



21-2020-082

COMMUNITY DEVELOPMENT AGENCY
PLANNING DIVISION

**NOTICE OF DETERMINATION
Marin County Environmental Review**

FILED

APR 23 2020

SHELLY SCOTT
MARIN COUNTY CLERK
BY: *E. Wbatz*, 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 (Remainder Lot)

State Clearinghouse #: 2001072121

Contact Person: Michelle Levenson, Senior Planner

Telephone Number: (415) 473-3615

Email Address: mlevenson@marincounty.org

Assessor's Parcels: 039-302-06

Project ID: P2417

Project Sponsor: PV Tiburon LLC

Project Location: 3820 Paradise Drive (Remainder Lot), Tiburon

Project Description: Construct a new 6,534-square foot single-family residence, an 863-square-foot, attached accessory dwelling unit and a 1,120-square-foot, attached garage on a vacant lot in Tiburon. The 8,517 square feet of proposed development would result in a floor area ratio of 2.47-percent on the 323,300-square-foot (7.42-acre) lot. The proposed building would reach a maximum height of 30 feet above surrounding grade and the exterior walls would have the following setbacks: over 100 feet from feet from the north, west and east property lines; and 23 feet, 5.5 inches from the south property line. A total of nine coast live oak trees regulated under Marin County Code Section 22.130.030 would be removed with the project. 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. A total of 18 replacement trees would be planted with the project.

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- TO

N-20-95

NCE 20-07

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 January 27, 2020, 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