pipe and pipe joints between structures shall be of the same type, design, and size. No intermixing of different pipe materials. All PVC joints must be glued. All HDPE joints must be fused.

Table 1

Private Side Sewer/Lateral

(Specific Use Subject to District Approval)

Pipe Specifications	Can Be Used for Gravity Sewers	Can Be Used for Ejector Pump Discharge Pipelines
Ductile Iron Pipe w/Rubber Ring Joints, DIP	Yes <sup>2</sup>	No
PVC ASTM D-2241, SDR=26	Yes <sup>1</sup>	Yes <sup>1</sup>
PVC AWWA C-900, SDR=21	Yes <sup>2</sup>	Yes <sup>2</sup>
PVC Sch 40	Yes <sup>1</sup>	Yes <sup>1</sup>
PVC Sch 80	Yes <sup>2</sup>	Yes <sup>2</sup>
HDPE Pipe, min SDR=17	Yes <sup>1</sup>	Yes <sup>1</sup>

<sup>1</sup> Requires minimum three-foot cover with imported bedding and pipe zone backfill.

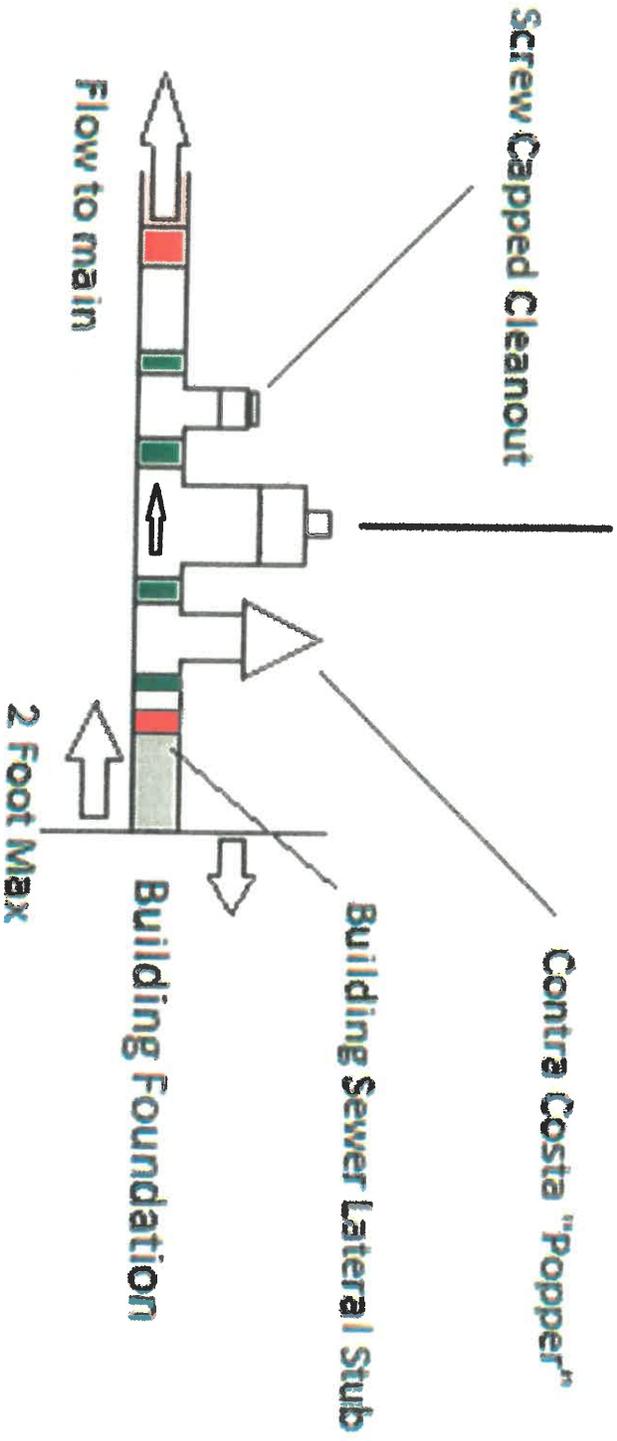
<sup>2</sup> Requires minimum 18-inch cover on private property with imported bedding and pipe zone backfill or shaded with select native material containing rocks no larger than one-inch sieve size

The backwater preventer/relief valve, (contra costa/popper), shall be installed at an elevation at least six inches lower than the lowest home fixture.

Side Sewer Cleanouts shall be installed at the following locations:

- (a) At the junction of the house plumbing and side sewer two feet outside the building.
- (b) At each bend or change in direction of the side sewer 45 degrees or over.
- (c) Where a run of pipe without bends exceeds 90 feet.

# Backwater Clean Check Valve



- ARC Band
- Glued Fitting

**PASCO**

# SMART PLUMBING STARTS HERE!

## SEWER POP-UP Overflow Protection Device CLEANOUT & RELIEF VALVE

**NEW  
ITEM**



THREADED FOR 3" OR 4" FEMALE PIPE ADAPTER  
**#62304**

**6" SIZE ONLY AVAILABLE FROM PASCO**



THREADED FOR 6" FEMALE PIPE ADAPTER  
**#62306**

- Automatic pop-up releases sewage overflow outside the house.
- Prevents thousands of dollars in property damages.
- Eliminates health hazards associated with sewage overflow.
- Vandal and tamper resistant center.
- Threaded unit can be used with PVC or ABS.
- For cast iron pipe, use female adapter.



