

**SANITARY DISTRICT NO. 5 OF MARIN COUNTY  
2001 Paradise Drive  
Tiburon, California 94920**

**AGENDA**

**Governance Committee Special Meeting  
Thursday, February 3<sup>rd</sup>, 2022, 2:00 p.m.**

**CORONA VIRUS (COVID-19) ADVISORY NOTICE**

Consistent with Executive Orders No. N-25-20 and No. N-29-20 from the Executive Department of the State of California, the Meeting will not be physically open to the public and all Board Members and Staff will be teleconferencing into the meeting.

**How to Submit Public Comments:**

Comments submitted prior to the commencement of the meeting will be presented to the Committee and included in the public record for the meeting.

**Public Comments are to be submitted via email to [rdohrmann@sani5.org](mailto:rdohrmann@sani5.org).**

In addition, members of the public who are calling-in will have the opportunity to provide public comments by following the steps below:

**How to Participate in the Meeting:**

**Join Zoom Meeting by clicking on the following link:**

**<https://us02web.zoom.us/j/6230620778>**

**Meeting ID: 623 062 0778**

**or join by phone:**

**Call in number: (669) 900-9128**

**Participant Code: 623 062 0778**

**I. Roll Call**

**II. Public Comments**

**III. New Business**

**1. Review and discuss preliminary application for Mallard Pointe residential subdivision in the Belvedere service area**

**IV. Adjournment**

*This Committee may be attended by Board Members who do not serve on this committee. In the event that a quorum of the entire Board is present, this Committee shall act as a Committee of the Whole. In either case, any item acted upon by the Committee or the Committee of the Whole will require consideration and action by the full Board of Directors as a prerequisite to its legal enactment. **Accessible public meetings:** Upon request, the District will provide written agenda materials in appropriate alternate formats, or disability-related modification or accommodation, including auxiliary aids or services, to enable individual with disabilities to participate in public meetings. Requests are to be submitted in writing to the Office Manager at Post Office Box 227, Tiburon, CA 94920 or [rdohrmann@sani5.org](mailto:rdohrmann@sani5.org) at least two days prior to the meeting.*

## The City's Process for Review of the Mallard Pointe Housing Development

On January 26, 2022, the City received an application for a housing development at Mallard Pointe. Many residents have questions about the process the City must use to review this application. We describe the process below. It is important to note that in the past few years, the Legislature has set the procedures for review of applications of "housing development projects," such as the proposed Mallard Point project, and the City is required to comply with those state laws.

**Step One: Submittal of a Preliminary Application:** State law allows, but does not require, an applicant to submit an abbreviated planning application called a "preliminary application." On the date that all of the materials required by state law are *submitted*, the City's zoning and planning standards are "frozen," meaning that only zoning and planning standards in effect on that date can be applied to the project.

On August 6, 2021, the developer of the Mallard Pointe project submitted all of the materials required for a preliminary application.

State law requires that the developer submit an application for the project, as described in the next step, within 180 days after submitting the preliminary application.

**Step Two: Submittal of Application to City:** The developer then submits completed application forms, project plans, required fees, and any required studies. The City has detailed checklists that describe the information that is required to be submitted.

On January 26, 2022, the Mallard Point project submitted its application. The application was filed within the 180 day period.

**Step Three: Review of Application for Completeness:** The City has 30 days, until February 25, 2022, to review the application to determine if it is complete. Within the 30 day period, the City must provide a letter to the applicant indicating whether or not the application is complete. If the application is not complete, the City must provide a detailed list of the missing items and explain what information is still required. If the City does not provide this letter within 30 days of application submittal, the application is "deemed complete." This process is repeated each time the applicant submits additional materials until the application is found to be complete.

For the preliminary application to remain effective, the applicants must complete their application within 90 days of receiving a letter from the City stating that their application is incomplete.

**Step Four: Preliminary Review Under the California Environmental Quality Act (CEQA):** The City must review the application to determine what type of review is required under CEQA. Not every project requires a full environmental analysis. In addition, because the Legislature wants to streamline the construction of housing projects in California, the state has created multiple statutory exemptions for housing and streamlined regulations for certain types of projects that typically do not have substantial impacts on the environment.

The City has hired a consultant who will conduct an initial study to determine the scope of review under CEQA. The consultant will determine: (1) whether, under the criteria established in state law, the project may have any significant environmental impacts and (2) whether those impacts could be "mitigated," that is, whether there are any measures that can reduce those impacts to an "insignificant" level. Based on the result of the initial study, staff will make an initial determination that the project is either: (1) is exempt from CEQA review; (2) requires a Negative Declaration (that there are significant environmental impacts,

but those impacts can be mitigated so that no Environmental Impact Report is required) or (3) require a full Environmental Impact Report.

CEQA review is *required* to begin when the application is complete, but may begin earlier. The process the City will follow after completion of the initial study will vary depending on whether the project is exempt from CEQA review, requires a Negative Declaration, or requires a full Environmental Impact Report. In any case, the Planning Commission and City Council (if a decision on the project is appealed) must review the CEQA documents as part of their review of the project and make certain findings.

**Step Five: Review Project for Consistency with Adopted Plans and Policies:** Within 30 days after the City determines that the application is complete, the City must provide the applicant with a written statement listing all City policies and standards that the project is not consistent with and explain why the project is inconsistent. If the City fails to provide the letter within 30 days, the project is “deemed consistent.” (Step Four occurs during the same time period as Step Five.)

**Step Six: Public Hearings:** Once the application is complete and the environmental review under CEQA is ready for review, the Planning Commission must hold a formal public hearing to consider the project. The Commission must either approve the project, approve it with conditions (place additional requirements on the project), or deny the project. The Planning Commission’s decision may be appealed to the City Council.

State law limits the number of formal hearings on the Mallard Pointe project to a total of five. The total includes Planning Commission hearings, City Council hearings, and continued hearings. If an appeal is expected, the Planning Commission will have no more than three hearings, in order to leave the City Council with the opportunity to hold two hearings.

The following exceptions apply to the five public hearing rule:

1. Any meetings conducted by the City before the City determines that the application is complete do not count as a public hearing. For instance, the City Council and/or Planning Commission could hold a study session before the project is complete to hear a description of the project and ask questions, without making a decision on the project.
2. If the project requires the Council to amend Belvedere’s general plan or zoning laws in order to approve the project, hearings to consider those amendments are not counted in the five public hearing rule.
3. Meetings required to comply with CEQA, if they result in more than five meetings.
4. Meetings not conducted by the City, such as those conducted by the developer.

PRELIMINARY APPLICATION FORM

**PURPOSE**

This form serves as the preliminary application for housing development projects seeking vesting rights pursuant to SB 330, the Housing Crisis Act of 2019.

**GENERAL INFORMATION**

An applicant for a housing development project that includes (1) residential units (2) a mix of commercial and residential uses with two-thirds of the project's square footage used for residential purposes; or (3) transitional or supportive housing, shall be deemed to have submitted a preliminary application upon provision of all of the information listed in this Preliminary Application form and payment of the permit processing fee to the agency from which approval for the project is being sought.

After submitting this Preliminary Application to the local agency, an applicant has 180 days to submit a full application or the Preliminary Application will expire.

**Submittal Date Stamp\*1,2:**

\*1Submittal of all the information listed and payment of the permit processing fee freezes fees and development standards as of this date, unless exceptions per Government Code § 65889.5(o) are triggered.

\*2Note: Record keeping pertaining to which standards and fees apply at date of submittal is imperative, as **penalties may apply for imposing incorrect standards**

Notes:

1. California Environmental Quality Act (CEQA) and Coastal Act standards apply.
2. After submittal of all of the information required, if the development proponent revises the project to change the number of residential units or square footage of construction changes by 20 percent or more, excluding any increase resulting from Density Bonus Law, the development proponent must resubmit the required information so that it reflects the revisions.

**SITE INFORMATION**

1. **PROJECT LOCATION** - The specific location, including parcel numbers, a legal description, and site address, if applicable.

Street Address 1-22 Mallard Road, Belvedere, CA 94920 Unit/Space Number \_\_\_\_\_

Legal Description (Lot, Block, Tract) \_\_\_\_\_ Attached? YES  NO

Assessor Parcel Number(s) 060-072-18; 060-072-27; 060-072-28

2. **EXISTING USES** - The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

There are currently 22 residential units and other associated site improvements on the property. These duplex units will be demolished in order to construct the proposed project.

3. **SITE PLAN** - A site plan showing the building(s) location on the property and approximate square footage of each building that is to be occupied.

Attached? YES  NO

4. **ELEVATIONS** - Elevations showing design, color, material, and the massing and height of each building that is to be occupied.

Attached? YES  NO

5. **PROPOSED USES** - The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

The proposed land use is the development of 42 new residential units, including a mix of single family dwellings, accessory dwelling units, duplexes, and apartments, with 92,105 square feet of residential development, which includes all interior circulation and parking garages. (It is understood that the definition of Floor Area Ratio in Belvedere will likely yield a different number, but this is the gross square footage of development.) The proposed square footage of the apartment building is 48,490 sf and the proposed square footage of the Lagoon Cottages is 3,965 sf on average.

**a. RESIDENTIAL DWELLING UNIT COUNT:**

Please indicate the number of dwelling units proposed, including a breakdown of levels by affordability, set by each income category.

	Number of Units
Market Rate	35
Managers Unit(s) – Market Rate	
Extremely Low Income	
Very Low Income	2
Low Income	
Moderate Income	2
<b>Total No. of Units</b>	<b>42*</b>
<b>Total No. of Affordable Units</b>	<b>4</b>
<b>Total No. of Density Bonus Units</b>	<b>N/A</b>

Other notes on units:

\* The project includes 3 Accessory Dwelling Units in addition to the Market Rate and Affordable units for a total of 42 units.

**6. FLOOR AREA** - Provide the proposed floor area and square footage of residential and nonresidential development, by building (attach relevant information by building and totals here):

	Residential	Nonresidential	Total
<b>Floor Area (Zoning)</b>	92,105	N/A	92,105
<b>Square Footage of Construction</b>	<b>92,105</b>	<b>N/A</b>	<b>92,105</b>

**7. PARKING** - The proposed number of parking spaces:

102

**8. AFFORDABLE HOUSING INCENTIVES, WAIVERS, CONCESSIONS and PARKING REDUCTIONS** - Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915?

YES  NO

If "YES," please describe:

As a density bonus housing development which is providing units at the Very Low and Moderate Income level households, the project will request a waiver from the height limit and side yard setback requirements of the R-2 zoning district.

9. **SUBDIVISION** – Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, or a condominium map?
- YES  NO

If "YES," please describe:

The Applicant will seek a Vesting Tentative Map and a condominium map.

10. **POLLUTANTS** – Are there any proposed point sources of air or water pollutants?
- YES  NO

If "YES," please describe:

11. **EXISTING SITE CONDITIONS** – Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied. Provide attachment, if needed.

	Occupied Residential Units	Unoccupied Residential Units	Total Residential Units
<b>Existing</b>	22		22
<b>To Be Demolished</b>	22		22

12. **ADDITIONAL SITE CONDITIONS** –

a. Whether a portion of the property is located within any of the following:

- i. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, pursuant to Section 51178?

YES  NO

- ii. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)?

YES  NO

- iii. A hazardous waste site that is listed pursuant to Section 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code?

YES  NO

iv. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by any official maps published by the Federal Emergency Management Agency?

YES  NO

v. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2?

YES  NO

vi. A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code?

YES  NO

If "YES" to any, please describe:

The project is located in FEMA flood zone AE.

b. Does the project site contain historic and/or cultural resources?

YES  NO

If "YES," please describe:

The landform, landform age, proximity to known ethnographic territories, historic topographic maps, and historic aerial imagery indicate that there is a moderate potential for encountering cultural resources. However, disturbances within the project site due to previous construction, the surrounding built suburban environment, and imported fill lowers the potential for encountering cultural resources significantly. Based on this assessment, the probability for encountering historic and/or prehistoric cultural resources on the site are low. The Applicant has hired Kleinfelder to complete a detailed assessment and establish protocols if historic/cultural resources are discovered during construction.

c. Does the project site contain any species of special concern?

YES  NO

If "YES," please describe:

d. Does the project site contain any recorded public easement, such as easements for storm drains, water lines, and other public rights of way?

YES  NO

If "YES," please describe:

e. Does the project site contain a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code? Provide an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.

YES  NO

If "YES," please describe and depict in attached site map:

13. **COASTAL ZONE** - For housing development projects proposed to be located within the coastal zone, whether any portion of the property contains any of the following:

a. Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.

YES  NO

b. Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code.

YES  NO

c. A tsunami run-up zone.

YES  NO

d. Use of the site for public access to or along the coast.

YES  NO

14. **PROJECT TEAM INFORMATION** - The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

Applicant's Name Bruce Dorfman

Company/Firm Mallard Pointe 1951, LLC

Address 39 Forrest Street Unit/Space Number Ste 202

City Mill Valley State CA Zip Code 94941

Telephone 415-381-3001 Email BD@ThompsonDorfman.com

Are you in escrow to purchase the property?

YES  NO

Property Owner of Record  Same as applicant  Different from applicant

Name (if different from applicant) Mallard Pointe 1951, LLC

Address 39 Forrest Street Unit/Space Number Ste 202

City Mill Valley State CA Zip Code 94941

Telephone 415-381-3001 Email BD@ThompsonDorfman.com

Optional: Agent/Representative Name Riley Hurd III

Company/Firm Ragghianti Freitas LLP

Address 1101 Fifth Avenue Unit/Space Number Ste 100

City San Rafael State CA Zip Code 94901

Telephone 415-453-9433 Email rhurd@rflawllp.com

Optional: Other (Specify Architect, Engineer, CEQA Consultant, etc.) \_\_\_\_\_

Name \_\_\_\_\_

Company/Firm \_\_\_\_\_

Address \_\_\_\_\_ Unit/Space Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Telephone \_\_\_\_\_ Email \_\_\_\_\_

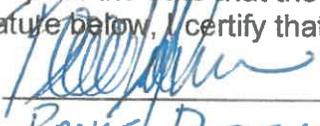
Primary Contact for Project:  Owner  Applicant  Agent/Representative  Other

## PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a signature to verify the Preliminary Application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25 percent interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.

1. I hereby certify that I am the owner of record of the herein previously described property located in 1 - 22 Mallard Road, Belvedere, CA 94920 which is involved in this Preliminary Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
2. I hereby consent to the filing of this Preliminary Application on my property for processing by the Department of Planning for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete.
3. Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with the Department of Planning within 180 days of the date that the Preliminary Application is deemed complete.
4. By my signature below, I certify that the foregoing statements are true and correct.

Signature   
Printed Name BRUCE DORFMAN  
Date 06/17/2021

Signature \_\_\_\_\_  
Printed Name \_\_\_\_\_  
Date \_\_\_\_\_

**EXHIBIT A**

The land referred to is situated in the County of Marin, City of Belvedere Tiburon, State of California, and is described as follows:

**PARCEL ONE:**

Commencing at the point of intersection of the Northeasterly line of Community Road and the Southeasterly line of Lot 20, as shown upon "Map of Lagoon Subdivision No. 5, Belvedere, Marin County, California", filed for record November 21, 1950 In Volume 7 of Maps, at Page 22, Marin County Records; running thence Southeasterly along the Northeasterly line of Community Road along the following courses and distances: Southeasterly along the arc of a curve to the left, the center of which bears North 35° 00' East 200 feet from said point of commencement, with a radius of 200 feet, a central angle or 17° 00' a distance of 59.341 feet and South 72° 00' East tangent to the preceding curve 211.325 feet to the true point of beginning of the parcel of land to be described; running thence Southeasterly along said Northeasterly line of Community Road the following courses and distances: South 72° East 20 feet, Southeasterly along the arc of a curve to the right, tangent to the preceding course, with a radius of 300 feet, a central angle of 40° 09' 30" a distance of 210.268 feet and South 31° 50' 30" East tangent to the preceding curve 250 feet; thence leaving said Northeasterly line of Community road and running North 50° 09' 30" East 188.548 feet; thence North 19°, West 36.007 feet; thence North 40° 00' West 153 feet; thence North 10° 00' West 118 feet; thence North 4° 00' East 210 feet; thence North 40° 00' West 57 feet; thence South 84° 00' West 61 feet; thence South 40° 00' West 151 feet; thence South 61° 00' West 102 feet; thence North 74° 00' West 38.338 feet to a line drawn North 18° East from the true point of beginning; thence South 18° West along the last mentioned line so drawn 119,392 foot to the true point of beginning.

Excepting therefrom that portion conveyed to Richardson Bay Land Company, a corporation, recorded April 7, 1953 in Book 798 of Official Records, at Page 539, Marin County Records,

Also excepting therefrom that portion conveyed to Belvedere Land Company, a corporation, by Deed recorded November 27, 1953 in Book 838 of Official Records, at Page 56, Marin County Records.

Also excepting therefrom that portion conveyed to Belvedere Land Company, a corporation, by Deed recorded December 21, 1956 in Book 1081 of Official Records, at Page 320, Marin County Records.

Also excepting therefrom that portion conveyed to Andrew E. Allen and Howard B. Allen, Trustees for the benefit of Richardson Bay Land Company, a corporation, by Quitclaim Deed recorded December 11, 1979 in Book 3653 of Official Records, at Page 440, Mann County Records.

APN: 060-072-27

**PARCEL TWO:**

Beginning at a point on the exterior boundary line of the parcel described In the Deed to Howard B. Allen, et ux, recorded January 23, 1951 in Book 676 of Official Records, at Page 364, Marin County Records; thence North 04° 00' East 53.006 feet from the Southerly extremity of the course North 04° 00' East 210 feet, which forms a portion of the exterior boundary line of the parcel described in said Deed referred to above; thence South 04° 00' West along the exterior boundary line of the parcel described 53.006 feet to an angle point therein; thence South 10° 00' East continuing along the exterior boundary line of said parcel 27.029 feet; thence South 82° 00' West 65.244 feet; thence North 70° 00' West 33 feet to a point; thence Northerly along the arc of a curve to the right, the center of which bears North 84° 15' East 420 feet from the last mentioned point, with a radius of 420 feet, a central angle of 13° 36' 50" a distance of 99.795 feet to a point which is distant North 85° 00' West 67.884 feet and North 57° 00' West 30 feet from the point of beginning; thence South 57° 00' East 30 feet; thence South 85° 00' East 67.884 feet to the point of beginning.

APN: 060-072-28

PARCEL THREE:

Commencing at the point of intersection of the Northeasterly line of Community Road and the Southeasterly line of lot 20, as shown upon "Map of Lagoon Subdivision No. 5, Belvedere, Marin County, California", recorded November 21, 1950 in Volume 7 of Maps, at Page 22, Marin County Records; running thence Southeasterly along the proposed Northeasterly line of Community Road the following courses and distances:

Southeasterly along the arc of a curve to the left, the center of which bears North 35° 00' East 200.000 feet from the said point of commencement, with a radius of 200.000 feet, a central angle of 17° 00' 00", an arc distance of 59.341 feet, South 72° 00' 00" East, tangent to the preceding curve 231.325 feet and Southeasterly along the arc of a curve to the right, tangent to the preceding course with a radius of 300.000 feet, a central angle of 16° 57' 42", an arc distance of 88.811 feet to the true point of beginning of the parcel of land to be described; thence continuing Southeasterly along the said proposed Northeasterly line of Community Road the following courses and distances: along the arc of a curve to the right, the center of which bears South 34° 57' 42" West 300.00 feet from the said true point of beginning, with a radius of 300.000 feet, a central angle of 23° 11' 48", an arc distance of 121.457 feet and South 31° 50' 30" East 131.123 feet; thence leaving the said proposed Northeasterly line of Community Road and running Easterly and Northeasterly along the arc of a curve to the left, tangent to the preceding course, with a radius of 18.000 feet, a central angle of 115° 43' 10", an arc distance of 36.354 feet; thence Northerly along the arc of a curve to the left, tangent to the preceding curve, with a radius of 46.000 feet, a central angle of 63° 39' 00", an arc distance of 51.101 feet; thence Northwesterly along the arc of a curve to the right, tangent to the preceding curve, with a radius of 454.000 feet, a central angle of 27° 02' 51", an arc distance of 214.319 feet; thence Northwesterly and Westerly along the arc of a curve to the left, tangent to the preceding curve, with a radius of 20.000 feet, a central angle of 117° 31' 28", an arc distance of 41.024 feet; thence Southwesterly along the arc of a curve to the right, tangent to the preceding curve, with a radius of 834.000 feet, a central angle of 60° 44' 30", an arc distance of 98.132 feet; thence Southwesterly and Southerly along the arc of a curve to the left, tangent to the preceding curve, with a radius of 12.000 feet, a central angle of 120° 05' 31", an arc distance of 25.152 feet to the point of beginning.

