



21-2020-080

COMMUNITY DEVELOPMENT AGENCY  
PLANNING DIVISION

**NOTICE OF DETERMINATION  
Marin County Environmental Review**

**FILED**

APR 23 2020

SHELLY SCOTT  
MARIN COUNTY CLERK  
BY: [Signature], Deputy

**TO:** [ X ] Office of Planning and Research  
[ X ] County Clerk, County of Marin

**FROM:** Marin County Community Development Agency

**SUBJECT:** Filing the Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

**Project Title:** PV Tiburon LLC Design Review and Tree Removal Permit (Lot 1)

**State Clearinghouse #:** 2001072121

**Contact Person:** Michelle Levenson, Senior Planner

**Telephone Number:** (415) 473-3615

**Email Address:** mlevenson@marincounty.org

**Assessor's Parcels:** 039-302-02

**Project ID:** P2336

**Project Sponsor:** PV Tiburon LLC

**Project Location:** 3820 Paradise Drive (Lot 1), Tiburon

**Project Description:** Construct a new 5,462-square foot single-family residence, a 1,068-square-foot, attached accessory dwelling unit and a 778-square-foot, attached garage on a vacant lot in Tiburon. The 7,308 square feet of proposed development would result in a floor area ratio of 6.62-percent on the 102,191-square-foot (2.3-acre) lot. The proposed building would reach a maximum height of 29.8 feet above surrounding grade and the exterior walls would have the following setbacks: 30 feet from the west property line; 68 feet from the north access easement; 99 feet from the south property line; and 24 feet from the east access easement. A total of two coast live oak trees considered "protected" under Marin County Code Section 22.130.030 would be removed with the project. A total of 12 replacement trees would be planted with the project consisting of coast live oak, crape myrtle and *Arbutus marina* species. Various site improvements would also be entailed in the proposed development, including installation of retaining walls, a new pool and spa, and a terraced landscape area.

The proposed project is part of the Sorroko Master Plan and Land Division, approved by the Marin County Board of Supervisors on October 21, 2008. The master plan identified building envelopes for future residential development of the lots as well as the locations of driveway access and utilities. An Environmental Impact Report was prepared and subsequently certified by the Board

POSTED 4-23-20 TO 5-23-20

N-20-108

N<sup>CE</sup> 20-08

of Supervisors for the "proposed project" which evaluated an overall, 5-lot development project (4 lots and 1 remainder lot).

The Agency Director approved the project on December 30, 2019, and has made the following determinations:

1. The approval is within the scope of the master plan which was previously approved (October 21, 2008).
2. A Final Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made as a condition of the approval of the project.
4. Findings were made pursuant to the provisions of CEQA.

I certify that a copy of the 2008 Sorokko Property Final Environmental Impact Report, and record of project approval is on file and may be examined at:

Agency: Marin County Community Development Agency

Address: 3501 Civic Center Drive, #308  
San Rafael, CA 94901

By:   
Rachel Reid, Planning Manager

Date: 4/22/2020

*The filing of this Notice of Determination starts a 30 day statute of limitations on court challenges to the approval under CEQA.*

Governor's Office of Planning & Research

**APR 24 2020**

**STATE CLEARINGHOUSE**