*Threaded Plug  
Adapter 3", 4" or  
6" Pipe.*



*Remove  
the existing  
threaded  
plug.*



*Hand tighten the  
Sewer Popper  
in place of the  
plug.*



11156 Wright Road Lynwood, CA 90262 • Phone (310) 537-7782 • Fax (800) 737-2726

7529 Perryman Court Curtis Bay, MD 21226 • Phone (410) 360-5010 • Fax (877) 377-6466



**PASCO Specialty & Mfg., Inc.**

11156 Wright Road  
Lynwood, CA 90262  
Phone (310) 537-7782  
Fax (800) 737-2726

7529 Perryman Court  
Curtis Bay, MD 21226  
Phone (410) 380-5010  
Fax (877) 377-6466

www.pascospecialty.com

**TECHNICAL SPECIFICATION SUBMITTAL**

Job Name \_\_\_\_\_ Date \_\_\_\_\_

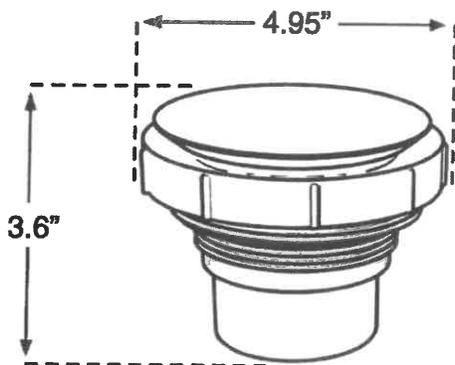
Model Specified \_\_\_\_\_ Quantity \_\_\_\_\_

Customer/Wholesaler \_\_\_\_\_

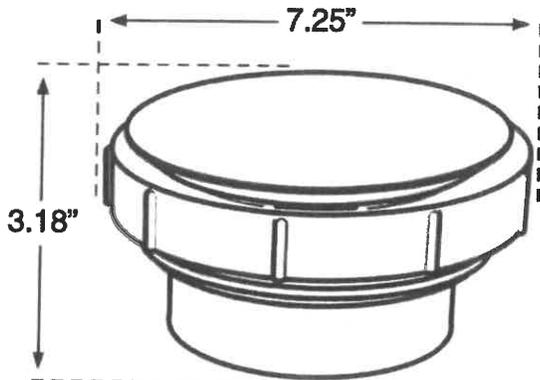
Contractor \_\_\_\_\_

Architect/Engineer \_\_\_\_\_

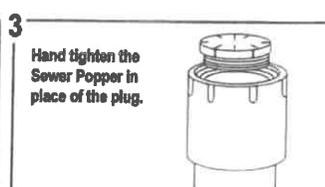
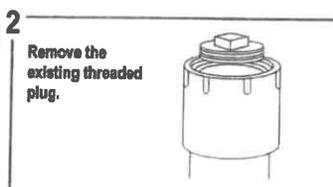
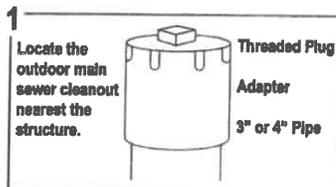
**PASCO PVC SEWER POP-UP**  
Overflow Protection Device  
CLEANOUT & RELIEF VALVE



#62304 Threaded for 3" or 4" female pipe fittings



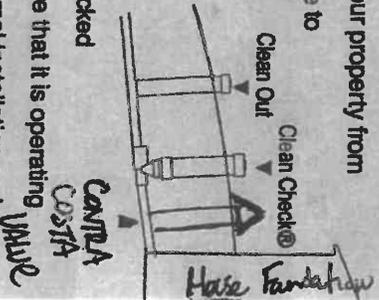
#62306 Threaded for 6" female pipe fittings



- Automatic pop-up releases sewage overflow outside the house.
- Prevents thousands of dollars in property damages.
- Eliminates health hazards associated with sewage overflow.
- Vandal and tamper resistant center.
- Threaded unit can be used with PVC or ABS.
- For cast iron pipe, use female adapter.

# Your property is now protected from sewage backups by a Clean Check® extendable backwater valve.

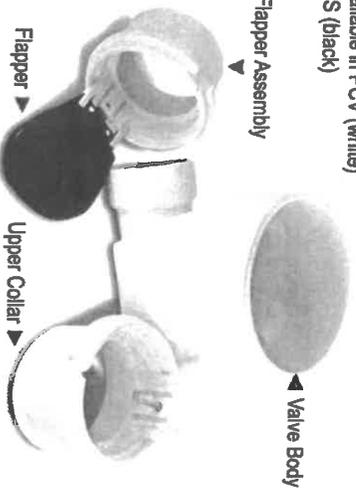
With appropriate maintenance, this valve will protect your property from sewer backups due to system overloads, block-ages and flooding. It is your responsibility to have this valve checked periodically to insure that it is operating properly. Under normal installation and use, a three month inspection interval is recommended. It is also recommended that a licensed plumber perform these inspections.