APN: 060-072-18



Ragghianti|Freitas LLP

Attorneys at Law

1101 Fifth Ave, Suite 100  
San Rafael, CA 94901  
telephone 415.453.9433  
facsimile 415.453.8269  
www.rflawllp.com

Riley F. Hurd III  
rhurd@rflawllp.com

June 18, 2021

Via E-Mail

Irene Borba  
Director  
Belvedere Planning and Building  
450 San Rafael Avenue  
Belvedere, CA 94920-2336

**Re: Mallard Pointe -- SB 330 Preliminary Application**

Dear Ms. Borba:

As you are aware, our office represents Mallard Pointe 1951, LLC the owners of the properties located at 1 - 22 Mallard Road, Belvedere, CA, 94920 (APNs 060-072-18; 060-072-27; 060-072-28). In advance of making a formal application for design review for the Mallard Pointe housing development project, we are hereby submitting a "preliminary application" pursuant to SB 330 (Cal. Government Code § 65941.1).

Enclosed with this letter is the SB 330 application, a site plan, and a set of plans containing the elevations and square footage of the project's proposed building types. Please note that the provided renderings and plans will likely evolve as a part of the design review process, and are submitted at this time solely for the vesting provisions of Cal. Gov't Code § 65589.5.

We would ask that the City please confirm receipt of this preliminary application.

Thank you.

Very Truly Yours,

Riley F. Hurd III

CC: Client



# TECHNICAL MEMORANDUM

**Date:** 01/17/2022

**BKF Job Number:** 20201331

**Deliver To:** City of Belvedere

**From:** Chris Mills, PE  
Associate  
BKF Engineers  
CMILLS@bkf.com

**Subject:** MALLARD POINTE - PRELIMINARY UTILITY DESIGN MEMO

---

The purpose of this technical memo is to provide sizing calculations to support the preliminary Storm Drain, Sanitary Sewer, and Water utility design.

## **Existing Conditions**

The existing Mallard Pointe project site is located at 1-22 Mallard Road, in Belvedere Tiburon. The property is located on 3 separate parcels which contain 23 apartment units. The site is bounded by the Belvedere Lagoon on the north and east sides, Community road on the west side, and residential units on the south side. The total site area is approximately 2.75-Acres (120,079-SF), with 2.63-Acres of that area being developable (0.12-Acres are portions of the Lagoon). Within this developable area, roughly 78% is impervious area with 22% pervious area.

In the existing condition, the site roadway drainage is conveyed southwest to northeast via surface flow in the gutters along Mallard Road. This drainage is then carried to the lagoon via storm drain pipes. There are approximately 3 existing storm drain outfalls (#O1 - #O3) and one concrete swale that diverts portions of surface drainage into the lagoon (#O4). These outfall locations are approximate and are based on a combination of visual inspections and available information per the Marin County GIS Mapper. For the purposes of this report, the outfalls will be designated as #O1 at the eastern most end of the project site to #O4 at the western most end of the site (See Exhibit A attached). The remaining drainage from the apartments and associated yards appear to drain directly into the Lagoon.

The existing Sanitary Sewer utilities within the site is a private system that discharges to the public sewer owned and maintained by Sanitary District #5 on Community Road. Each apartment has its own sewer lateral that connects to the private main in Mallard Road.

The existing water utilities are owned and operated by Marin Municipal Water District (MMWD) and are located within Mallard Road. The water system, is fed by a 6-inch water main along Community Road. Per available information, the Mains within the project site are 4-inch cast iron pipe with sections of 4" ACP pipe. Each apartment unit has its own separate 5/8" water meter. Currently there is a single fire hydrant that services the site which is located at the north entrance to the site adjacent to unit 1.

### Proposed Storm Drain Design

Storm Drain utilities will be designed per the Marin County Municipal Code Section 24.04.510 for Drainage Facilities. In the proposed condition, the site will be comprised of roughly 71% impervious area with 29% pervious area (of the developable area). With a reduction in impervious area out falling into the lagoon, it is assumed that no changes in the outfall sizing will be required. The proposed storm drain alignment along the new private roadway will be a minimum of 15-inches.

Additional hydrologic and hydraulic studies will be required for further analysis for future permit submittals.

### Proposed Sanitary Sewer Design

Sanitary Sewer utilities will be designed per the Marin County Sanitary District No.5 Code Title 5 Standard Specifications Chapter 5.20 Design Standards. The project proposes to build 10-duplexes, 6-single-family homes and one new apartment building. There will be 16 dwelling units combined from the single-family homes (SFH) and duplexes. The proposed apartment building will contribute an additional 23 dwelling units, totaling 39 dwelling units all together. A factor of 400 gallons per day will be applied to the 39 dwelling units, which results in a total design flow of 0.02 CFS (10.8 GPM). Per the Sanitation District No.5 Standards, for areas less than 2,000 people, the unit design flow shall be 400 gallons per capita per day (This factor includes appropriate allowance for stormwater infiltration). These sewer lines will be sized to a minimum of 6-inches at 0.006 slope.

### Proposed Water Design

The Water utilities will be designed per the Marin Municipal Water District (MMWD) Standard Specifications and Details. The preliminary sizing of each meter is per the 2019 California Plumbing Codes, Section 610.8. Final sizing is to be determined by MMWD. The project proposes to reduce the number of buildings and water services from 23 to 17 (16 SFH/Duplexes + 1 Apartment Building). The existing 23 building meters are 5/8-inch in size with an approximate total cross-sectional area of 7.1-square inches. The new 16 SFH/Duplex meters are sized to 5/8-inch, while the apartment building is sized to 1.5-inches, for a proposed total cross-sectional area of 6.7-square inches. With this reduction in cross-sectional area, it is assumed that the existing water system will have capacity to service this new development (See **Table 1** below for comparison).

**TABLE 1. COMPARISON OF EXISTING AND PROPOSED WATER SERVICE**

	UNITS	SERVICE SIZE (INCHES)	TOTAL CROSS SECTIONAL AREA (SQURE INCHES)
<b>EXISTING CONDITIONS</b>	23	5/8	7.1
<b>PROPOSED CONDITIONS (16 DPLX/SFH + 1 APARTMENT)</b>	16 1	5/8 1.5	6.7





**EXHIBIT A  
(CONTINUED)**



**NOTES:**

1. TAKEOFFS ACCOUNT FOR ONLY AREA WITHIN PROPERTY LINES. "TOTAL AREA" IS DEFINED THE ENTIRE AREA WITHIN THE PROPERTY LINES. THE "LAGOON SEGMENT" IS DEFINED AS THE AREA OF THE LAGOON THAT IS ENCOMPASSED WITHIN THE PROPERTY LINES. THE "DEVELOPABLE" IS DEFINED AS THE "TOTAL AREA" MINUS THE "LAGOON SEGMENT"
2. THE SHORELINE IS NOT ENTIRELY WITHIN THE PROPERTY LINES AND WAS DRAFTED BASED ON AVAILABLE INFORMATION. IT IS APPROXIMATE AND IS USED FOR PRELIMINARY TAKEOFF PURPOSES ONLY. DETERMINATION OF EXISTING SHORELINE IS TO BE DONE BY OTHERS.
3. LAND AND DECKING THAT EXTEND BEYOND THE PROPERTY LINE WERE EXCLUDED FROM THIS TAKEOFF.

**EXISTING:**

**PERVIOUS/IMPERVIOUS TAKEOFF**  
 TOTAL AREA: 120,079 SF [2.75 ACRES]  
 DEVELOPABLE AREA: 114,579 SF [2.63 ACRES]

**PERVIOUS:** 24,979 SF [0.57 ACRES]

**IMPERVIOUS:** 89,600 SF [2.06 ACRES]

**LAGOON SEGMENT:** 5,500SF [0.12 ACRES]

**PROPOSED:**

**PERVIOUS/IMPERVIOUS TAKEOFF**  
 TOTAL AREA: 120,079 SF [2.75 ACRES]  
 DEVELOPABLE AREA: 114,579 SF [2.63 ACRES]

**PERVIOUS:** 32,900 SF [0.75 ACRES]

**IMPERVIOUS:** 81,800 SF [1.88 ACRES]

**LAGOON SEGMENT:** 5,500SF [0.12 ACRES]

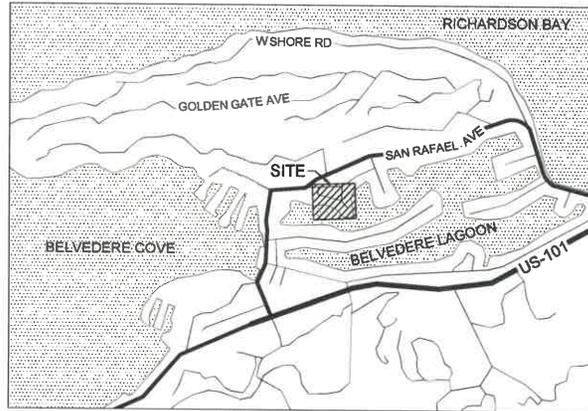
**PROPOSED CONDITIONS – IMPERVIOUS VS PERVIOUS TAKEOFF**



# TENTATIVE MAP MALLARD POINTE CITY OF BELVEDERE, MARIN COUNTY, CALIFORNIA

### PROJECT SUMMARY

- |  |  |
|--|--|
| 1. OWNER/SUBDIVIDER  | MALLARD POINTE 1951 LLC<br>CONTACT: BRUCE DORFMAN<br>39 FORREST STREET, SUITE 202<br>MILL VALLEY, CA 94941<br>PHONE NUMBER: 415-823-3001   |
| 2. ENGINEER  | BKF ENGINEERS<br>1646 N. CALIFORNIA BLVD., SUITE 400<br>WALNUT CREEK, CA 94596<br>925-940-2200<br>CONTACT: CHRIS MILLS   |
| 3. UTILITIES:<br>WATER SUPPLY:<br>FIRE PROTECTION:<br>SEWAGE DISPOSAL:<br>STORM DRAIN:<br>GAS:<br>ELECTRIC:<br>TELEPHONE:<br>CABLE TELEVISION: | MARIN MUNICIPAL WATER DISTRICT<br>TIBURON FIRE PROTECTION DISTRICT<br>SANITATION DISTRICT NO.5<br>CITY OF BELVEDERE<br>PACIFIC GAS & ELECTRIC<br>PACIFIC GAS & ELECTRIC<br>AT&T<br>COMCAST |
| 4. PROJECT ADDRESS & ASSESSOR<br>PARCEL NUMBERS  | 1 MALLARD RD, APN 060-072-27<br>9 MALLARD RD, APN 060-072-28<br>17 MALLARD RD, APN 060-072-18  |



**VICINITY MAP**  
NTS

### SHEET INDEX

SHEET	TITLE
TM-1	TITLE SHEET
TM-2	EXISTING CONDITIONS
TM-3	LOTING AND LAYOUT PLAN
TM-4	GRADING, DRAINAGE, & UTILITIES
TM-5	EROSION CONTROL PLAN

### VERTICAL DATUM

VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

### LAND USE SUMMARY

GROSS AREA OF SITE: 120,079 SQUARE FEET, 2.8 ACRES  
NET AREA OF SITE: 105,354 SQUARE FEET, 2.4 ACRES

ALLOWABLE AND PROPOSED FLOOR AREA RATIO (FAR): N/A (FLOOR AREA RATIO IS NOT REQUIRED IN R2 ZONING)

GENERAL PLAN DENSITY CALCULATION: 18.25 UNITS/ACRE (EXCLUDES ADU UNITS)

ZONING DENSITY CALCULATION: N/A (ZONING DENSITY IS NOT REQUIRED IN R2 ZONING)

FLOOD ZONE: ZONE AE (ELEVATION 10 NAVD88) BASED ON FEMA FLOOD MAP 06041CD489E EFFECTIVE 3/16/16 AND MAP 06041CD527E EFFECTIVE 3/16/16.

**LOT SUMMARY TABLE No. 1 - STRUCTURES**

LOTS	LOT AREA (SF) <sup>1</sup>	NET LOT AREA (SF) <sup>2</sup>	COVERAGE AREA (SF) <sup>3</sup>	LOT COVERAGE (%) <sup>4</sup>	ALLOWABLE LOT COVERAGE (%) <sup>5</sup>
LOT 1	7,826	7,299	2,424	33.1	
LOT 2	7,836	7,058	3,465	49.1	
LOT 3	7,213	6,377	3,966	62.1	
LOT 4	6,871	6,028	3,178	38.1	
LOT 5	10,073	10,073	3,876	38.5	
LOT 6	6,839	6,015	3,178	38.1	
LOT 7	7,871	7,011	3,966	45.1	
LOT 8	8,287	7,462	3,445	46.0	
LOT 9	7,848	7,015	3,345	44.8	
LOT 10	8,460	8,148	3,375	33.0	
LOT 11	8,832	8,933	3,601	40.0	
LOT 12	32,786	26,913	16,905	62.8	40%
TOTAL	120,079	106,354	48,936	42.2	N/A

NOTES:  
1. LOT AREAS REPRESENT THE TOTAL AREA WITHIN THE PROPOSED LOT LINES SHOWN.  
2. NET LOT AREA THAT EXCLUDES THE PROPOSED ROADWAY (BARB) BETWEEN CURBS.  
3. LOT COVERAGE AREA OF STRUCTURES INCLUDING UNCOVERED DECKS ABOVE 4 FEET.  
4. LOT AREA AND LOT COVERAGE ARE DERIVED BY SECTIONS 18.08.300 & 18.08.310 OF THE BELVEDERE MUNICIPAL CODE.  
5. ALLOWABLE LOT COVERAGE IS DERIVED BY SECTION 18.52.000 OF THE BELVEDERE MUNICIPAL CODE.

**LOT SUMMARY TABLE No. 2 - TOTAL COVERAGE**

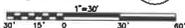
LOTS	LOT AREA (SF) <sup>1</sup>	NET LOT AREA (SF) <sup>2</sup>	COVERAGE AREA (SF) <sup>3</sup>	LOT COVERAGE (%) <sup>4</sup>	ALLOWABLE LOT COVERAGE (%) <sup>5</sup>
LOT 1	7,826	7,299	2,403	38.4	
LOT 2	7,836	7,053	3,819	54.1	
LOT 3	7,213	6,377	3,193	38.0	
LOT 4	6,871	6,028	2,940	38.2	
LOT 5	10,073	10,073	3,963	39.3	
LOT 6	6,839	6,015	2,980	39.3	
LOT 7	7,871	7,015	3,189	45.5	
LOT 8	8,287	7,462	3,822	51.0	
LOT 9	7,848	7,015	3,330	47.5	
LOT 10	8,460	8,148	3,094	32.4	
LOT 11	8,832	8,933	3,741	41.0	
LOT 12	32,786	26,913	16,905	62.8	
TOTAL	120,079	106,354	51,478	45.1	N/A

NOTES:  
1. LOT AREAS REPRESENT THE TOTAL AREA WITHIN THE PROPOSED LOT LINES SHOWN.  
2. NET LOT AREA THAT EXCLUDES THE PROPOSED ROADWAY (BARB) BETWEEN CURBS.  
3. LOT COVERAGE AREA OF STRUCTURES INCLUDING UNCOVERED DECKS ABOVE 4 FEET.  
4. LOT AREA AND LOT COVERAGE ARE DERIVED BY SECTIONS 18.08.300 & 18.08.310 OF THE BELVEDERE MUNICIPAL CODE.  
5. ALLOWABLE LOT COVERAGE IS DERIVED BY SECTION 18.52.000 OF THE BELVEDERE MUNICIPAL CODE.

### TITLE SHEET

January 17, 2022

Graphic Scale



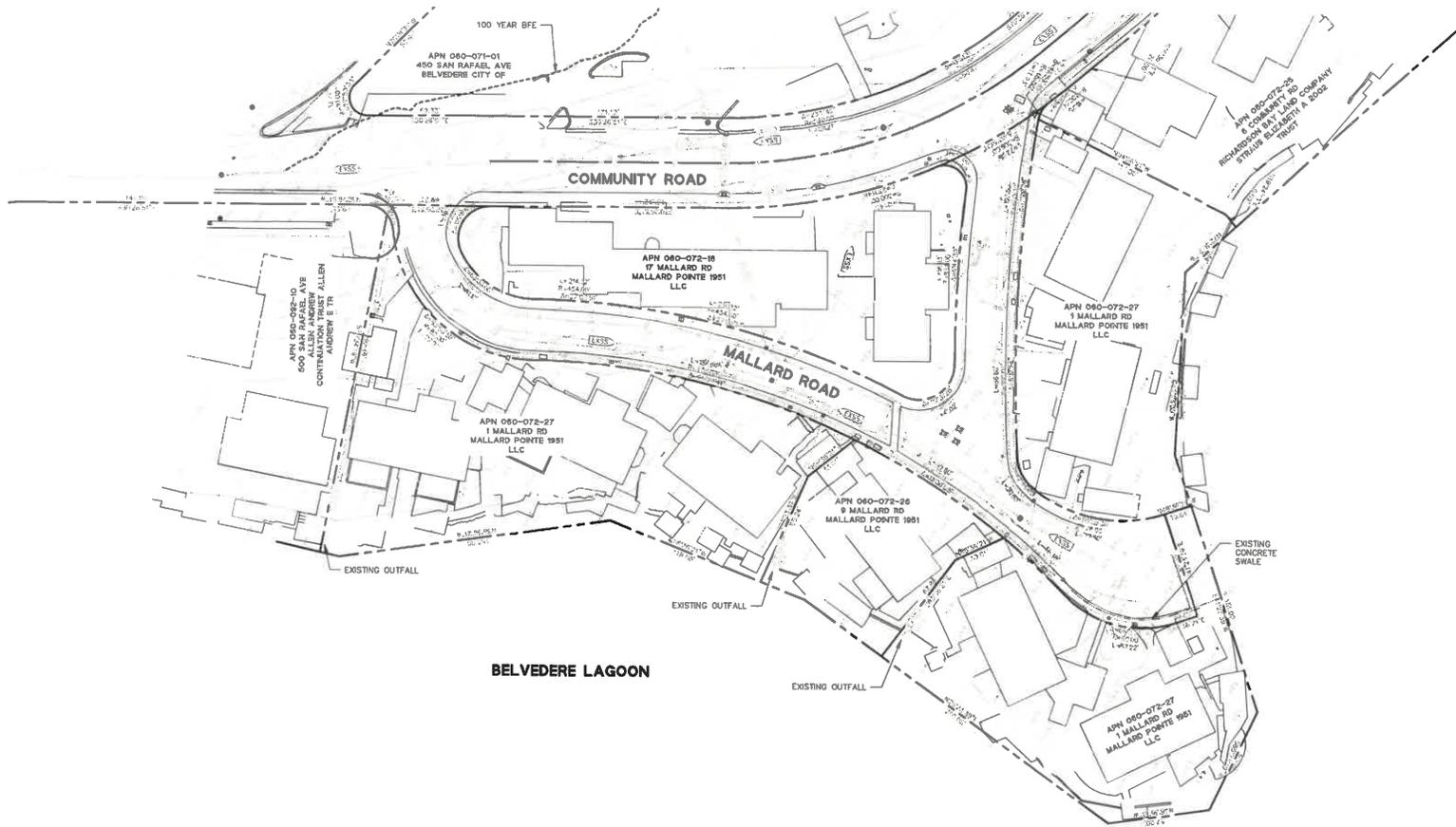
# MALLARD POINTE

*Belvedere, California*

**MALLARD POINTE**  
1951 LLC  
Project Sponsor

**BKF** BKF ENGINEERS  
1646 N. CALIFORNIA BLVD.  
SUITE 400  
WALNUT CREEK, CA 94596  
(925) 940-2200  
www.bkf.com

**TM-1**



**LEGEND**

---	PROPERTY LINE
---	ROAD CENTERLINE
---	EXISTING STORM DRAIN LINE
---	EXISTING SEWER LINE
---	EXISTING WATER LINE
---	EXISTING COMMUNICATION LINE
---	EXISTING GAS LINE
---	EXISTING ELECTRICAL LINE
---	DIRECTION OF FLOW

**ABBREVIATIONS**

BFE	BASE FLOOD ELEVATION
COMM	COMMUNICATION
E	EAST /ELECTRIC
G	GAS
HYD	HYDRANT
L	LINE
N	NORTH
R	RADIUS
RD	ROAD
S	SOUTH
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER/WEIR
WV	WATER VALVE

**NOTES**

1. THE UTILITIES AND OUTFALLS SHOWN ON THIS PLAN ARE DERIVED FROM AVAILABLE RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED.
2. EXISTING TOPOGRAPHIC FEATURES AND ELEVATIONS TAKEN FROM AERIAL SURVEY CONDUCTED BY CSW/STUBER-STROEM ENGINEERING. THE AERIAL CONTROL IS PER THE CALIFORNIA REAL TIME NETWORK (CRTN), CALIFORNIA COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), ZONE 3 EPOCH 2017.5. CONTROL SURVEY WAS PERFORMED ON AUGUST 12, 2020.
3. ELEVATIONS OUTSIDE OF THE PROJECT LIMITS ARE DERIVED FROM USGS LIDAR SCANS.
4. AERIAL SURVEY WILL NEED TO BE SUPPLEMENTED BY CONVENTIONAL FIELD SURVEY FOR AREAS OF PRECISE GRADING, ADA, ETC. WHERE VERY PRECISE ELEVATIONS ARE REQUIRED.
5. FEMA FLOOD HAZARD ELEVATION AT 10', AS NOTED IN FIRM NUMBER 06041C0489E, PANEL 0527.

