

# **Tam Design Review Board**

Date: April 21, 2016

Brian Crawford, Director Community Development, County of Marin

Subject: TDRB concerns – 576 ( 42 ) Alta Way, Mill Valley

Ref: Brown Design Review, Project ID-P1151, 576 ( 42 ) Alta Way, Mill Valley  
APO #049-041-42

TDRB reviewed the referenced project on April 6, 2016, and is concerned that the project was misrepresented as - a single family home on a paper street.

A. The paper street at the end of Alta Way will be extended 526 feet with extensive grading to build a road – the home is located at mid point of the road improvements.

B. A new sewer system will be build to the new home and extend 300 feet past the home with new manholes.

C. The applicants have attended the November 5, 2014 TDRB Design Review meeting and requested an informal review for multiple homes along the same paper streets. Public records shows that Alta Way Partners LLC & Portage LLC owns 10 parcels along the paper streets. Noted in the W-Trans - Traffic Study for Alta Way Project, Dated 2/9/2016 “ It is understood that the extension of Alta Way to serve your project will result in the potential for development of nine additional homes on adjacent sites. “

TDRB is concerned that this Design Review request is a Trojan Horse for a future sub-division along the present paper streets.

TDRB recommends that county planning request a Master Sub-Division Plan, with all the required planning requirements - EIR, Stream ordinance review, Road size & grading impacts, Fire hydrants, Tree removal impacts, Utility improvements –elec., water- gas – storm water, sewer, home site grading impacts, Road plan showing the paper streets connecting to existing surrounding roads and the traffic impact, etc.

A piece-meal development approach will have cumulative impacts to the surrounding community, people that live on the present Alta Way, and the 14 streets bounded by this development will be impacted for years. TDRB questions if major development of this size is appropriate for the area ?

Sincerely , TDRB

Loren Mollner, April Post, Alan Jones, John McCormick, Dorn Dreksler

Cc: Kate Sears - Supervisor, County of Marin, Thomas Lai - Assistant Director,  
Jeremy Tejirian - Planning Manager Ali Giudice - Planner  
Maureen Parton – Board Aide