## CLEAN CHECK® PARTS LIST

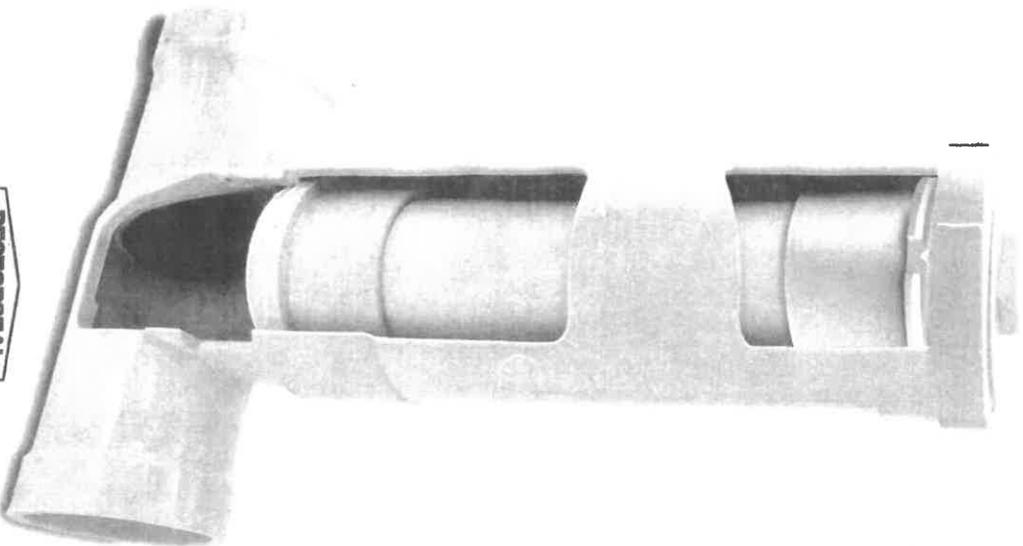
- 96941 ABS flapper assembly ONLY (3" or 4" does not include flapper)
- 96943 3" ABS body ONLY
- 96944 4" ABS body ONLY
- 96942 ABS upper collar ONLY (3" or 4")
- 96961 PVC/flapper assembly ONLY (3" or 4" does not include flapper)
- 96967 PVC flapper assembly ONLY (6" does not include flapper)
- 96963 3" PVC body ONLY
- 96964 4" PVC body ONLY
- 96969 6" PVC body ONLY
- 96962 PVC upper collar ONLY (3" or 4")
- 96968 PVC upper collar ONLY (6")
- 96981 Flapper ONLY (3" or 4") fits both 3" & 4" valves
- 96982 Flapper ONLY (6")
- 96985 1/4" x 1-1/2" stainless steel thumbscrew
- 96986 1/4" x 1-1/4" stainless steel thumbscrew
- 96993 6" PVC schedule 40x SDR-35 bushing
- 96994 8" PVC schedule 40x SDR-35 bushing

Available in PCV (white)  
ABS (black)



## CLEAN CHECK®

### Extendable Backwater Valve Maintenance Guide



Rector/Seal® 2601 Spenwick Drive - Houston, TX 77055  
800-231-3345 [www.rectorseal.com](http://www.rectorseal.com)

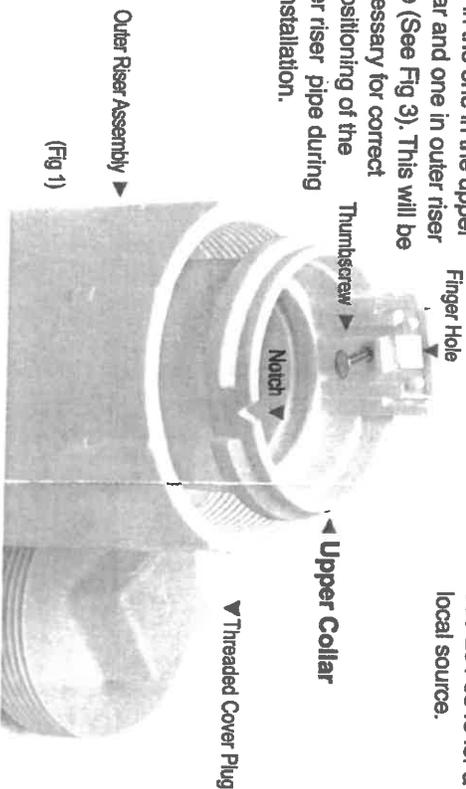
## Maintenance Procedure

NOTE: Harmful bacteria are present in sewer lines. We recommend that you contact your local health district for proper sanitary precautions.



The following steps will guide your plumber through a proper inspection of your Clean Check® Extendable Backwater Valve.

- 1 Locate the Clean Check® cover. It has been placed outside your building, between the sewer lateral cleanout and the building.
- 2 Remove the threaded cover plug by unscrewing it to expose the upper collar of the inner riser assembly.
- 3 Loosen, but do not remove, the stainless steel thumbscrew located inside the upper collar.
- 4 Note the locations of the thumbscrew and opposing notch. There are two notches: one in the one in the upper collar and one in outer riser pipe (See Fig 3). This will be necessary for correct repositioning of the inner riser pipe during re-installation.