**EXISTING CONDITIONS**

January 17, 2022

Graphic Scale

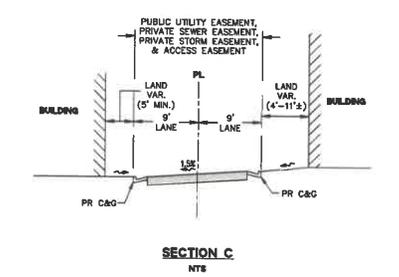
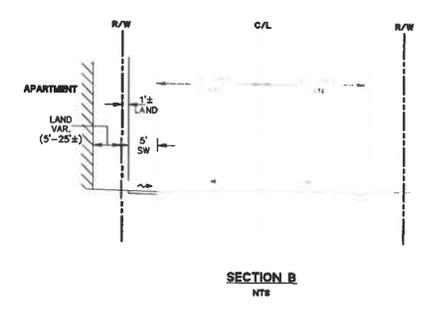
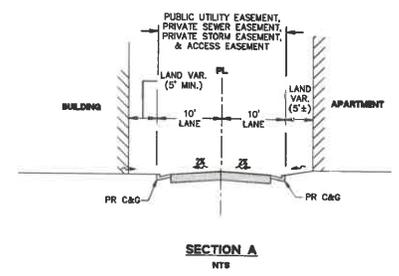
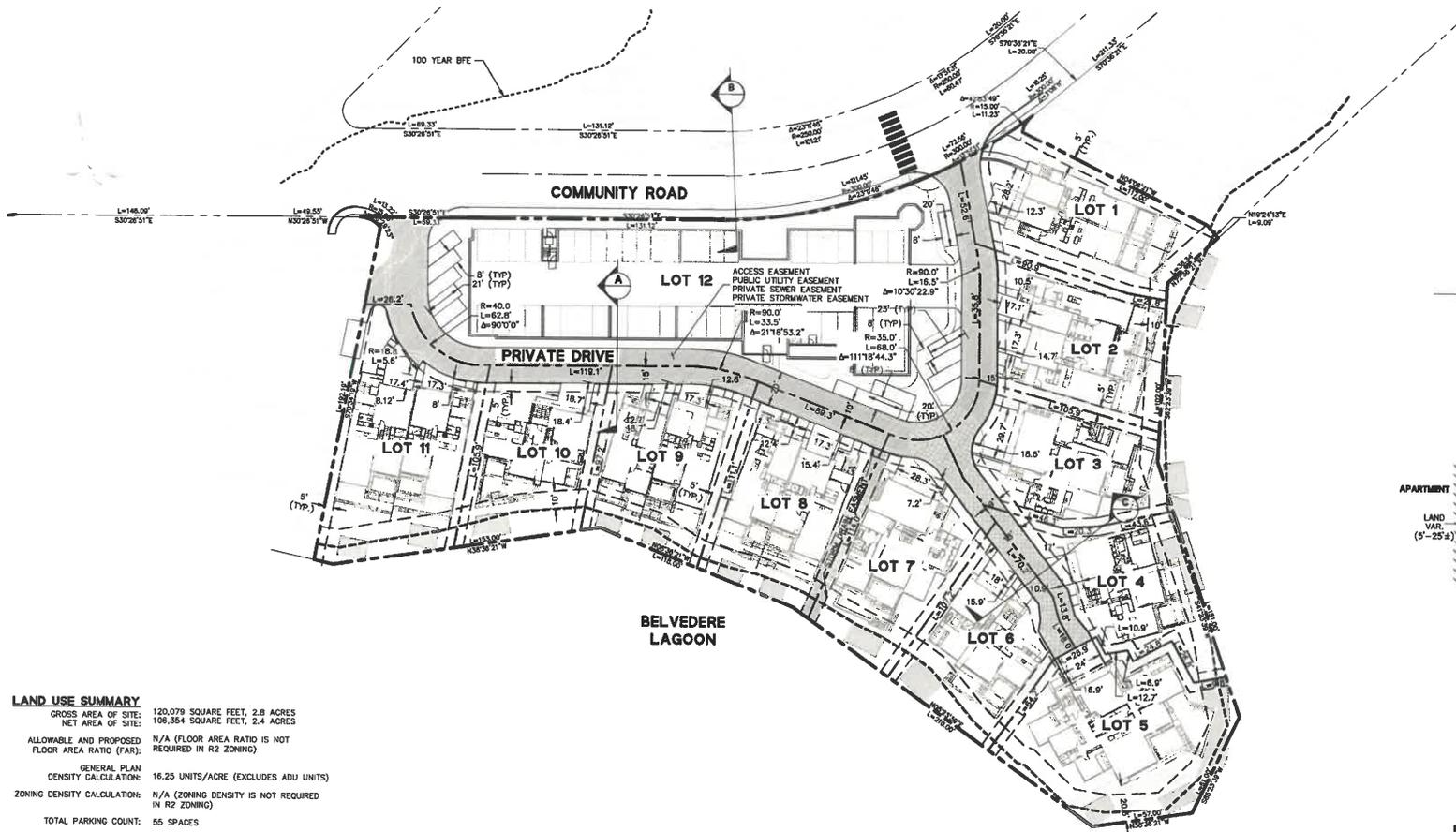


**MALLARD POINTE**  
Belvedere, California

**MALLARD POINTE**  
1951 LLC  
Project Sponsor



**TM-2**



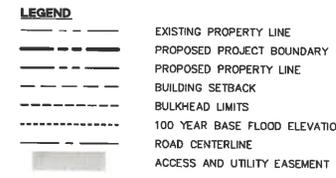
**LAND USE SUMMARY**  
 GROSS AREA OF SITE: 120,079 SQUARE FEET, 2.8 ACRES  
 NET AREA OF SITE: 109,354 SQUARE FEET, 2.4 ACRES  
 ALLOWABLE AND PROPOSED FLOOR AREA RATIO (FAR): N/A (FLOOR AREA RATIO IS NOT REQUIRED IN R2 ZONING)  
 GENERAL PLAN DENSITY CALCULATION: 16.25 UNITS/ACRE (EXCLUDES ADU UNITS)  
 ZONING DENSITY CALCULATION: N/A (ZONING DENSITY IS NOT REQUIRED IN R2 ZONING)  
 TOTAL PARKING COUNT: 55 SPACES

**LOT SUMMARY TABLE No. 1 - STRUCTURES**

LOTS	LOT AREA (SF)	NET LOT AREA (SF)	COVERAGE AREA (SF)	LOT COVERAGE (%)	ALLOWABLE LOT COVERAGE (%)
LOT 1	7,836	7,299	2,412	33.1	
LOT 2	7,836	7,599	3,490	44.8	
LOT 3	7,215	6,977	2,966	42.6	
LOT 4	6,871	6,038	2,178	31.7	
LOT 5	10,073	10,073	3,676	36.5	
LOT 6	6,836	6,035	2,176	31.8	
LOT 7	7,871	7,031	2,966	40.2	
LOT 8	6,287	7,490	3,445	46.0	
LOT 9	7,848	7,035	3,146	44.8	
LOT 10	6,860	6,148	2,070	30.1	
LOT 11	9,822	8,933	3,651	40.9	
LOT 12	33,766	26,913	16,905	62.8	
TOTAL	120,079	109,354	48,996	44.7	N/A

**LOT SUMMARY TABLE No. 2 - TOTAL COVERAGE**

LOTS	LOT AREA (SF)	NET LOT AREA (SF)	COVERAGE AREA (SF)	LOT COVERAGE (%)	ALLOWABLE LOT COVERAGE (%)
LOT 1	7,836	7,299	2,401	32.4	
LOT 2	7,836	7,599	3,819	54.1	
LOT 3	7,215	6,977	3,091	44.3	
LOT 4	6,871	6,038	2,369	34.2	
LOT 5	10,073	10,073	3,963	39.3	
LOT 6	6,836	6,035	2,365	34.6	
LOT 7	7,871	7,031	3,089	44.3	
LOT 8	6,287	7,490	3,623	53.0	
LOT 9	7,848	7,035	3,330	47.5	
LOT 10	6,860	6,148	1,996	32.4	
LOT 11	9,822	8,933	3,741	41.9	
LOT 12	33,766	26,913	16,905	62.8	
TOTAL	120,079	109,354	51,478	45.1	N/A



**NOTES**

- PROPOSED BUILDINGS ARE SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

**ABBREVIATIONS**

BLDG	BUILDING	NTS	NOT TO SCALE
BFE	BASE FLOOD ELEVATION	PR	PROPERTY LINE
C/L	CENTERLINE	PRO	PROPOSED
C&G	CURB AND CUTTER	R	RADIUS
EX.	EXISTING	R/W	RIGHT OF WAY
L	LENGTH	VAR	VARIES
LAND	LANDSCAPE		

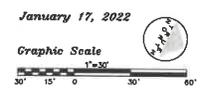
**NOTES:**

- LOT AREAS REPRESENT THE TOTAL AREA WITHIN THE PROPOSED LOT LINES SHOWN.
- NET LOT AREA THAT EXCLUDES THE PROPOSED ROADWAY (AREA BETWEEN CURBS).
- LOT COVERAGE AREA OF STRUCTURES (BUILDINGS) UNCOVERED DECKS ABOVE 4 FEET.
- LOT AREA AND LOT COVERAGE ARE DEFINED IN SECTIONS 19.08.000 & 19.08.310 OF THE BELVEDERE MUNICIPAL CODE.
- ALLOWABLE LOT COVERAGE IS DEFINED IN SECTION 19.02.020 OF THE BELVEDERE MUNICIPAL CODE.

**NOTES:**

- LOT AREAS REPRESENT THE TOTAL AREA WITHIN THE PROPOSED LOT LINES SHOWN.
- NET LOT AREA THAT EXCLUDES THE PROPOSED ROADWAY (AREA BETWEEN CURBS).
- LOT COVERAGE AREA OF STRUCTURES (BUILDINGS) UNCOVERED DECKS ABOVE 4 FEET.
- LOT AREA AND LOT COVERAGE ARE DEFINED IN SECTIONS 19.08.000 & 19.08.310 OF THE BELVEDERE MUNICIPAL CODE.
- ALLOWABLE LOT COVERAGE IS DEFINED IN SECTION 19.02.020 OF THE BELVEDERE MUNICIPAL CODE.

**LOTING AND LAYOUT PLAN**

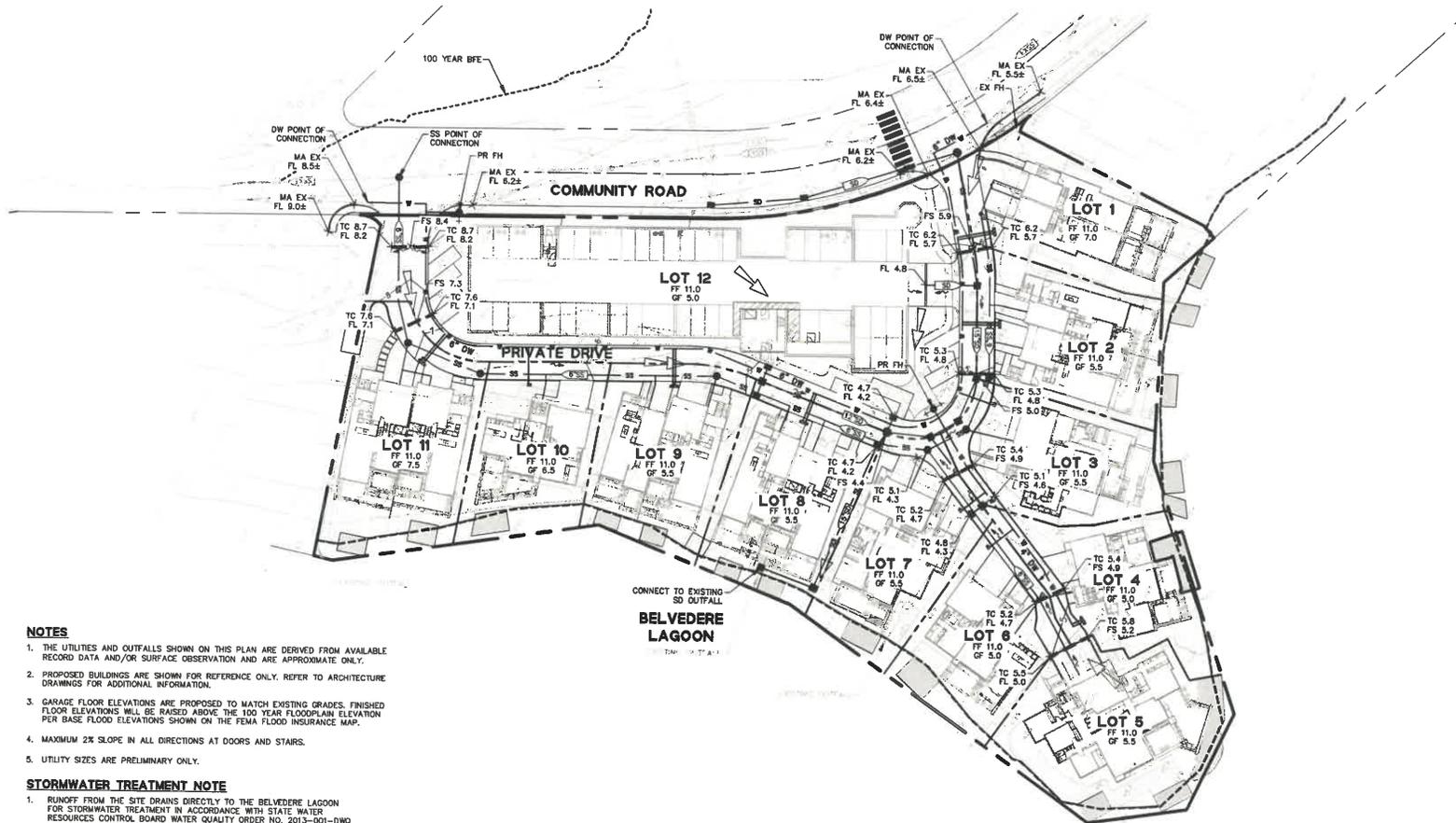


**MALLARD POINTE**  
*Belvedere, California*

**MALLARD POINTE**  
 1951 LLC  
 Project Sponsor

**BKF** BKF ENGINEERS  
 1646 N. CALIFORNIA BLVD.  
 SUITE 400  
 WALNUT CREEK, CA 94596  
 (925) 940-2200  
 www.bkf.com

**TM-3**



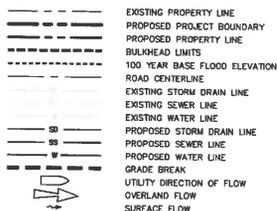
**NOTES**

1. THE UTILITIES AND CUTOFFS SHOWN ON THIS PLAN ARE DERIVED FROM AVAILABLE RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY.
2. PROPOSED BUILDINGS ARE SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURE DRAWINGS FOR ADDITIONAL INFORMATION.
3. GARAGE FLOOR ELEVATIONS ARE PROPOSED TO MATCH EXISTING GRADES. FINISHED FLOOR ELEVATIONS WILL BE RAISED ABOVE THE 100 YEAR FLOODPLAIN ELEVATION PER BASE FLOOD ELEVATIONS SHOWN ON THE FEMA FLOOD INSURANCE MAP.
4. MAXIMUM 2% SLOPE IN ALL DIRECTIONS AT DOORS AND STAIRS.
5. UTILITY SIZES ARE PRELIMINARY ONLY.

**STORMWATER TREATMENT NOTE**

1. RUNOFF FROM THE SITE DRAINS DIRECTLY TO THE BELVEDERE LAGOON FOR STORMWATER TREATMENT IN ACCORDANCE WITH STATE WATER RESOURCES CONTROL BOARD WATER QUALITY ORDER NO. 2013-001-DWQ SMALL MS4 GENERAL PERMIT SECTION E.12.E(1)(C) ALTERNATIVE DESIGNS.

**LEGEND**



**ABBREVIATIONS**

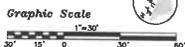
BLDG	BUILDING	PL	PROPERTY LINE
BFE	BASE FLOOD ELEVATION	PR	PROPOSED
DW	DOMESTIC WATER	SD	STORM DRAIN
EX	EXISTING	SS	SANITARY SEWER
FF	FINISHED FLOOR	TC	TOP OF CURB
PH	FIRE HYDRANT	R/W	RIGHT OF WAY
FS	FINISHED SURFACE	W	WATER
FL	FLOW LINE		
GF	GARAGE FLOOR		
MA	MATCH		
MAX	MAXIMUM		
MIN	MINIMUM		
MH	MANHOLE		

**PRELIMINARY CUT/FILL VOLUME**

CUT = 5004 CUBIC YARDS  
 NET = 5004 CUBIC YARDS OF EXPORT

**GRADING, DRAINAGE, & UTILITIES**

January 17, 2022



**MALLARD POINTE**  
*Belvedere, California*

**MALLARD POINTE**  
**1951 LLC**  
 Project Sponsor

**BKF** BKF ENGINEERS  
 1646 N. CALIFORNIA BLVD.  
 SUITE 600  
 WALNUT CREEK, CA 94596  
 (925) 940-2200  
 www.bkf.com

**TM-4**

**EROSION CONTROL NOTES**

EROSION AND SEDIMENT CONTROL MEASURES SHOWN ON THESE DRAWINGS ARE GENERAL IN NATURE AND MAY NOT BE APPLICABLE DURING CERTAIN PHASES OF CONSTRUCTION. THE STABILIZED CONSTRUCTION ENTRANCE/EXIT SHOWN ON THESE DRAWINGS REFLECTS A CONDITION PRIOR TO THE DRIVEWAY BEING CONSTRUCTED, WHEREAS FILTERS AT STORM WATER INLETS REFLECT A CONDITION AFTER THE STORM DRAIN SYSTEM HAS BEEN INSTALLED.

THE CONTRACTOR SHALL INTEGRATE APPROPRIATE MEASURES DURING EACH CONSTRUCTION PHASE TO ENSURE THAT SEDIMENT AND OTHER POLLUTANTS DO NOT ENTER THE STORM DRAIN SYSTEM.

THE CONTRACTOR SHALL USE WATER OR DUST PALLIATIVE TO MINIMIZE WIND EROSION. THE CONTRACTOR SHALL DESIGNATE AN AREA ON SITE TO STOCKPILE MATERIAL. THE STOCKPILED MATERIAL SHALL BE COVERED AT ALL TIMES TO PREVENT EROSION FROM WIND, RAIN AND STORM WATER RUNOFF.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE USED TO ENSURE THAT WATER ENTERING THE STORM DRAIN SYSTEM BELOW THE CONSTRUCTION SITE IS OF EQUIVALENT QUALITY AND CHARACTER AS THE WATER ABOVE THE SITE.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PLACED IN FRONT OF INCOMPLETE STORM DRAIN SYSTEMS TO PREVENT DEBRIS AND SEDIMENT-LADEN WATER FROM ENTERING INTO THE PUBLIC STORM DRAIN SYSTEM. BEST MANAGEMENT PRACTICES SHALL BE USED WHEN DESIGNING AND INSTALLING SUCH DEVICES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTANT MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES TO THE SATISFACTION OF THE OWNER AND THE CITY OF BELVEDERE. EROSION AND SEDIMENT CONTROL MEASURES AND THEIR INSTALLATION SHALL BE ACCOMPLISHED USING BEST MANAGEMENT PRACTICES.

IF THE STORM DRAIN SYSTEM IS NOT INSTALLED PRIOR TO A PRECIPITATION EVENT, ADDITIONAL MEASURES SHALL BE TAKEN SUCH AS TEMPORARY SETTLING BASINS WHICH MEET THE SATISFACTION OF THE OWNER AND THE CITY OF BELVEDERE. SILT AND/OR CATCH BASINS MUST BE CLEANED OUT ON A REGULAR BASIS AFTER STORMS TO MAINTAIN DESIGN CAPACITY.

STORM WATER RUNOFF FROM THE CONSTRUCTION SITE SHALL BE DIRECTED TOWARD AN INLET WITH A SEDIMENT OR FILTRATION INTERCEPTOR PRIOR TO ENTERING THE STORM DRAIN SYSTEM.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING WATER THAT HAS BECOME POLLUTED DUE TO NOT TAKING NECESSARY EROSION AND SEDIMENT CONTROL ACTIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF MUD AND DEBRIS CARRIED ONTO SURROUNDING STREETS AND ROADS AS A RESULT OF CONSTRUCTION ACTIVITY ON THE SITE TO THE SATISFACTION OF THE TOWN OF BIURON.

GENUINE OR DISTURBED SOILS SHALL BE PROTECTED USING BEST MANAGEMENT PRACTICES.

PRIOR TO AND DURING A PRECIPITATION EVENT, PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE IS TO BE MAINTAINED BY THE CONTRACTOR SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF LEAVES THE SITE.

THE CONTRACTOR IS TO INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE CONTROL MEASURES.

BEST MANAGEMENT PRACTICES SHALL BE VISUALLY MONITORED ON A DAILY BASIS AND RECORDED IN AN INSPECTION CHECKLIST ON A WEEKLY BASIS. RAIN EVENT VISUAL MONITORING SHALL BE PERFORMED WITHIN 48 HOURS PRIOR TO AN ANTICIPATED RAIN EVENT, DAILY DURING A RAIN EVENT AND WITHIN 48 HOURS FOLLOWING A RAIN EVENT. REMOVE SEDIMENTS WHEN ACCUMULATIONS REACH 1/3 THE HEIGHT OF THE BARRIER AND REPLACE FILTER DEVICES AS NECESSARY TO ENSURE PROPER FUNCTION.

UNSTABILIZED AREAS SHALL BE REPAIRED AS SOON AS POSSIBLE AFTER BEING DAMAGED.

GRADED OR DISTURBED AREAS SHALL BE STABILIZED IMMEDIATELY AFTER GRADING IS COMPLETE.

ENTRANCE TO THE PROJECT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHTS-OF-WAY. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED IT SHALL BE DONE IN AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO A SEDIMENT TRAP.

SEDIMENT SPILLED, DROPPED, OR TRACKED INTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY USING BEST MANAGEMENT PRACTICES.

EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR PURPOSE SO AS NOT TO BLOCK OR IMPERE STORM FLOW OR DRAINAGE.

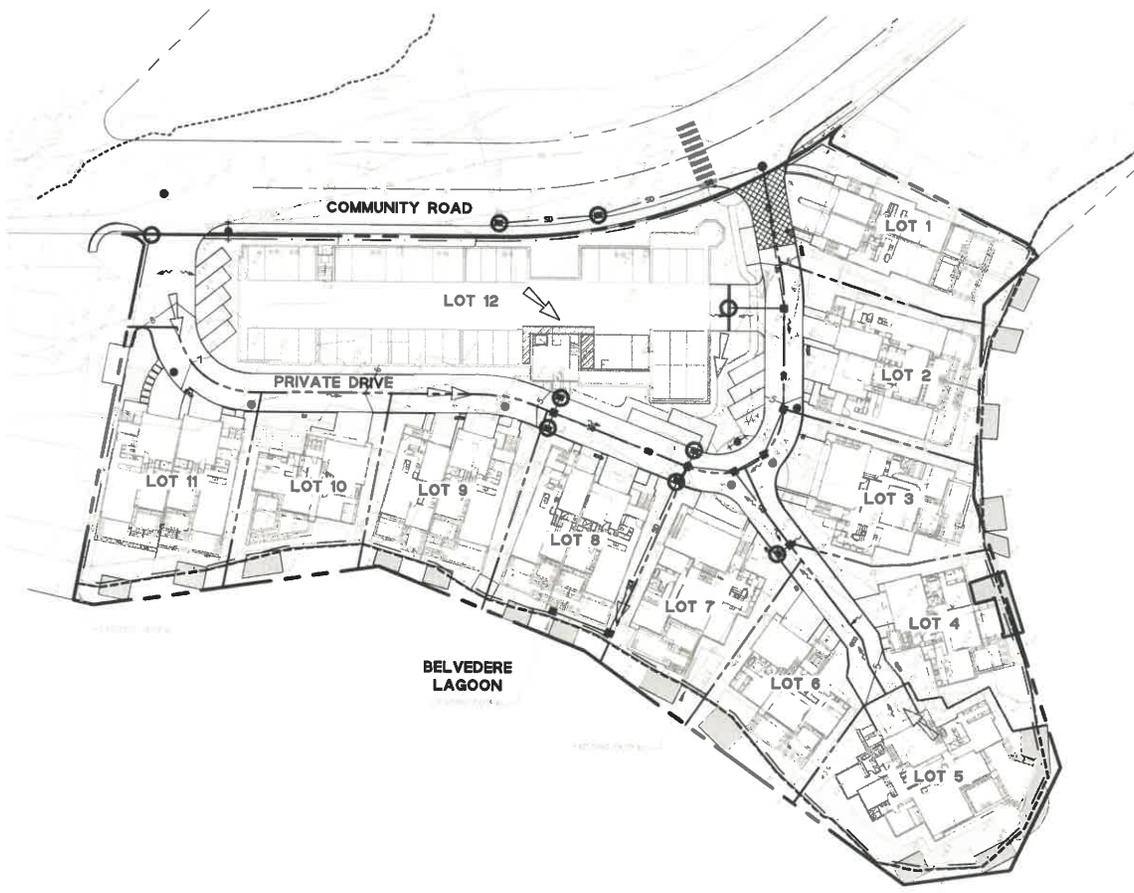
EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REPAIRED OR REPLACED WHEN THEY ARE NO LONGER FUNCTIONING IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

THE CONTRACTOR SHALL DISPOSE OF UNUSED CONSTRUCTION MATERIALS AND WASTE PRIOR TO THE COMPLETION OF CONSTRUCTION.

AFTER CONSTRUCTION IS COMPLETE, STORM DRAIN SYSTEMS ASSOCIATED WITH THIS PROJECT SHALL BE INSPECTED AND CLEARED OF ACCUMULATED SEDIMENTS AND DEBRIS.

GRADED AREAS TO BE SEED FOR EROSION CONTROL SHALL USE GRASS SEED AT THE RATE OF 75-100 POUNDS PER ACRE. SEEDING AREAS SHALL BE ROOTED TO ENSURE COVER IS ROOTED.

HYDROSEED SHALL BE EITHER APPLIED MECHANICALLY OR BY HYDROSEEDING. HYDROSEEDING REQUIRES THE APPLICATION OF FIBER AND STABILIZING EMULSION. MECHANICAL APPLICATION SHALL REQUIRE ROLLING, TAMPING, OR OTHERWISE WORKING THE SEED APPROXIMATELY 0.5-INCHES INTO THE TOPSOIL.



**LEGEND**

- EXISTING PROPERTY LINE
- - - PROPOSED PROJECT BOUNDARY
- PROPOSED PROPERTY LINE
- BULKHEAD LIMITS
- 100 YEAR BASE FLOOD ELEVATION
- ROAD CENTERLINE
- EXISTING SEWER LINE
- PROPOSED STORM DRAIN LINE
- 30' SURFACE FLOW
- OVERLAND RELEASE
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION

**ABBREVIATIONS**

- BLDG BUILDING
- BFE BASE FLOOD ELEVATION
- DW DOMESTIC WATER
- EX EXISTING FLOOR
- FF FINISHED FLOOR
- FH FIRE HYDRANT
- FS FINISHED SURFACE
- FL FLOW LINE
- GF GARAGE FLOOR
- MA MATCH
- MAX MAXIMUM
- MIN MINIMUM
- MH MANNHOLE
- PL PROPERTY LINE
- PR PROPOSED
- SD STORM DRAIN
- SS SANITARY SEWER
- TC TOP OF CURB
- R/W RIGHT OF WAY
- W WATER

**EROSION CONTROL PLAN**

January 17, 2022



**MALLARD POINTE**  
Belvedere, California

**MALLARD POINTE**  
1951 LLC  
Project Sponsor



**TM-5**

# **MIDSTATE CONSTRUCTION**

*Building Relationships*

September 14, 2021

This **Proposed Construction Management Plan for Mallard Pointe, Belvedere** will be reviewed in detail with The City of Belvedere prior to construction commencement.

1. **Noise Control**
  - a. Work hours will be between 8:00 AM and 5:00 PM weekdays. No work will be allowed on weekends or holidays.
  - b. No vehicle or tool noise will be allowed during non-working hours.
  - c. All job-site equipment will be equipped with mufflers. Equipment or tools that violate City Noise Ordinances will not be allowed to operate on the site.
  - d. A Midstate Construction Superintendent will be on site during all working hours to enforce noise control and compliance with all construction practices.
2. **Traffic Control**
  - a. Traffic to the site will be directed from Tiburon Blvd to Beach Rd to San Rafael Avenue. The traffic will loop at Mallard Pointe and return by the same route (see attached diagram).
  - b. Fences and gates will be maintained at the site boundaries.
  - c. Flag persons will be used for traffic control on the public streets anytime traffic is slowed, stopped, or re-directed.
  - d. No work will be undertaken on public right of way without the required Encroachment Permit.
  - e. No street closures or significant traffic disruption will be done without at least 24 hours prior notice to affected neighbors.
3. **Dust Control**
  - a. Water will be available on site to dampen open ground as needed for dust control as well as to clean truck tires of mud.
  - b. Trucks carrying debris or loose materials will be covered before leaving the site.
  - c. Streets will be checked for dirt and debris daily and cleaned to keep the street free from dirt and debris.
4. **Recycling**
  - a. Midstate Construction will comply with Build it Green recycling and City of Belvedere's practices to have all debris boxes from the site taken to the landfill where it will be certified that the contents have been sorted for recyclables.
5. **Construction Sequence**
  - a. The attached colored Sequence Diagram indicates the intended flow of the construction.
  - b. In the first sequence the demolition, rough grade, building pads, bulkhead reconstruction, utilities and road modifications will be completed.
  - c. In the second sequence, the apartment building will be commenced. Building lots 1, 2 and 3 will be utilized for material storage, parking, site toilets and construction trailer.
  - d. The third sequence, construction of buildings 11 to 4, will flow from south to north.
  - e. When the framing is complete on buildings 11-4, material storage will be moved into the apartment garage and the newly constructed building garages and work will commence on buildings 1-3.

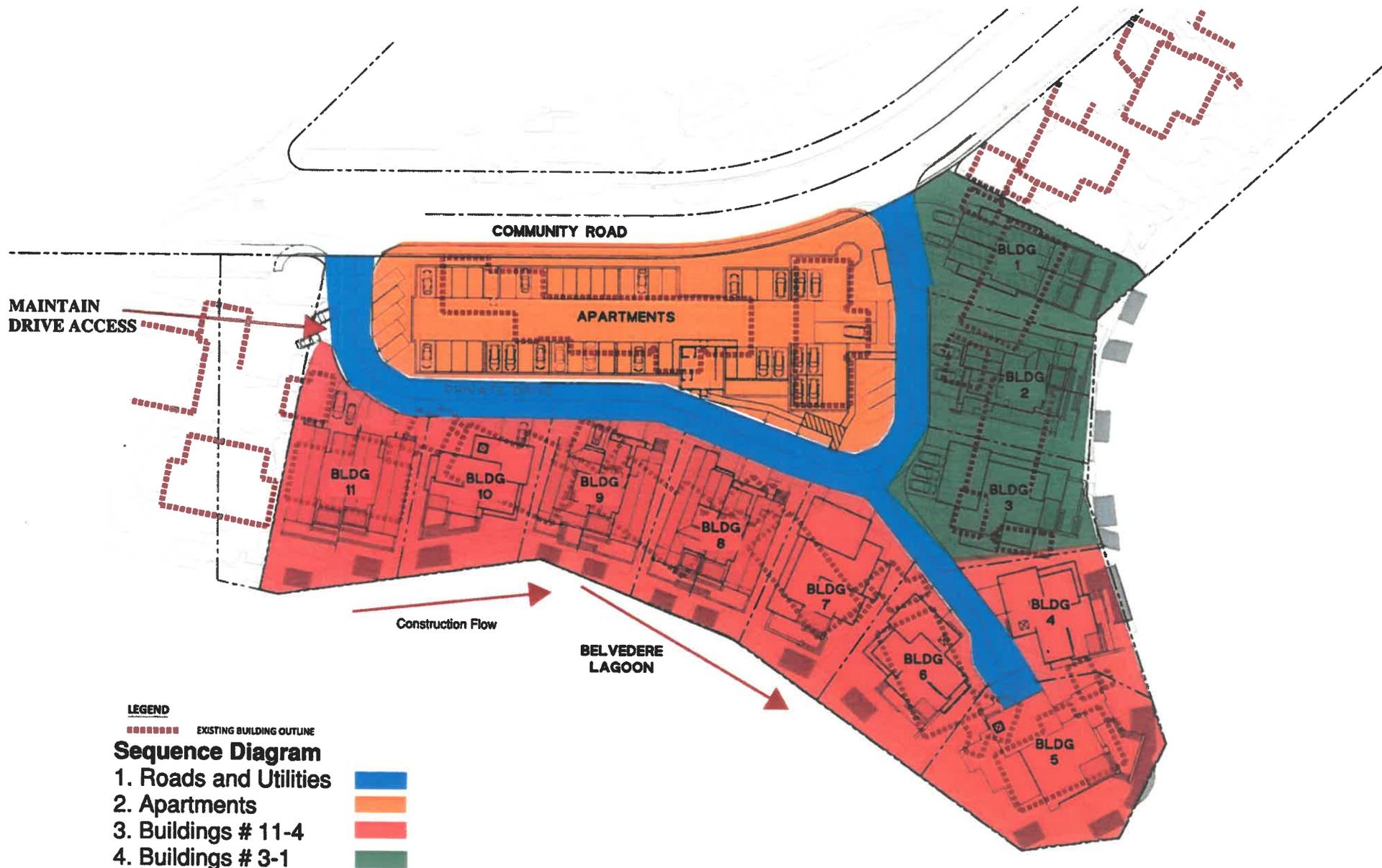
Please feel free to contact us if you have any further questions or comments.

Sincerely,



Roger Nelson, President  
Midstate Construction

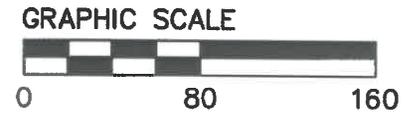
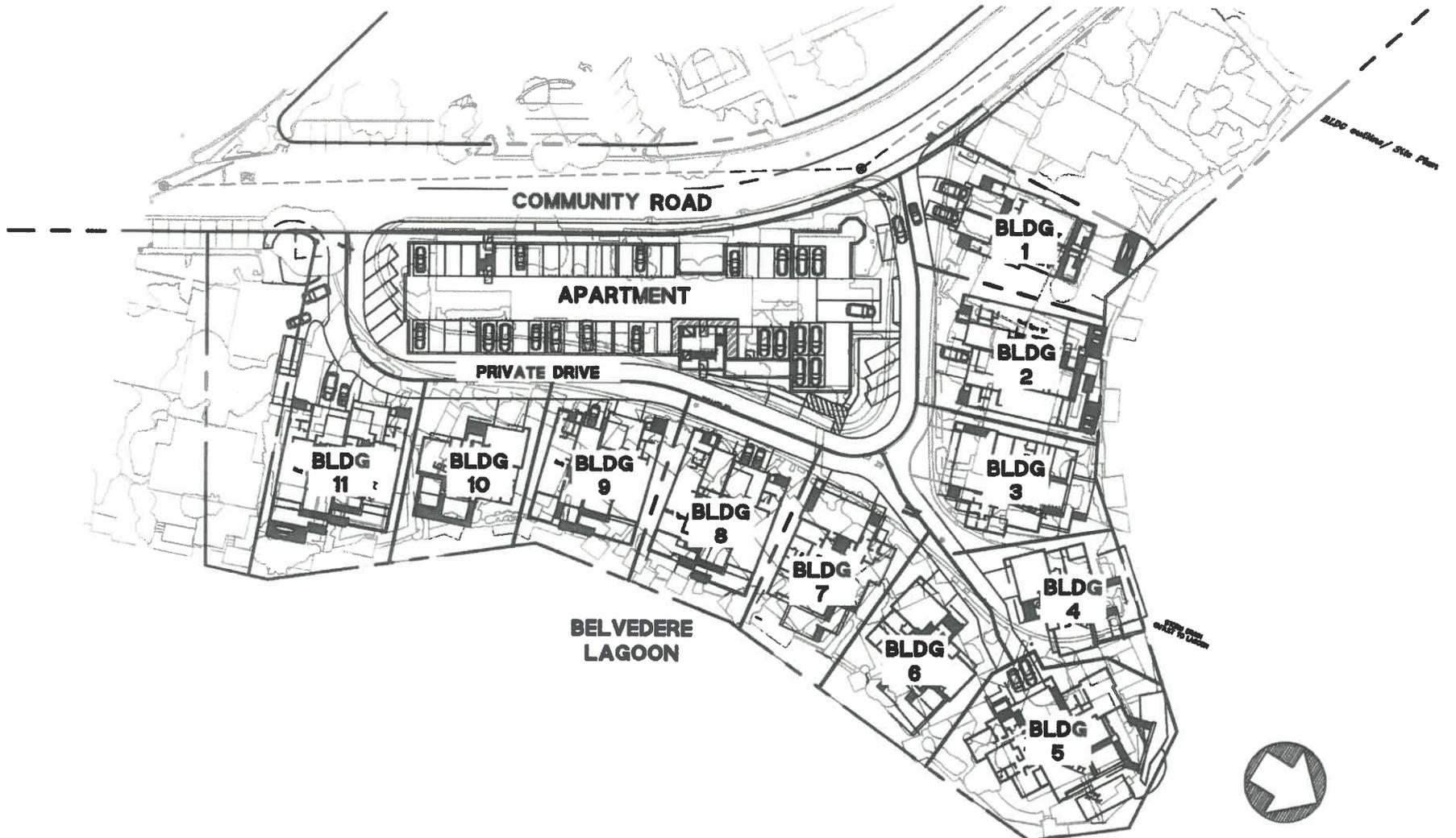






**FENCING**  
 Construction fencing will be installed along the full perimeter of the site and around trees that will either be preserved in place or transplanted (see arborist report for more detail.)