(Fig 1)

- 5 Using the finger hole provided above the thumbscrew of the upper collar, extract the inner riser assembly.
- 6 Clean any debris from the flapper, inner riser assembly, and the in ground valve body.
- 7 Inspect the flapper for any deterioration or damage caused by the harsh environment in which it operates. If deterioration is present, replace the flapper (they are available from your local plumbing contractor or wholesale supply house.)

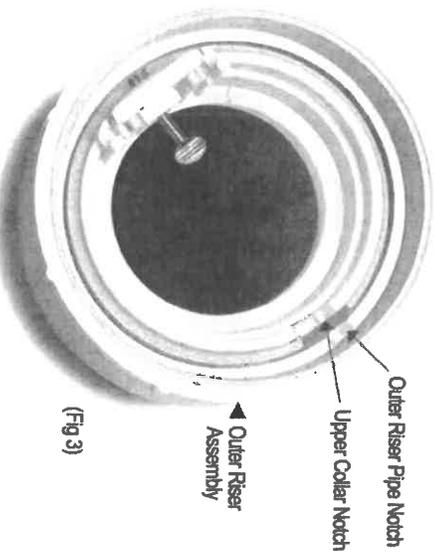
For additional availability, contact: RectorSeal® Customer Service at 800-231-3345 for a local source.

### Inner Riser Assembly



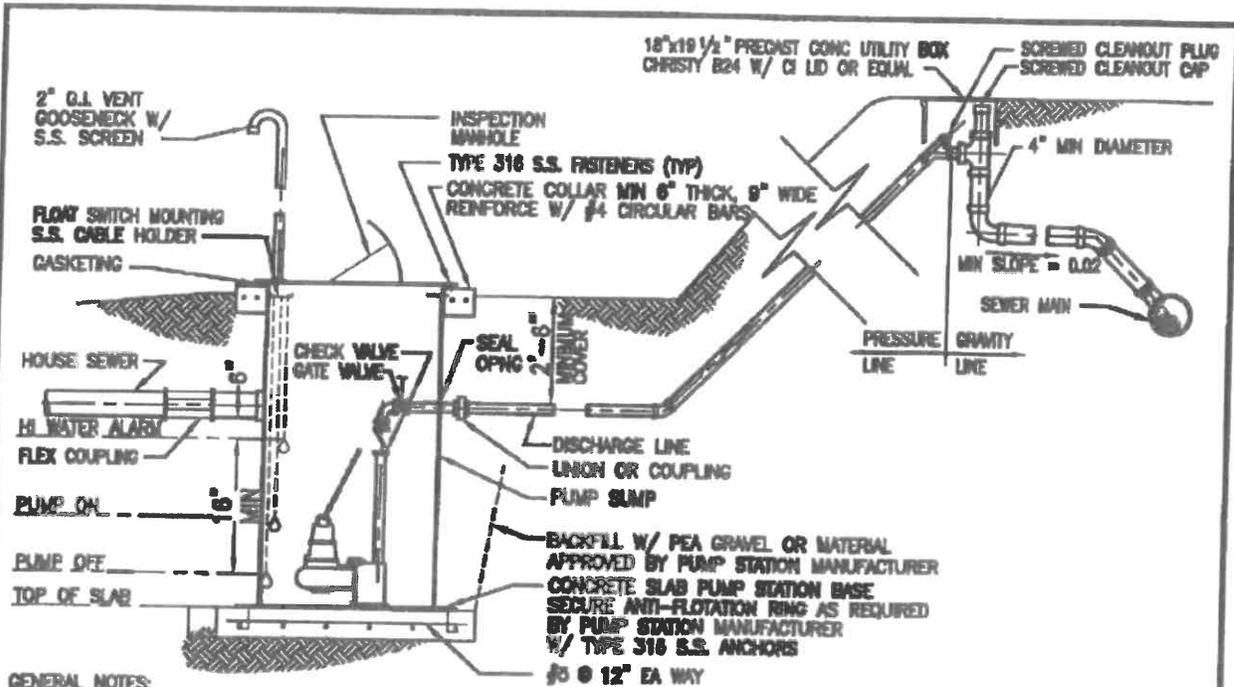
(Fig 2)

- 8 The Clean Check® Extendable Backwater Valve is designed for easy re-installation. To properly re-seat the valve, slowly lower the inner assembly back into the outer riser pipe and rotate it until you feel the unit drop into place. The notch in the upper collar should now be lined up with the notch in the outer riser pipe. **Important:** Correct alignment of the notch in the upper collar and the notch in the outer riser pipe is necessary for correct repositioning of the inner assembly.



(Fig 3)

- 9 After seating the inner riser assembly properly, hand tighten the thumbscrew until it re-seats against the inside wall of the outer riser pipe. Be certain the thumbscrew is NOT resting on the top of the larger outer riser pipe. The flat side of the flapper should be resting, in the closed position, on the building side of the valve body.
- 10 Replace the threaded cover plug.