- LEGEND**
- EXISTING BUILDING OUTLINE
  - Sequence 1: Laydown, stockpile, and temporary facilities areas
  - Sequence 2: Laydown, stockpile, and temporary facilities areas
  - Sequence 3: Laydown, stockpile, and temporary facilities areas
  - Sequence 4: Laydown, stockpile, and temporary facilities areas
  - Parking areas



# MALLARD POINTE SITE PLAN

MALLARD POINTE, BELVEDERE

6/17/21

MPPRPLAN.DWG



## MALLARD POINTE - Program Summary

<u>Lagoon Cottages</u>									
<u>Type</u>	<u>Bedrooms</u>	<u>Baths</u>	<u>Type</u>	<u>ADU</u>	<u>Garage Parking</u>	<u>Unit Area (SF)*</u>	<u>Garage(SF)</u>	<u>Total (SF)</u>	
Unit 1 a	2	2.5	Duplex		1-car	1,504	253	1,757	
Unit 1 b	2	2.5	Duplex		1-car	1,504	253	1,757	
Unit 2 a	2	2.5	Duplex		1-car	1,361	329	1,690	
Unit 2 b	3	2.5	Duplex		2-car	1,790	459	2,249	
Unit 3	4	3.5	SFR	1-BR ADU	3-car	3,999	730	4,729	
Unit 4	4	3.5	SFR		2-car	2,942	557	3,499	
Unit 5	4	3.5	SFR	1-BR ADU	2-car	3,630	531	4,161	
Unit 6	4	3.5	SFR		2-car	2,942	557	3,499	
Unit 7	4	3.5	SFR	1-BR ADU	3-car	3,999	730	4,729	
Unit 8 a	2	2.5	Duplex		1-car	1,361	329	1,690	
Unit 8 b	3	2.5	Duplex		2-car	1,790	459	2,249	
Unit 9 a	2	2.5	Duplex		1-car	1,208	285	1,493	
Unit 9 b	3	2.5	Duplex		2-car	1,790	459	2,249	
Unit 10	4	3.5	SFR		2-car	2,866	500	3,366	
Unit 11 a	3	2.5	Duplex		2-car	1,790	459	2,249	
Unit 11 b	3	2.5	Duplex		<u>2-car</u>	<u>1,790</u>	<u>459</u>	<u>2,249</u>	
<b>Subtotal:</b>				<b>16 units + 3 ADUs</b>	<b>29-cars</b>	<b>36,266</b>	<b>7,349</b>	<b>43,615</b>	
* Includes ADU.									
<u>Apartment Building</u>									
<u>Type</u>	<u>Bedrooms</u>	<u>Baths</u>	<u>#</u>						
Unit A	1	1	6						
Unit B	2	2	12						
Unit C	3	2	5						
<b>Subtotal:</b>			<u>23</u>						
Interior Garage								15,527	
Interior Corridors, Stairs and Service								5,799	
Interior Amenities and Lobbies								<u>2,204</u>	
								<b>23,530</b>	
<b>Total Apartment Area (GSF)</b>								<u><b>48,490</b></u>	
<b>Total Project Building Area (GSF)</b>								<u><b>92,105</b></u>	

<b>Parking Summary</b>	
Lagoon cottage garage spaces:	29-spaces
Unassigned common parking spaces:	11-spaces
Apron parking spaces:	16-spaces
Apartment garage spaces:	<u>46-spaces</u>
<b>Total Interior Space</b>	<b>102-spaces</b>
<b>Parking Ratio/Unit (excluding ADUs)</b>	<b>2.6</b>



West Elevation  
(Community Road)



South Elevation



North Elevation



East Elevation



Apartment Elevations  
DATE: 6/7/21

# MALLARD POINTE

*Belvedere, California*



June 7, 2021

ARCHITECT: [unreadable]  
PROJECT: [unreadable]  
DATE: [unreadable]



*Roofing - Weathered Wood*

Beige

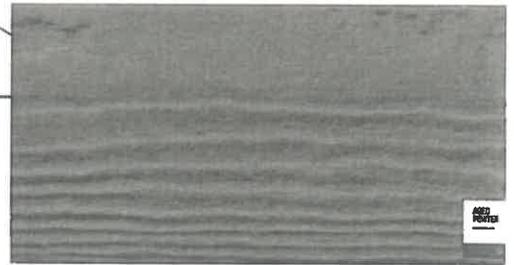
*VPI Vinyl Window Frames - Beige*



*Hardie Trim Boards - Cobblestone*



*Hardie Shingle - Timber Bark*

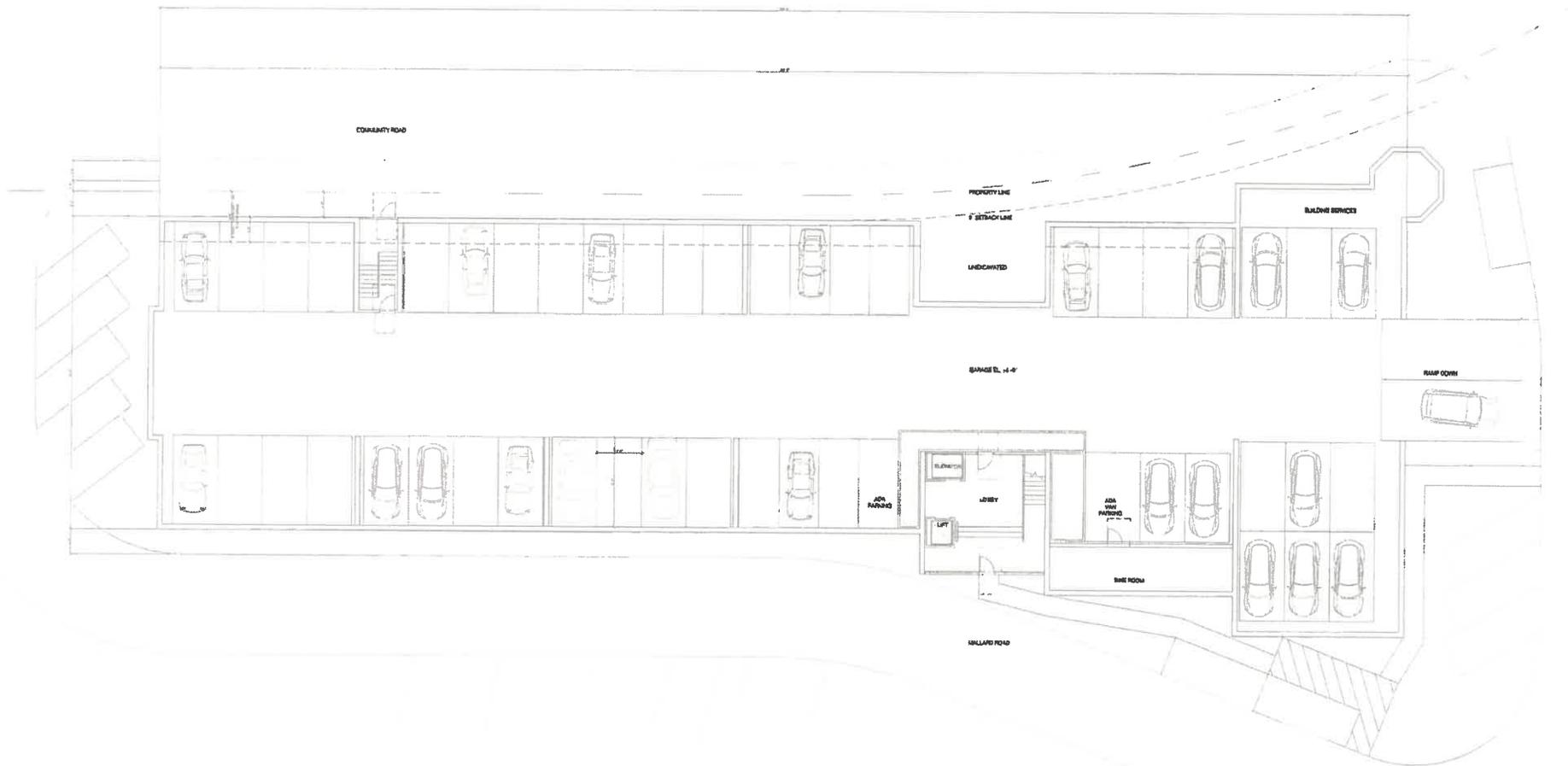


*Hardie V-Groove Siding - Aged Pewter*

*Mallard Pointe Apartments*

*Belvedere, California*

*Proposed Color Board*



Apartments Ground Floor Plan

GRAPHIC SCALE 1/8" = 1'-0"

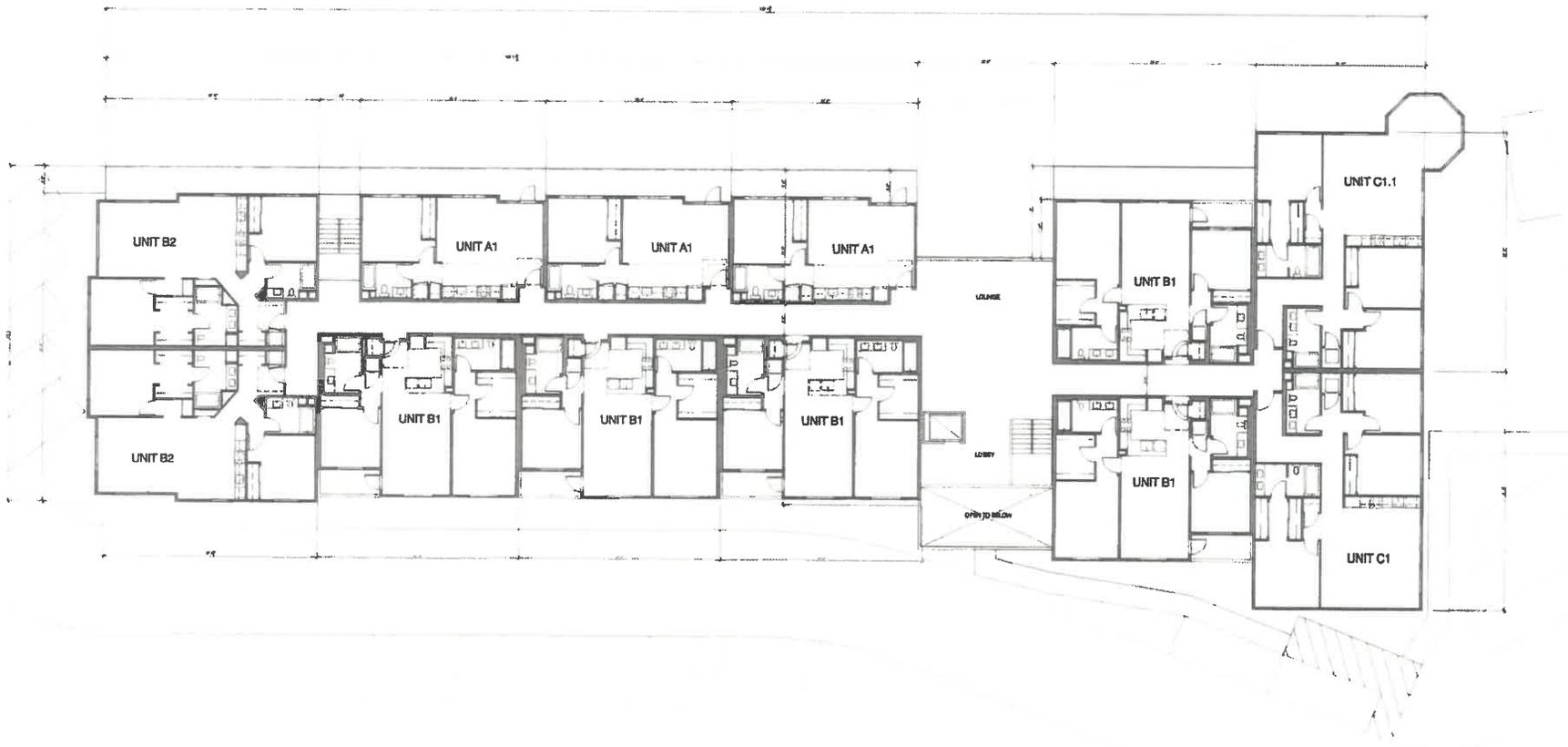
# MALLARD POINTE

Belvedere, California



June 7, 2021

PROJECT: 2018-0001-0001-0001  
 PREPARED BY: [Name]  
 DATE: 6/7/21



*Apartments Second Floor Plan*

GRAPHIC SCALE: 1" = 4'-0"

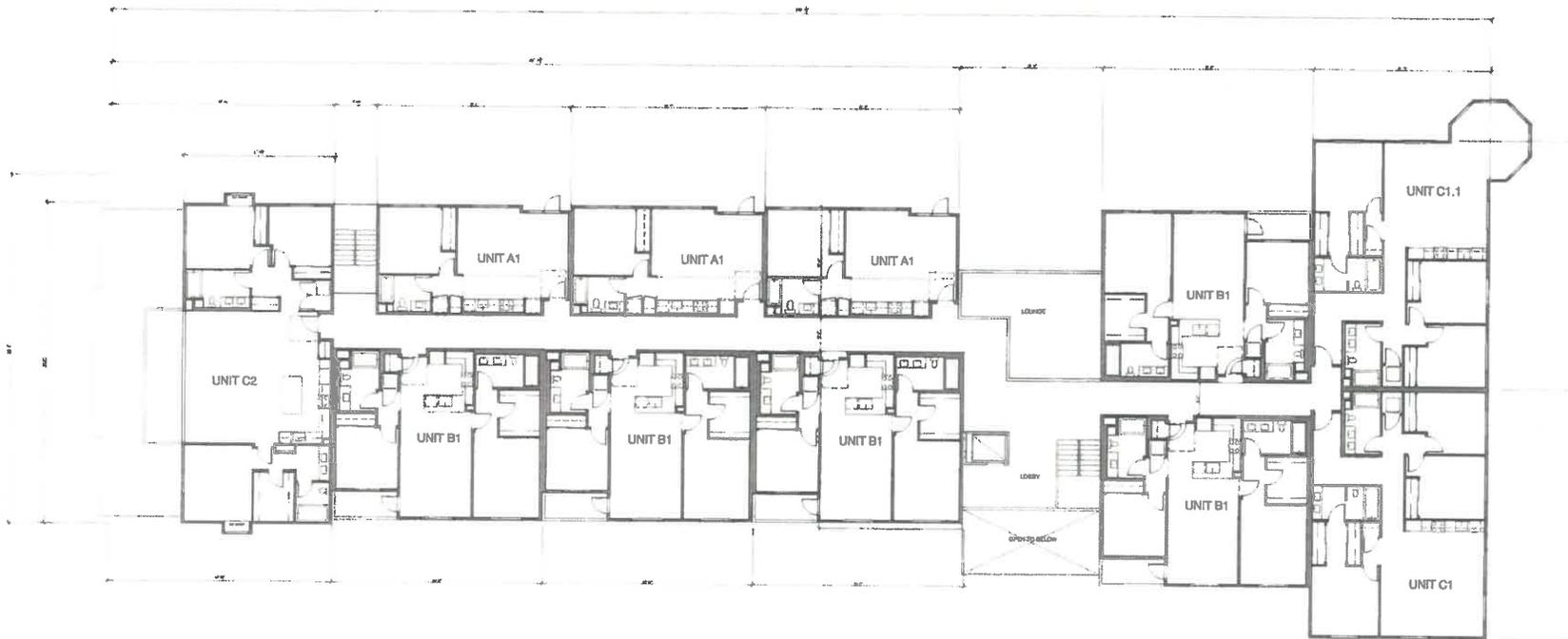
# MALLARD POINTE

*Belvedere, California*



*June 7, 2021*

PROJECT ARCHITECT: PETERSON ARCHITECTS, INC.  
 1100 CALIFORNIA STREET, SUITE 200  
 SAN FRANCISCO, CA 94109  
 (415) 774-1100



*Apartments Third Floor Plan*



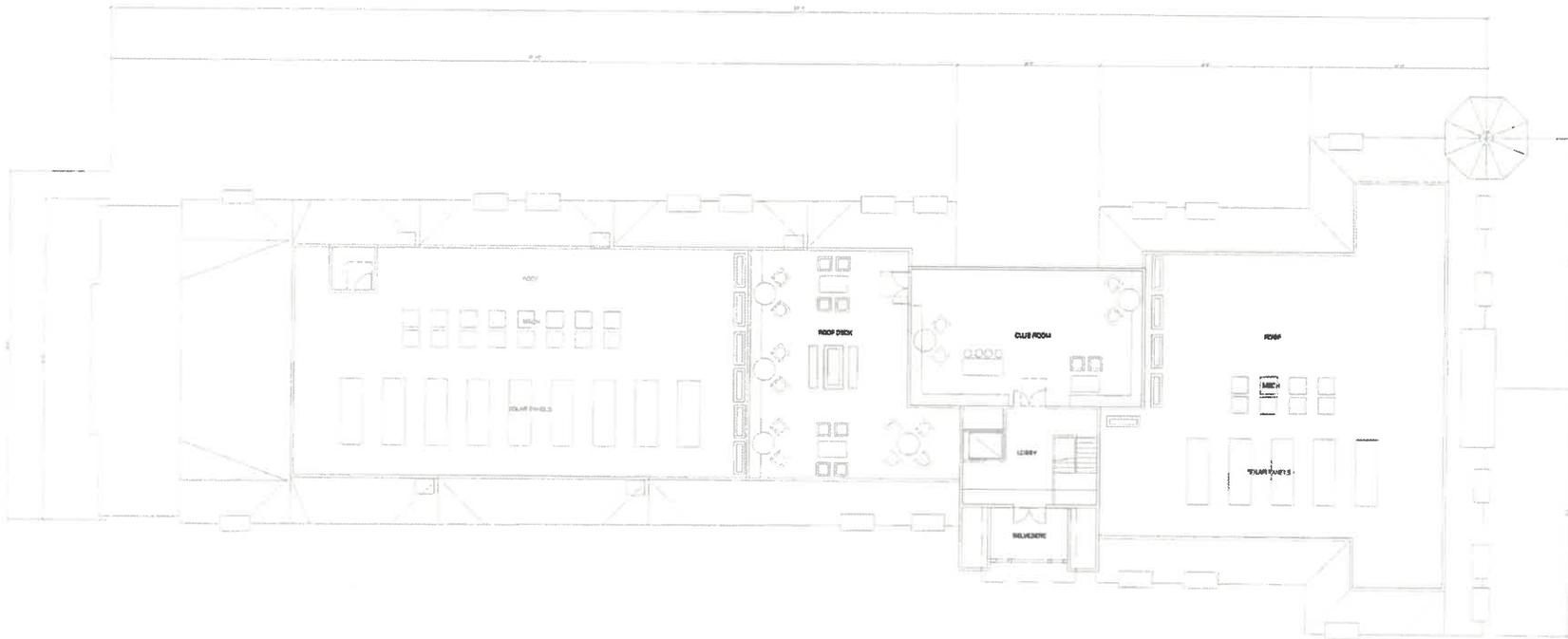
# MALLARD POINTE

*Delvedero, California*



*June 7, 2021*

PROJECT ARCHITECT: [unreadable]  
 PROJECT MANAGER: [unreadable]  
 DATE: 06/07/21