**GENERAL NOTES:**

THE MINIMUM REQUIREMENTS FOR A RESIDENTIAL SEWAGE PUMPING SYSTEM CONNECTING A SINGLE RESIDENCE OR EQUIVALENT TO THE DISTRICT'S SYSTEM ARE SPECIFIED BELOW. THE DISTRICT ACCEPTS NO RESPONSIBILITY FOR THE DESIGN, OPERATION OR MAINTENANCE OF SUCH PRIVATELY OWNED AND OPERATED SYSTEMS. ALL WORK SHALL COMPLY WITH THE UNIFORM PLUMBING AND BUILDING CODES, MANUFACTURERS:

ALL EQUIPMENT AND ACCESSORIES SHALL BE INDUSTRY STANDARD MANUFACTURED ITEMS AND THOSE COMING IN DIRECT CONTACT WITH SEWAGE SHALL BE SPECIFICALLY MANUFACTURED FOR SEWAGE USE.

**PUMPS:**

PUMPS SHALL BE SUBMERSIBLE SOLIDS HANDLING OR GRINDER TYPE SEWAGE PUMPS. PUMP MOTORS FOR RESIDENTIAL SERVICE SHALL BE EXPLOSION PROOF OR MEET CLASS 1, DIVISION 2 REQUIREMENTS PER NEC. ALL COMMERCIAL INSTALLATIONS SHALL CONSIST OF DUPLEX EXPLOSION PROOF PUMPS EACH RATED FOR TOTAL LOADING. ALL PUMP MOTORS SHALL BE UL LISTED.

**PUMP SUMP:**

THE PUMP SUMP SHALL BE CONSTRUCTED OUT OF NON-CORROSIVE MATERIAL OF SUITABLE STRENGTH TO WITHSTAND HYDRAULIC AND EARTH LOADS. THE PUMP SUMP SHALL BE A MINIMUM 36" DEEP WITH A MINIMUM CAPACITY OF 100 GALLONS AND SHALL BE PROVIDED WITH A FOUR (4) INCH MINIMUM INLET. IN ANY CASE THE INLET I.D. SHALL BE EQUAL TO OR GREATER THAN THE BUILDING PLUMBING STUB. THE TOP OF THE PUMP SUMP SHALL BE GASKETED AND SECURELY ANCHORED TO THE PUMP SUMP BY BOLTS. ALL JOINTS BETWEEN THE COMPONENT PARTS SHALL BE SEALED WITH A WATERPROOF MASTIC.

**ELECTRIC POWER SERVICE:**

THE POWER REQUIREMENTS SHALL BE AS RECOMMENDED BY PACIFIC GAS AND ELECTRIC COMPANY.

**ELECTRICAL WORK AND CONTROLS:**

ALL ELECTRICAL WIRING AND INSTALLED CABLING, CONDUIT AND CONTROLS SHALL MEET NEC CLASS 1, DIVISION 2 REQUIREMENTS AND CONFORM TO THE REQUIREMENTS OF THE CITY OR COUNTY. THE ELECTRICAL CONTROLS SHALL PROVIDE ADEQUATE PROTECTION FOR MOTOR AND EQUIPMENT. THE ELECTRICAL CONTROL PANEL SHALL MEET NEC AND UL STANDARDS FOR SAFETY. OUTDOOR PANELS SHALL BE WEATHER TIGHT NEMA 4X. INDOOR PANELS SHALL BE NEMA 1.

**FLOAT SWITCH ASSEMBLY AND HIGH-WATER ALARM:**  
A VISIBLE RED LIGHT AND AUDIBLE HIGH WATER ALARM SHALL BE PROVIDED. THE HIGH WATER ALARM SHALL BE ACTIVATED BY A DEDICATED FLOAT AND SHALL HAVE BATTERY BACKUP. ALL FLOAT SWITCHES SHALL HAVE GNS-TIGHT MOUNTINGS.

**VENT FOR PUMP SUMP:**

WHERE SYSTEM IS LOCATED WITHIN THE DWELLING, A VENT TWO (2) INCHES OR LARGER SHALL BE PROVIDED. WHERE SYSTEM IS LOCATED OUTSIDE THE DWELLING, A TWO (2) INCH OR LARGER VENT SHALL BE EXTENDED TO A POINT TEN (10) FEET ABOVE THE PUMP SUMP COVER.

**DISCHARGE LINE:**

THE PRESSURE PORTION OF THE DISCHARGE LINE SHALL INCLUDE A CHECK VALVE, GATE VALVE AND FLEXIBLE COUPLINGS AND SHALL BE A MINIMUM 1/2" DIAMETER LARGER THAN THE PUMP DISCHARGE. ALL PIPE, VALVES AND COUPLINGS SHALL CONFORM TO THE STANDARD SPECIFICATIONS. THE GRAVITY PORTION OF THE DISCHARGE LINE SHALL BE FOUR (4) INCH MINIMUM DIAMETER PIPE, SHALL MEET THE DISTRICT REQUIREMENT FOR SIDE SEWERS AND SHALL PROVIDE A MINIMUM TWELVE (12) INCH VERTICAL DROP AT THE JUNCTION WITH THE PRESSURE LINE.

<b>MARIN COUNTY SANITARY DISTRICTS CALIFORNIA</b>		
<b>RESIDENTIAL SEWAGE PUMPING SYSTEM</b>		
1995		SD 17

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN  
OF TIBURON APPROVING THE NORTHWESTERN PACIFIC  
PRECISE PLAN

WHEREAS, Northwestern Pacific Railroad Company, acting through its representative, the Southern Pacific Development Company (Applicant), has heretofore submitted a Master Plan for the development of approximately 38 acres of land owned by it in the downtown area of the Town, and said Master Plan was approved by Ordinance No. 219 N.S., enacted by the Town Council (Council) on November 7, 1979; and

WHEREAS, Applicant thereafter submitted a Precise Plan to the Planning Commission (Commission) which said Plan is described and defined as follows:

I. Maps Prepared by Fisher-Friedman Associates, as follows:

1. Precise Plan, dated 2-26-80.
2. Open Space and Land Use Diagram, dated 2-26-80.
3. Circulation and Parking Diagram, dated 2-8-80.
4. Landscaping Plan, dated 1-18-80.
5. Elevations, Floor Plan and Sections
  - A. Sheets 1 through 18 Residential Units A through L.
  - B. Sheets 1C, 2C and 3C (Elevations, Floor Plans and Sections) Commercial Buildings.
6. Perspective Drawings (7 sheets)
  - A. 4 Sheets Bayside Residential
  - B. 2 Sheets Lagoon Residential
  - C. 1 Sheet Marsh Residential.
7. Text entitled "Downtown Tiburon Precise Plan", consisting of 5 pages.

II. Additional Information:

8. Report entitled "Geotechnical Investigation for Precise Plan - Southern Pacific Development, Tiburon, California, HLA Job No. 3343, 033.04 dated February 22, 1980, prepared by Harding-Lawson Associates" as augmented by letter of March 14, 1980 from Harding Lawson Associates.
9. Drawings prepared by Jones-Tillson & Associates.
  - A. A-1 Existing and Construction Grades, dated February 28, 1980.
  - B. A-2 Projected Subsidences (Final Grades-30 years hence dated February 28, 1980.
  - C. A-3 Site Development and Grading Plan Showing Cut and Fill Areas and Quantities dated March 20, 1980.
  - D. B Lagoon - Edge and Details dated February 27, 1980.
  - E. D-2, D-3 and D-4 relating to the Marsh and drainage.
  - F. E-1 Plan and E-2 Pavement Sections, 2 Sheets dated February 8, 1980.
10. Letter from Jones-Tillson dated March 4, 1980.

WHEREAS, the Commission has heretofore referred the Plan to the Board of Adjustments and Review (Board) and the Parks and Recreation Commission for their analysis and recommendations; and

WHEREAS, the Commission has received and reviewed the recommendations of the Board and considered public input; and

WHEREAS, the Commission found that the Precise Plan, as herein conditioned, is in substantial conformance with the Master Plan and adopted Resolution No. 282 recommending Council approval of the Precise Plan;

NOW, THEREFORE, BE IT RESOLVED that the Precise Plan is approved subject to the following terms and conditions:

1. Ordinance No. 219 N.S. shall be adopted at the election to be held on April 8, 1980. In the event said Ordinance is not adopted, the Council's action on the Precise Plan shall be null and void for all purposes.

2. Prior to the issuance of any grading or building permits or other entitlements for the project:
  - (a) Applicant must submit a suitable plan showing interim parking during construction, commuter parking, free parking and preferential parking for residents, bicycle and motorcycle parking, for Town Council approval.
  - (b) Applicant shall submit for Council approval a suitable plan for ownership of private streets, together with a plan for permanent maintenance.
  - (c) Compliance shall be had with Section 2.6 of Ordinance 219 N.S.
  - (d) Compliance shall be had with Section 2.7 of Ordinance 219 N.S.
  - (e) Applicant shall submit its plan for marsh restoration and maintenance together with the funding commitment and schedule for Council approval.
  - (f) Applicant's proposal for lagoon maintenance shall be approved by the Council.
  - (g) Applicant shall submit for Council approval a suitable plan for provision of moderate/elderly housing units as more particularly referred to in Paragraph 3.Q. of the Master Plan Text.
  - (h) Applicant's proposal for advertising the units available for handicapped shall be approved by the Council.
  - (i) Applicant's plan for the design and location of all loading and service areas shall be approved by the Council after review and recommendation by the Board of Adjustments and Review.
  - (j) Applicant shall submit detailed landscaping plans which shall provide for installation of water conserving irrigation systems. The plan for installation shall first be reviewed by horticultural experts and shall thereafter be approved by the Council after review and recommendation by the Board of Adjustments and Review.
  - (k) Council shall approve reasonable landscape maintenance agreement.
  - (l) Council shall approve detailed plan of the waterfront park, including shoreline repair, proposed seating, benches and bicycle stands and lighting after review and recommendation by the Board of Adjustment and Review.
  - (m) Final architectural approval as required by §11-1 of the Zoning Ordinance shall be by the Council. After review and recommendation by the Board of Adjustments and review.
  - (n) The Tentative Map shall comply with the requirements and conditions of the Town Engineer's letter of March 24, 1980 to Mr. James Wilson, Chairman of the Tiburon Planning Commission, except for the following conditions:
    1. Pg. 5, paragraph 8.C., "Mar West Road" shall be modified to read as follows: "Southern Pacific shall make appropriate improvements on both sides of Mar West including widening and additional parking where possible but shall not be required to make extensive excavations or excessive retaining walls or sidewalks. Southern Pacific shall provide sufficient pedestrian connections from Mar West to the project which will insure convenient access points connecting to walkways through the project."