*Apartment Roof Plan*

DATE: 06/07/2021 11:00 AM

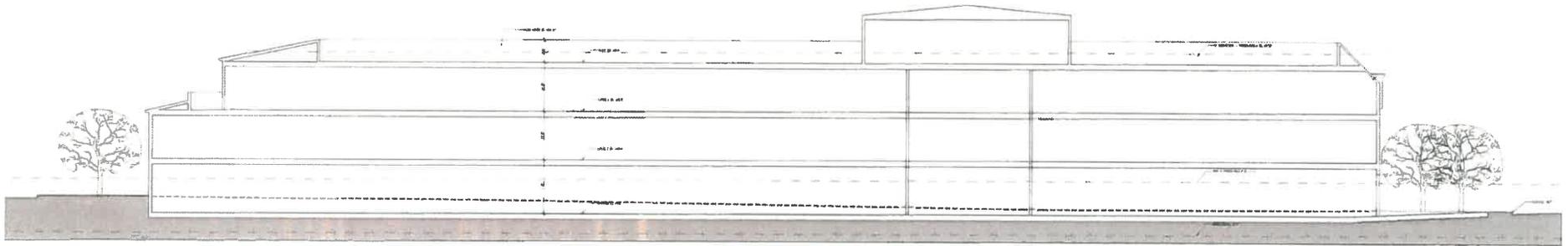
# MALLARD POINTE

*Delvedere, California*

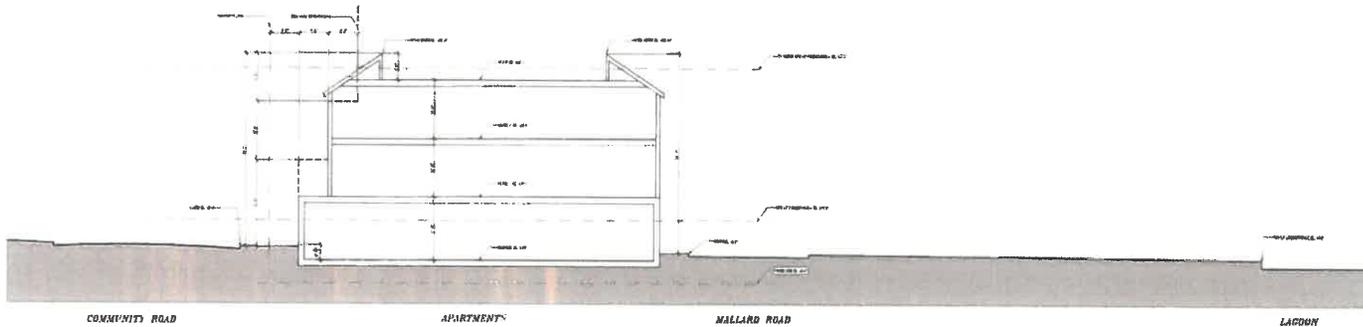


*June 7, 2021*

PROJECT: 2021-0000000000  
 DRAWING: 0000000000  
 SHEET: 0000000000



MALLARD ROAD *SITE SECTION LOOKING WEST* MALLARD ROAD



COMMUNITY ROAD APARTMENT MALLARD ROAD LAGOON

*SITE SECTION LOOKING NORTH*



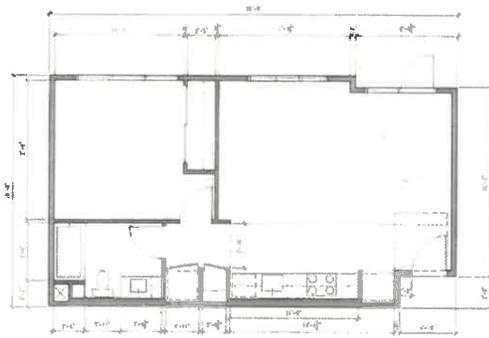
*Apartments Building Sections*  
 DRAWING NUMBER: 11.6

# MALLARD POINTE

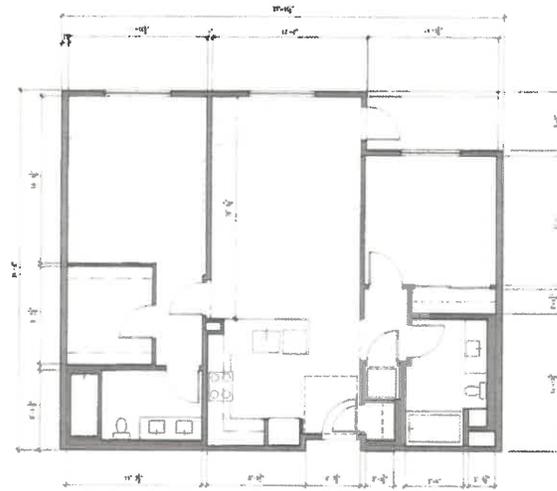
*Belvedere, California*



*June 7, 2021*  
 PUNCE DESIGN ARCHITECTS, INC.  
 17 MARINE DRIVE, SUITE 100  
 BELVEDERE, CA 94923  
 (415) 435-1100

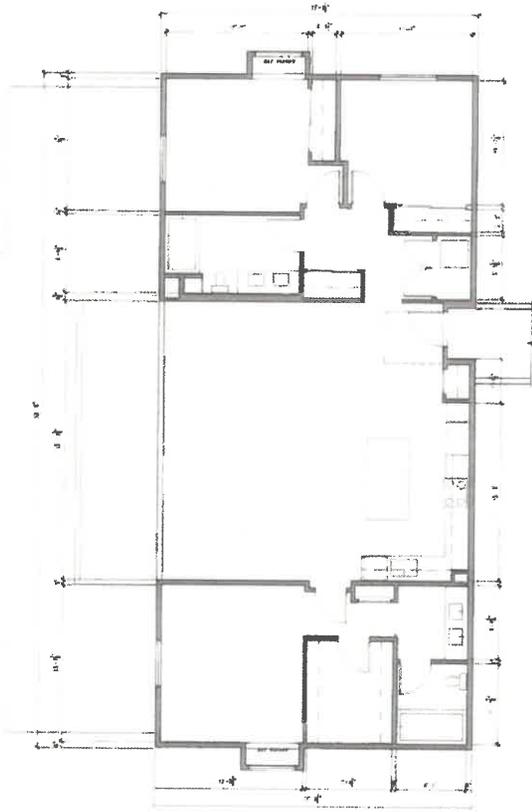


UNIT A1 667 SF

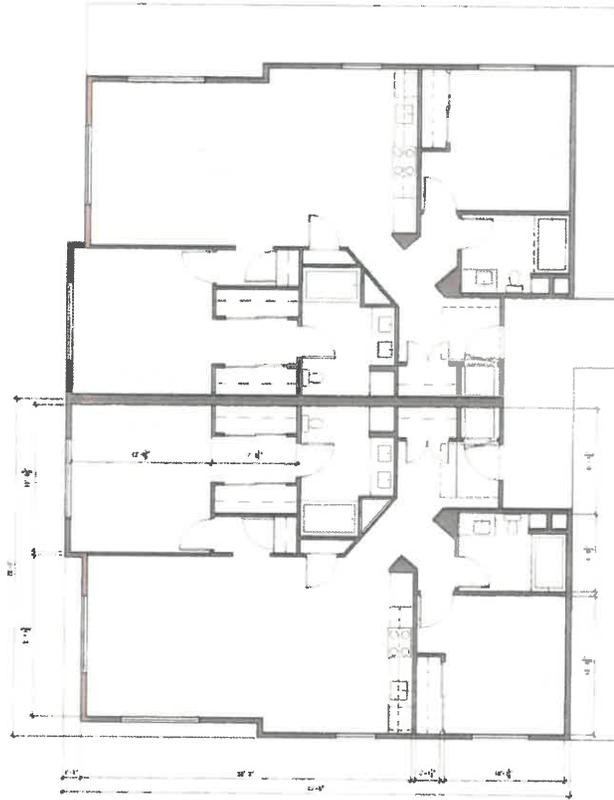


UNIT B1 1,111 SF

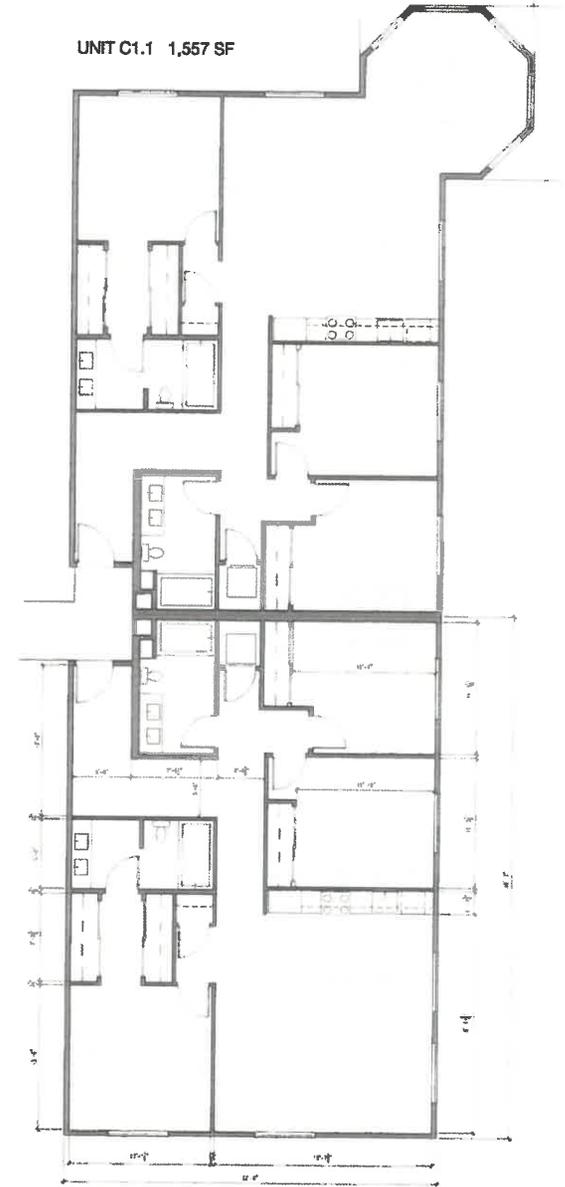




UNIT C2 1,569 SF



UNIT B2 1,165 SF



UNIT C1.1 1,557 SF

UNIT C1 1,417 SF



*Apartments Unit Plans*

SANJO TRAVIS ARCHITECTURE

# MALLARD POINTE

*Belvedere, California*



*June 7, 2021*

PROJECT: MALLARD POINTE, LLC  
1100 BELVEDERE DRIVE  
BELVEDERE, CA 94920  
100-0000

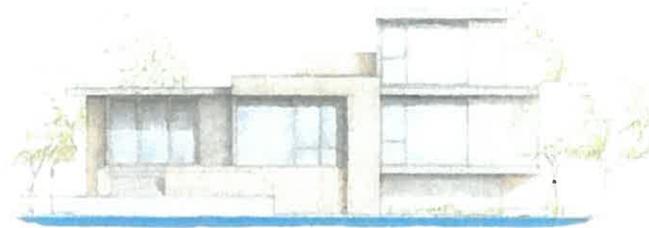
# Representative Cottage Renderings



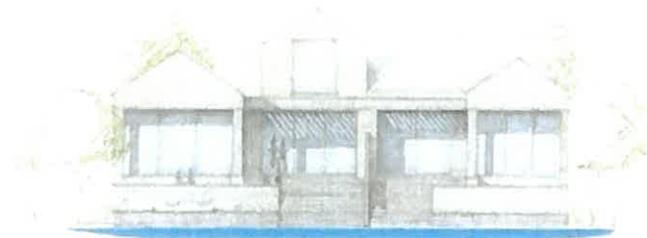
Architect: Sutton Suzuki Architects



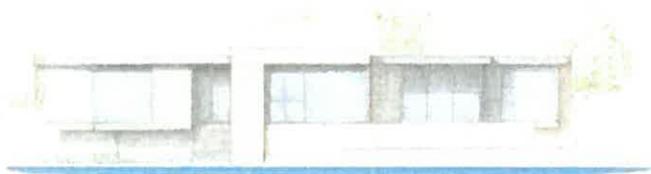
*Cottages 2 and 8*



*Cottage 10*



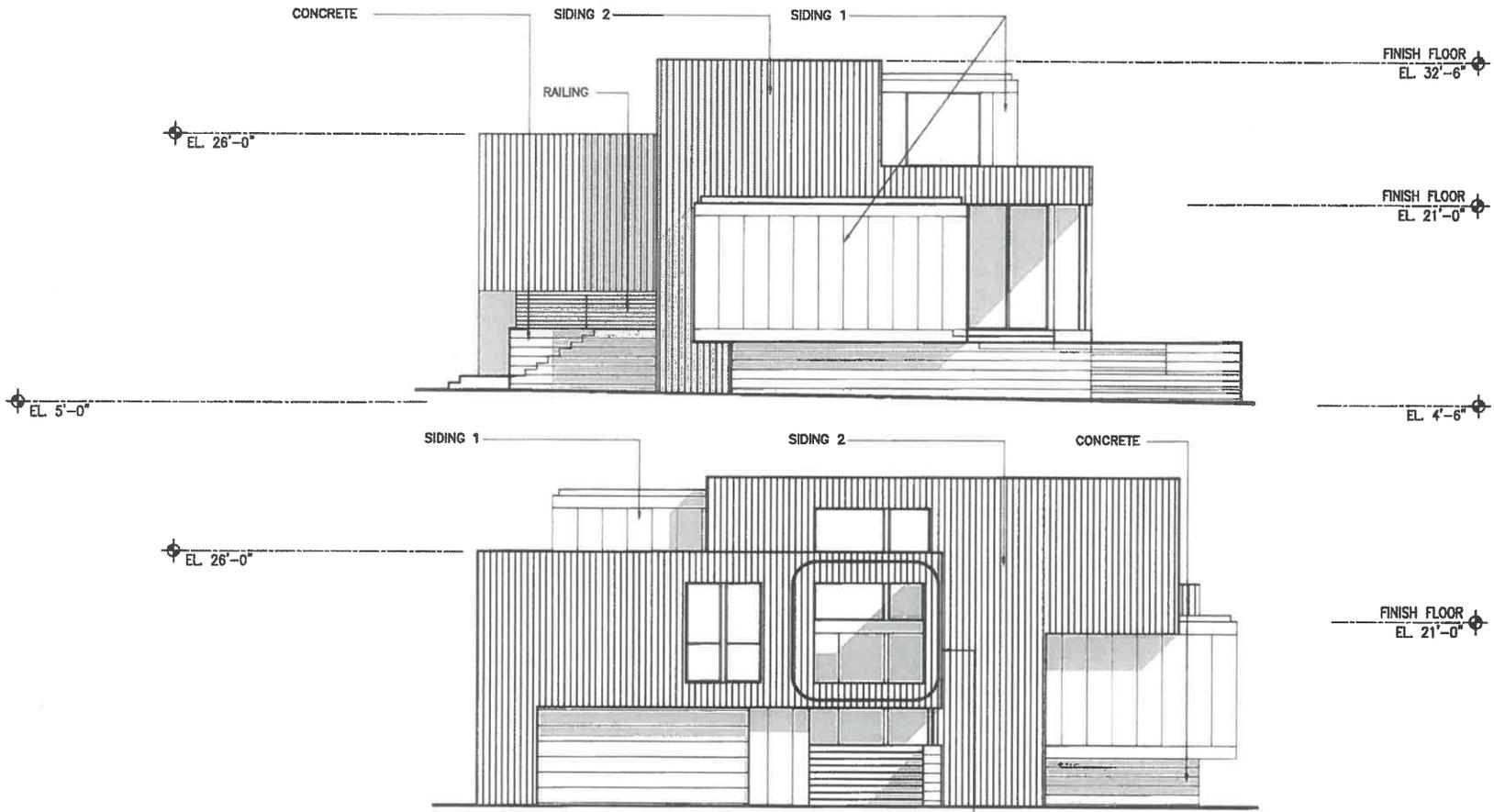
*Cottages 7 and 9*



*Cottage 5*



*Cottage 11*



OPENING HAS TO BE SHOWN IN TWO OPTIONS:  
 1-OPEN  
 2-SCREENED AS SHOWN ON IMAGE 2,  
 SEE EMAIL

*Elevations*

*4 Bedroom + ADU House - Type 2 - Bldg 4 and 6*

Scale: 1/8"=1'-0"

**MALLARD POINTE**

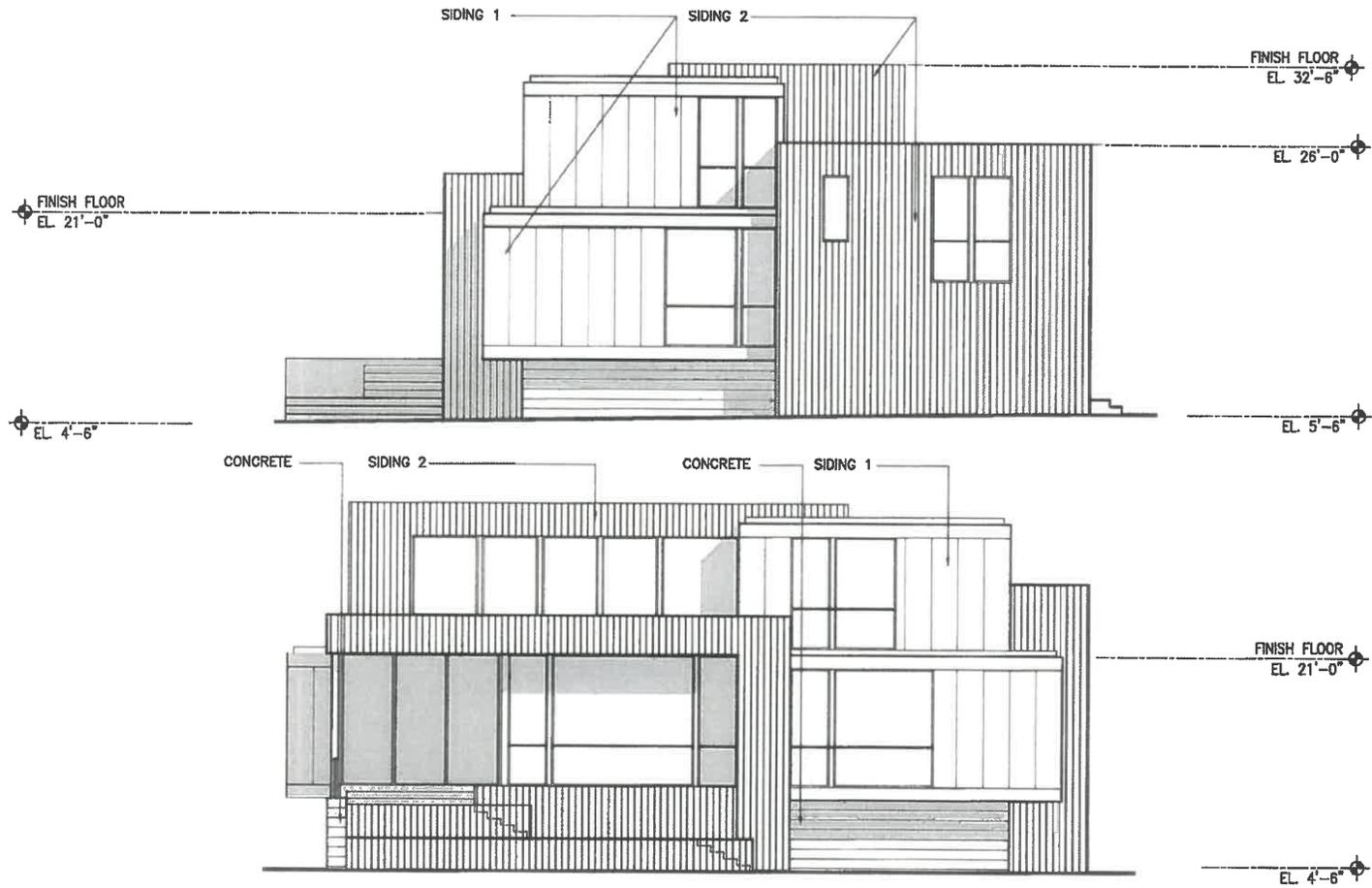
*Belvedere, California*



June 7, 2021



Architect  
 28 Parcel Street  
 393 Palmyra  
 CA 94951  
 Fax 415 328 0180  
 415 328 0180



*Elevations*

*4 Bedroom + ADU House - Type 2 - Bldg 4 and 6*

*Scale: 1/8"=1'-0"*

**MALLARD POINTE**

*Belvedere, California*



*June 7, 2021*



Architects  
49 Perimeter Street  
4845 Suwanee  
GA 30086  
Phone 404.833.8100  
Fax 404.833.8101

**Siding 1: Lagoon Cottages**

Material: Hardie Textured Panels

Color: Benjamin Moore 2140  
Fatigue Green LRV:8



**Duplexes**

Material: Board and Batten, Shingles

Color:



Panel and Batten Color Offering



**Siding 2: Lagoon Cottages**

Material: Fiberdeck WEO Classic – Composite Cladding  
ELEVATION OPENING ABOVE ENTRY:

Colors:

- Classic Gardenwall Light gray, art. 2435
- Weathered Teak, Vintage Collection



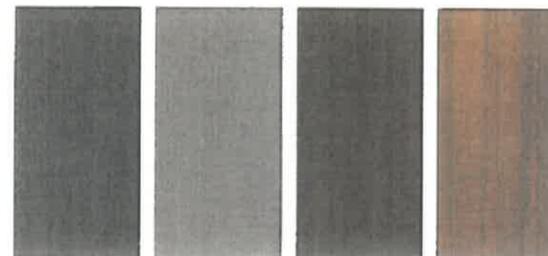
Open



Screened



Screened



Slate

Silver

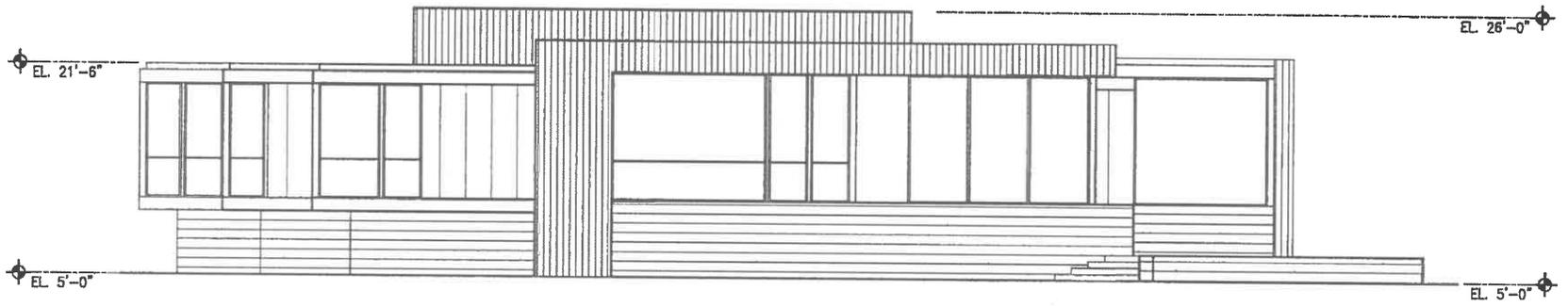
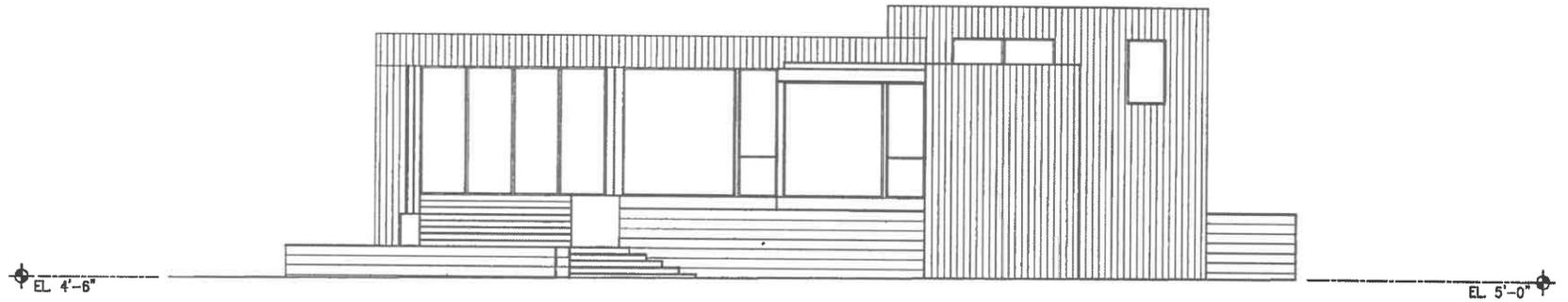
Ipe

Teak



*Material and Color Board*  
**MALLARD POINTE**

*Belvedere, California*



*Elevations*

*4 Bedroom House - Type 1 with ADU - Bldg 5*

*Scale: 1/8"=1'-0"*

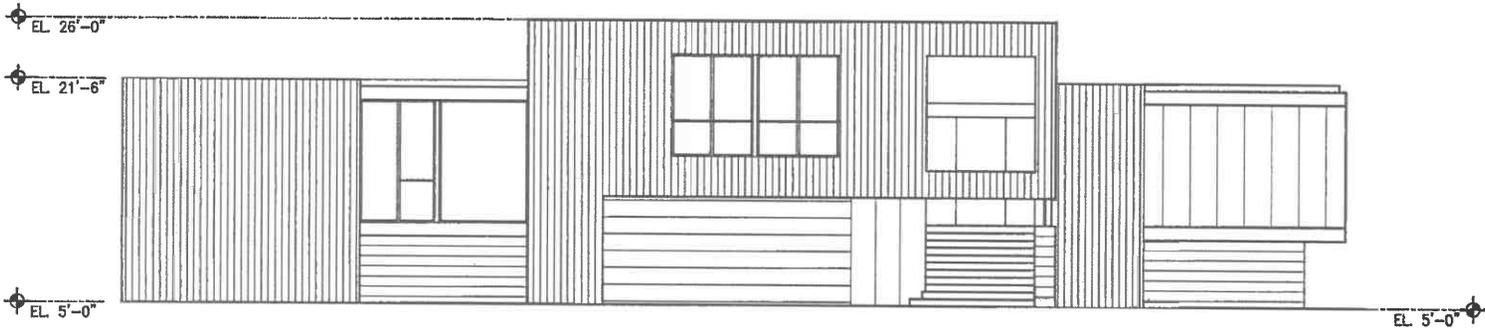
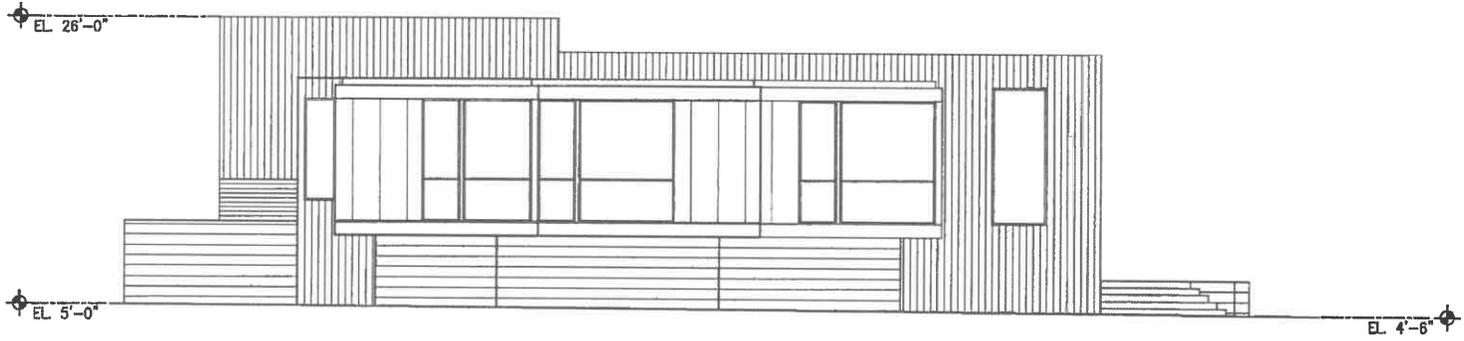
**MALLARD POINTE**

*Belvedere, California*



*June 8, 2021*





*Elevations*

*4 Bedroom House - Type 1 with ADU - Bldg 5*

*Scale: 1/8"=1'-0"*

# MALLARD POINTE

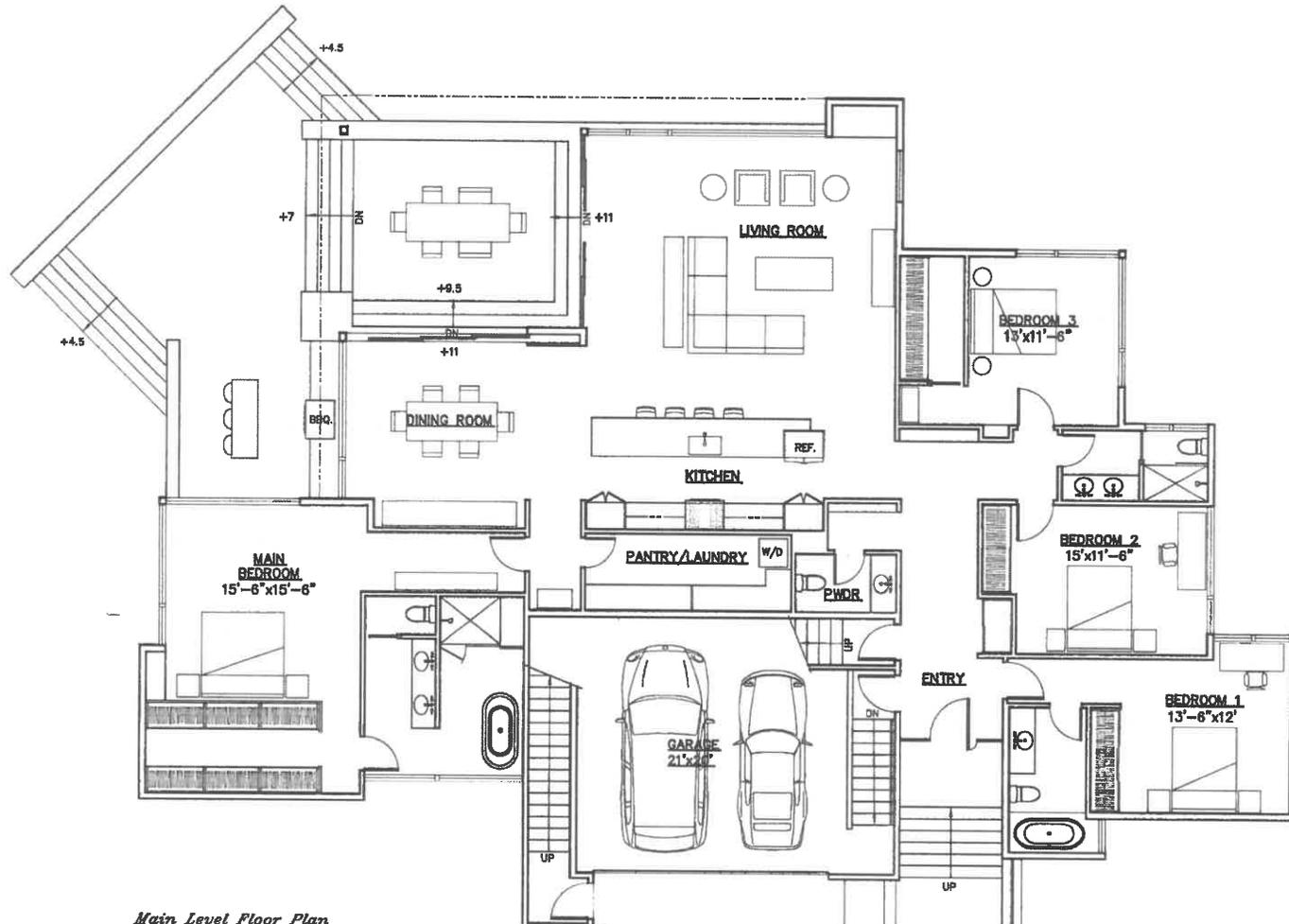
*Belvedere, California*



*June 8, 2021*



ARCHITECTS  
200 Piedmont Avenue  
Berkeley, CA 94704  
Phone: 415.841.2200  
Fax: 415.841.2200



LOWER LEVEL	2952 SF
UPPER LEVEL	678 SF
TOTAL LIVING	3630 SF
GARAGE	531 SF

Main Level Floor Plan

4 Bedroom House - Type 1 with ADU - Bldg

Scale: 1/8"=1'-0"



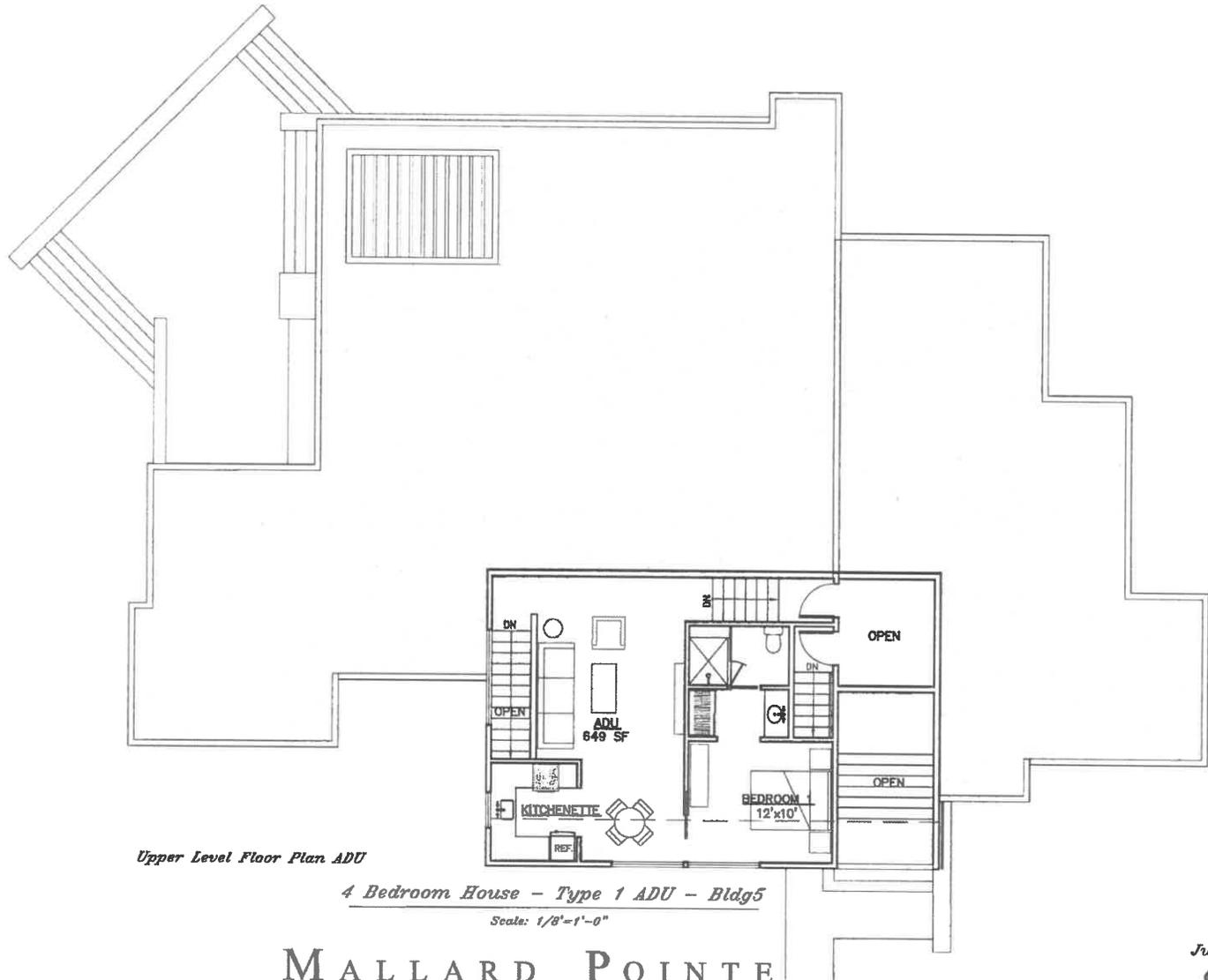
# MALLARD POINTE

Belvedere, California

June 8, 2021



SUTTON  
SUZUKI  
Architects  
2000 Pointe Drive  
Belvedere, CA 94923  
415.465.1111  
415.465.1122



*Upper Level Floor Plan ADU*

*4 Bedroom House - Type 1 ADU - Bldg5*

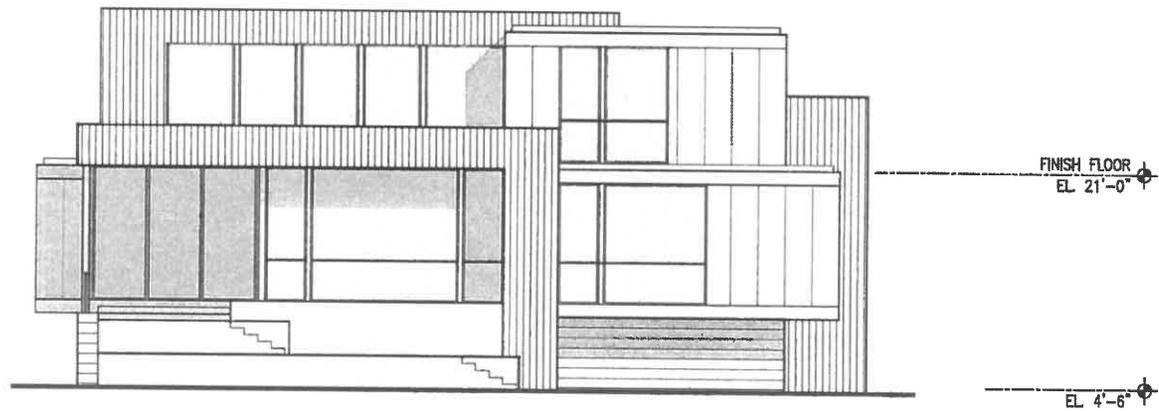
*Scale: 1/8"=1'-0"*

**MALLARD POINTE**  
*Belvedere, California*



*June 8, 2021*





*Elevations*

*4 Bedroom + ADU House - Type 2 - Bldg 4 and 6*

*Scale: 1/8"=1'-0"*

**MALLARD POINTE**

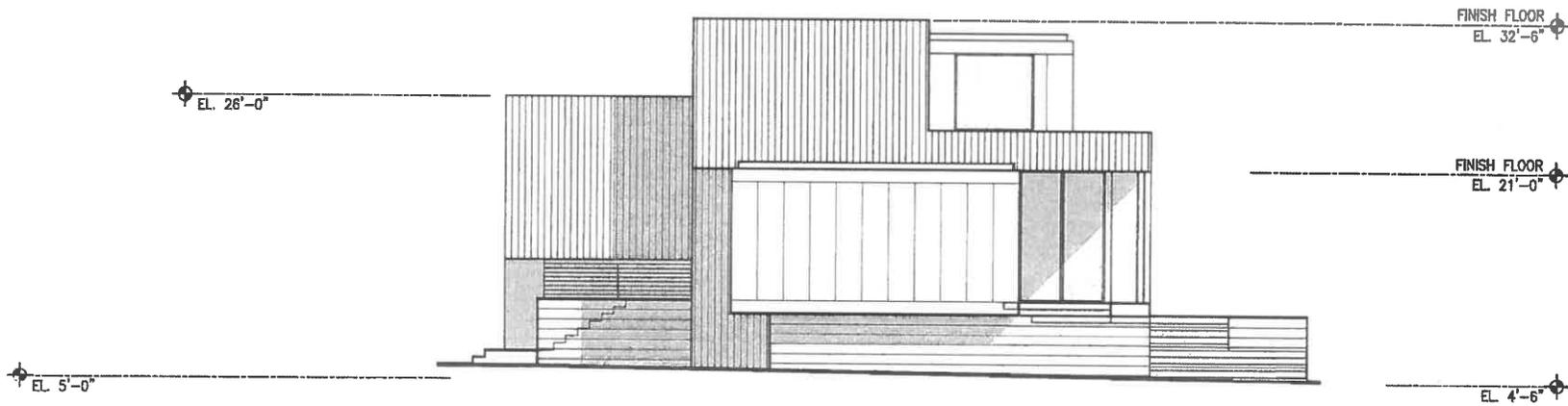
*Belvedere, California*



*June 8, 2021*



Architects  
300 Howard Street  
San Francisco, CA 94105  
Tel: 415.774.3333  
Fax: 415.774.3334  
www.suttonsuzuki.com