2. Pg 5, paragraph F. "Utilities" shall be modified to read as follows: "Letters confirming feasibility of service and utility companies, prior to the approval of the Tentative Map. In the event the alignment of the SASM outfall sewer line is established prior to the approval of the Tentative Map, applicant shall offer the appropriate easement to SASM."
  3. Pg. 5, paragraph G. "Fire Protection shall be modified to read as follows: "All requirements of the Fire Department shall be met. Fire protection systems shall be provided in all buildings as specified in paragraph 3x of the Master Plan text."
  4. Pg. 7, paragraph 1, shall be modified to read as follows: "Typical sections through Shoreline Park on the drawing submitted should show Paradise Drive width to be 14 feet from centerline to curb and a 4-foot wide path only, instead of a 6-foot wide path, as shown.) The 10-foot traffic lanes shall be distinguished from the paved shoulders by painted lines 2 inches in width. At least a 4-foot width of each shoulder shall be usable by bicycles, without interfering cracks, ridges or the like. No parking shall be permitted on these shoulders, and appropriate indications to this effect, such as red-painted curbs, shall be provided."
  5. Pg. 7, paragraph 3 "Marshland Area Recreational Space" shall be modified to read as follows: "Applicant's property to the southwest of the marsh shall be graded, prepared and grassed, for use as a recreation practice field. The bicycle path in this area shall be located so as to not substantially interfere with such use."
  6. Pg. 7, paragraph 4, "Marshland Landscaping" shall be modified by deleting design alternative "b. Using S.P. land only"
- (o) "Bicycle routes through the project shall be clearly marked by signs and/or other appropriate markings, approved by the Town."
  - (p) "Long stretches of flat roofs shall be visually interrupted by roof steps, roof curbs or other means where appropriate, as approved by the Council after review and recommendation by the Board of Adjustments and Review."
  - (q) Where possible and appropriate, historic vestiges of the railroad yard, such as the ferry dock hoisting wheels, shall be incorporated into the design of the Project, as approved by the Town. Such items that cannot be appropriately incorporated shall be offered for donation to a museum or other suitable receiver."
  - (r) All other requirements and conditions of the Master Plan whether specified above or not shall be met.

PASSED AND ADOPTED at a special meeting of the Town Council of the Town of Tiburon held on March 31, 1980, by the following vote:

AYES:	COUNCILMEN:	Edelstein, Bass, Rockey, Bergsund
NOES:	COUNCILMEN:	None
ABSENT:	COUNCILMEN:	Hanson

  
 \_\_\_\_\_  
 JOAN BERGSUND, MAYOR  
 Town of Tiburon

ATTEST:

  
 \_\_\_\_\_  
 R.L. KLEINERT, Town Manager/Clerk

Downtown Tiburon Precise Plan

Statement of Conformance with Ordinance No. 219 N.S., Master Plan,  
for Downtown Tiburon

During the past 6 weeks, the applicant S.P. Land Co. prepared a Precise Plan which is in conformance with the adopted Master Plan for its 38.03 acre parcel in downtown Tiburon. This statement will outline the changes which have been made in the Site Plan and project design which respond to the numerous conditions which were a part of the Ordinance that approved the Master Plan. Further, S.P. feels that it has been responsive to the concerns of the residents of the community in drafting the Precise Plan.

1. Density - Land Use Mix

The Master Plan approved a project consisting of 164 residential units, with 205,120 gross square feet, and 68,480 square feet of commercial space, with a maximum of 45% retail space. Approximately 15% of the housing was to be for elderly. The total allowable square footage was 273,600, or 7,194 square feet per acre. The Ordinance further stated that the non-residential density could be reduced to 40,000 square feet or less if the traffic analysts felt it was warranted.

The Precise Plan shows 160 residential units, of which 24 are for the elderly (15%). The Plan shows 27,304 square feet of commercial space, of which 12,287 is projected as retail and 15,017 is office space. The residential units contain 246,296 square feet. Total ground coverage is 2.85 acres, or 7.5% of the parcel's land area. Overall square footage and density remain as 90% residential and 10% commercial in total building square footage. A complete breakdown of the space is as shown in Table 1.

2. Parking

The Master Plan Ordinance required that the applicant provide landscaped, screened parking as follows:

- 1-1/2 spaces per residential unit (246 spaces)
- 4 spaces per 1000 sq. feet retail
- 3.3 spaces per 1000 sq. feet offices
- 150 "extra" spaces

The Precise Plan as shown has parking as shown in Table 2. Landscaping is as shown on the Landscaping sheet of the Precise Plan. Arrangements for bicycle parking racks will be incorporated in the area of the main fee lot.

*Modified  
by Res.  
2168  
and letter  
9-8-83.*

### 3. Traffic

While the final traffic calculations are still being made by two independent consulting traffic engineers, S.P. feels that the major concern - traffic generated by additional commercial (especially retail) uses - has been addressed inasmuch as the commercial area is now 40% of that approved by the Master Plan Ordinance. With gross retail space at 12,287 square feet, or about the same as the Boardwalk Market, it is unlikely that significant amounts of traffic will be generated.

S.P. will fulfill its obligations for assisting in the correction of traffic problems along Tiburon Blvd., both now and in the future as indicated by the traffic reports.

### 4. Street Improvements/Dedication

All of these improvements are generally shown in the Precise Plan and will be detailed in the Tentative Map and CC and R's. All will conform to Town Standards.

### 5. Mar West - Beach Rd. - Esperanza Connection

This new street is shown on the Precise Plan and Grading/Drainage Plans. It has been generally reviewed by the Town Engineer as to location and the design of the intersection at Mar West.

### 6. Shoreline Park and Paradise Drive Relocation

Paradise Drive has been realigned to curve inward creating a larger Shoreward area. The plans show reinforcement of the Shoreline with rip-rap, placement of a bike/walking path with benches along the shoreline. The Donahue Building will be dedicated to the Town for use as a museum. The entire area shoreward of the realigned Paradise Drive will be landscaped and provided with an irrigation system as shown on the Precise Plan and Landscaping Plan. The Park will also be dedicated to the Town. The exact boundaries of the dedication will be shown on the Tentative Map.

### 7. Tennis Courts

Two tennis courts will be constructed off the new street connecting Beach Road and Mar West - Esperanza. These are shown on the Precise Plan, and will be offered for dedication to the Town. The exact area will be shown on the Tentative Map.

### 8. Street Improvements - Turnarounds

Street improvements specified for Mar West, Paradise Drive and Tiburon Blvd., (where they border the S.P. property) by the Town Engineer will be shown on the Tentative Map improvement plans. The turnarounds required by the Master Plan are shown on the Precise plan. The Town Engineer's recommendations for the redesign of Tiburon Blvd. in the downtown area have been incorporated into the Precise Plan.

## 9. Drainage - Flood Control - Marsh Restoration

The Drainage Plans show a scheme which will collect water from the surrounding areas as it reaches S.P.'s land and transport it through the project and into the Bay. The storage areas will be able to retain water during a tidal blockage under the 100 year storm conditions. Marsh restoration will be incorporated into the design of the flood control area based on the recommendations of the Marsh Committee. All of the details are incorporated in the engineer's drawings.

## 10. Lagoon

In the precise Plan the lagoon has been designed as a separate system which is not connected into the storm drainage system or sewers. Water will be circulated with small pumps. The CC and R's provide for on-going maintenance by the Homeowner's Association, and for Town control if standards of quality are not met.

## 11. Architecture

Perhaps the most major changes to the plan are in the area of building design. The Master Plan Ordinance suggests that some of the buildings may be reduced in height or bulk in order to prevent view blockages. The Precise Plan shows that all of the Commercial buildings will be one or two story, that all of the lagoon residential units on the side of the lagoon closest to Mar West (5 of the 9) will be two story buildings with almost flat roofs, and that all of the first cluster of bayside residential buildings and the end buildings of the other clusters will be two story structures. Three story structures are found at the far end of the bayside area, where they are backed by the hill (to be Town-owned open space) behind the Sanitary Plant, and on the side of the lagoon facing the Tiburon Lodge whose height will exceed the new structures. Thus the buildings which are within view areas have been reduced. Many will be barely higher than the roadway surface of Mar West, and some will be below the road. Spaces between the bayside buildings have been enlarged, again to open up views.

The lagoon's shape has been altered to bring the water down toward Tiburon Blvd. The Depot Palm will be at the end of this lagoon as a focal point. A boardwalk and bridge will connect the Commercial areas and parking lot across the water. More views of the lagoon have been created and thus more public access is available.

In the Marsh area, the elderly units have been combined with small two bedroom units to avoid creation of an isolated group of seniors. These structures are designed to face out onto the Marsh without interfering with the restoration of habitat or flood control processes.

No building will exceed 30 feet in height and the two story buildings will largely be about 25 feet in height. The architectural style can be seen on the plans for the units. Roofs will be carefully designed to avoid creation of an unpleasant foreground roof-space in the views of Mar West (and above) residents.



Table 2

Parking Requirements

Retail at 4 spaces/1000 sq. ft. net space\*  
11,059 net sq. ft. = 44.2 spaces

Office at 3.3 spaces/1000 sq. ft. net\*  
13,515 net sq. ft. = 44.6 spaces

Reserve spaces per Master Plan = 150 spaces  
238.8

Residential 1.5/unit minimum = 240 spaces

Parking Provided

Main fee lot	199
Donahue Building	13
Mar/West/Paradise turnaround	12
Ferry drop off	6
Tennis Courts	<u>29</u>
Total Non-Residential	259
Excess	20

Marsh residential area	67	(1.5/1)
Lagoon residential garages	72	(2.2/1)
Lagoon residential outside	48	
Bayside residential	<u>145</u>	(2.3/1)
Total Residential	332	
Ratio spaces/units	2.08/1	

\*Assume Net = 90% of gross