*Elevations*

*4 Bedroom + ADU House - Type 2 - Bldg 4 and 6*

*Scale: 1/8"=1'-0"*

**MALLARD POINTE**

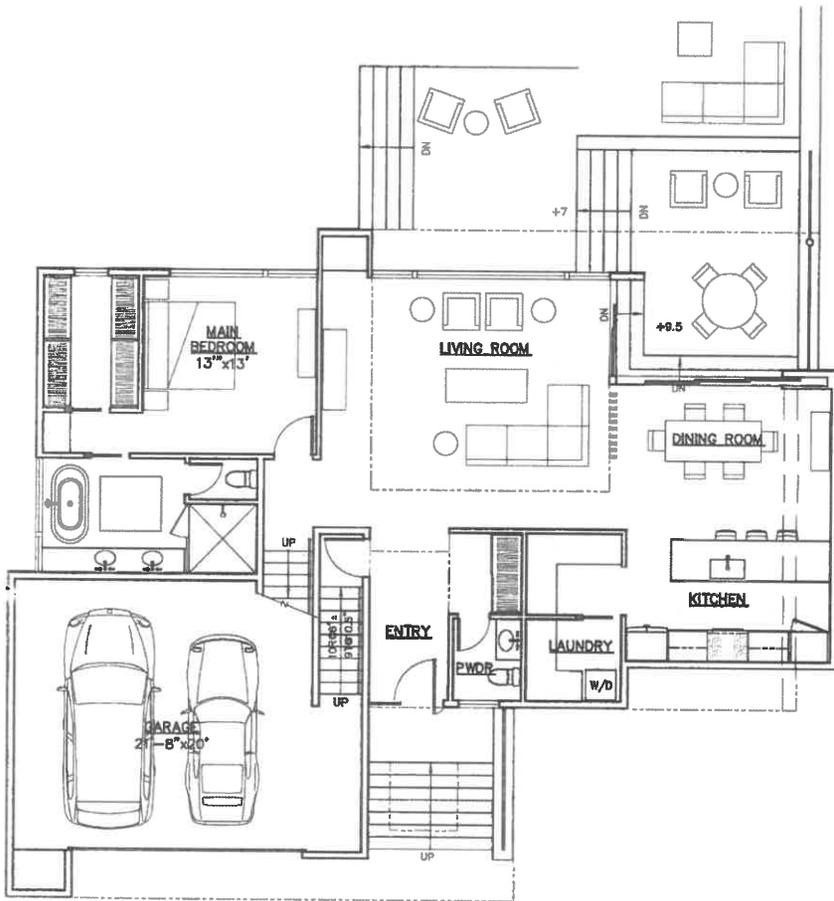
*Belvedere, California*



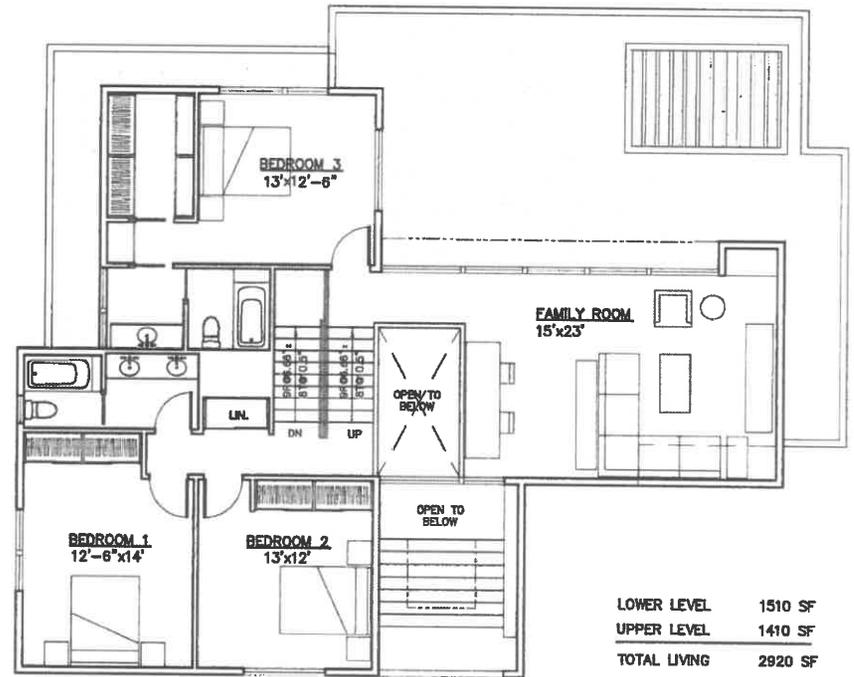
*June 8, 2021*



2000  
1000  
1000  
1000  
1000



Main Level Floor Plan



Upper Level Floor Plan

4 Bedroom House - Type 2 - Bldg 4 and 6

Scale: 1/8"=1'-0"

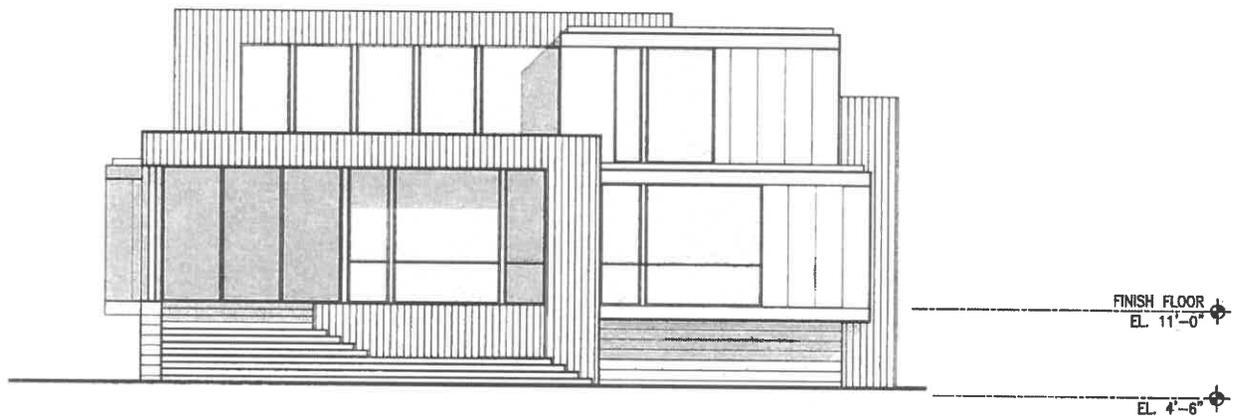
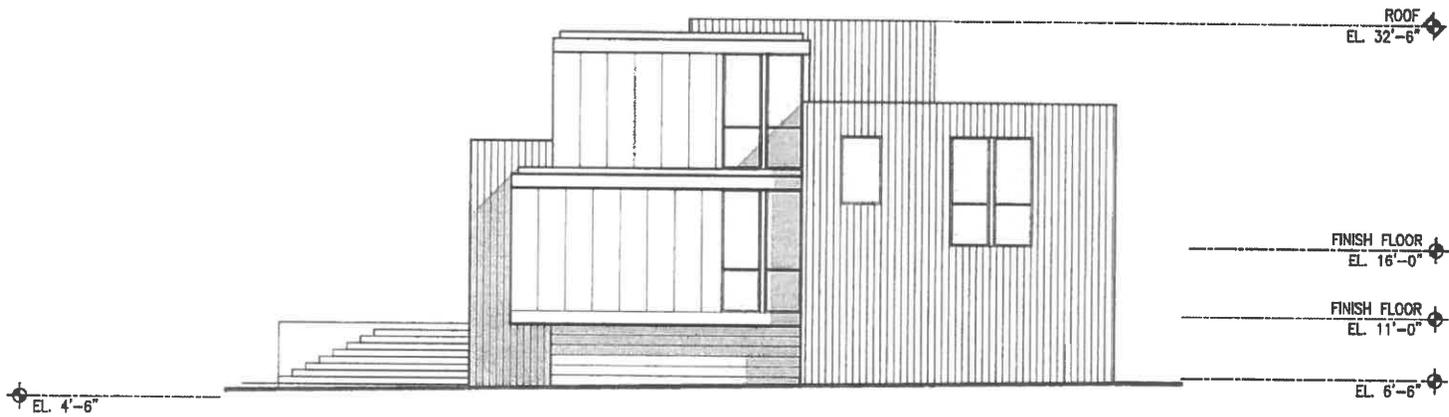
LOWER LEVEL	1510 SF
UPPER LEVEL	1410 SF
TOTAL LIVING	2920 SF
GARAGE	557 SF



**MALLARD POINTE**  
Belvedere, California

June 8, 2021





*Elevations*

*4 Bedroom + ADU House - Type 3 - Bldg 10*

*Scale: 1/8"=1'-0"*

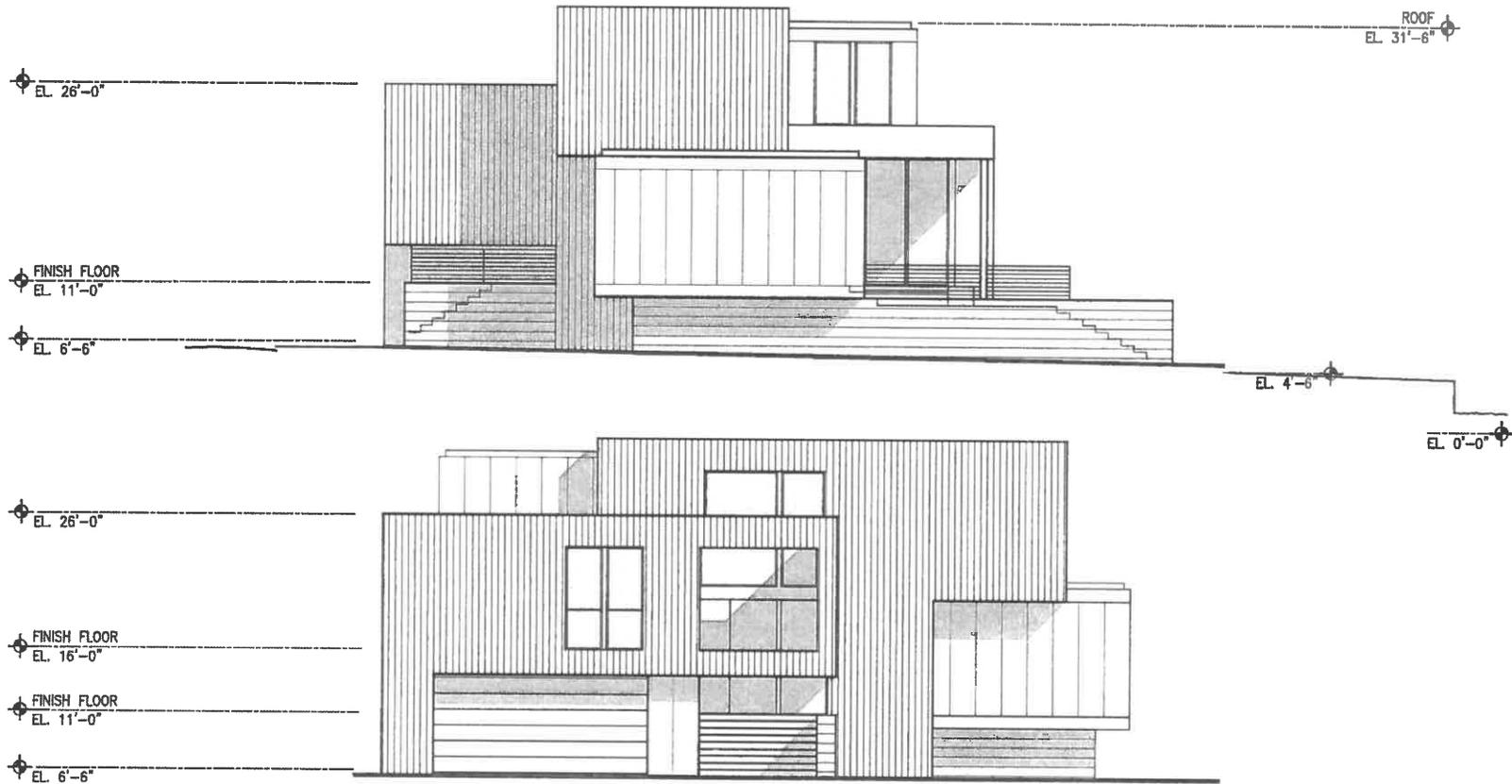
**MALLARD POINTE**

*Belvedere, California*



*June 8, 2021*





*Elevations*

*4 Bedroom + ADU House - Type 3 - Bldg 10*

*Scale: 1/8"=1'-0"*

**MALLARD POINTE**

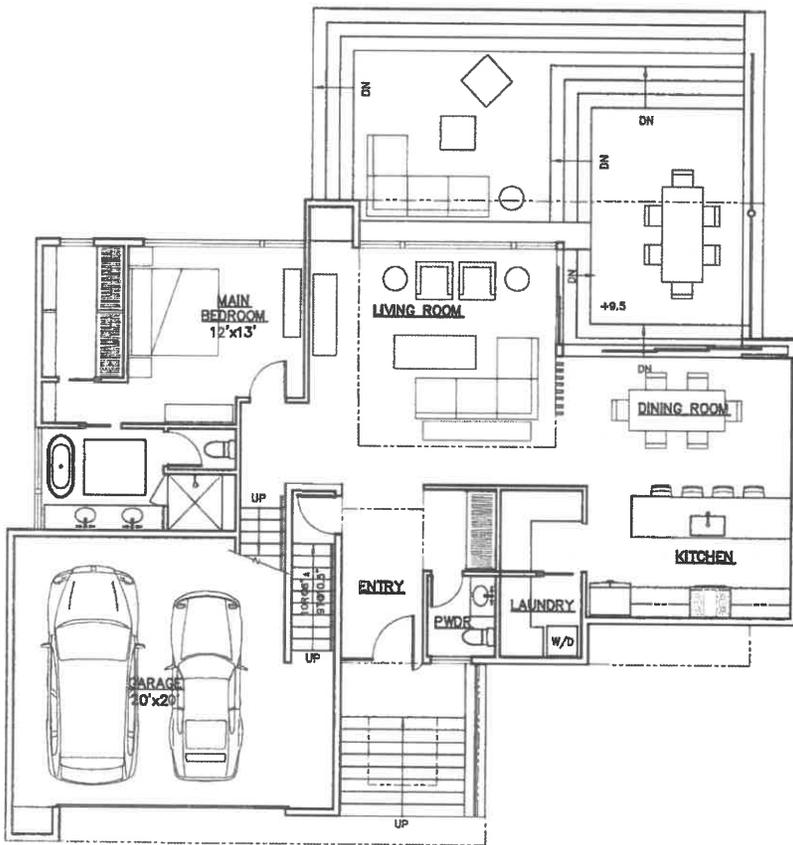
*Belvedere, California*



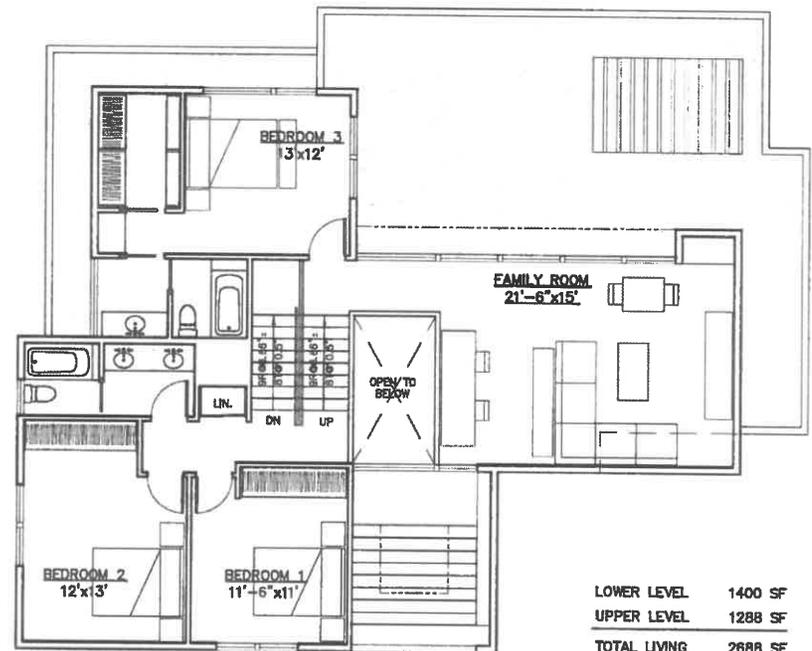
*June 8, 2021*



**SUTTON  
SUZUKI**  
Architects  
30 Parcel Street  
San Rafael  
CA 94901  
Ph: 415 452 2122  
Fax: 415 452 2123



Main Level Floor Plan



Upper Level Floor Plan

LOWER LEVEL	1400 SF
UPPER LEVEL	1288 SF
TOTAL LIVING	2688 SF
GARAGE	500 SF

4 Bedroom House - Type 3 - Bldg 10

Scale: 1/8"=1'-0"



MALLARD POINTE  
Belvedere, California

June 8, 2021



**SUTTON  
SUZUKI**  
Architects  
40 Forest Street  
10th Floor  
San Francisco, CA 94104  
Phone: 415.774.1111  
Fax: 415.774.1120



*Elevations*

*4 Bedroom + ADU House - Type 4 - Bldg 3 AND 7*

*Scale: 1/8"=1'-0"*

**MALLARD POINTE**

*Belvedere, California*



*June 8, 2021*

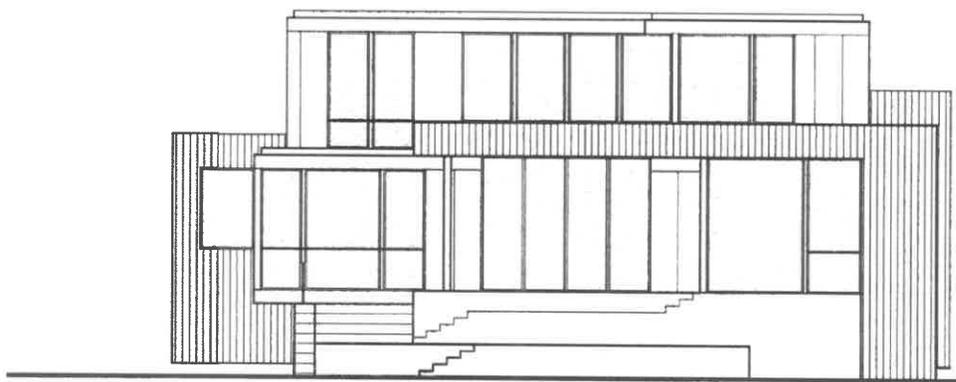
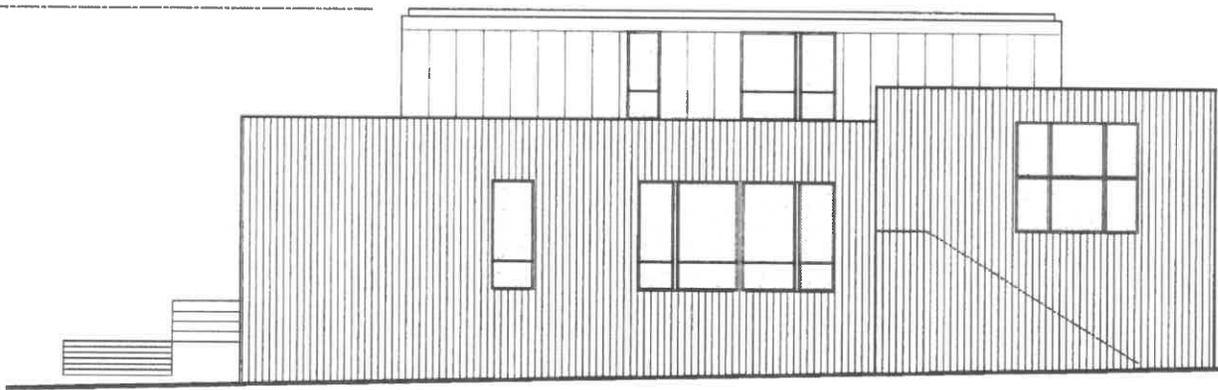


MAX HEIGHT EL. 28'-0" at +1

ROOF  
EL. 31'-6"

EL. 4'-6"

EL. 5'-6"



EL. 4'-6"

*Elevations*

*4 Bedroom + ADU House - Type 4 - Bldg 3 AND 7*

*Scale: 1/8"=1'-0"*

# MALLARD POINTE

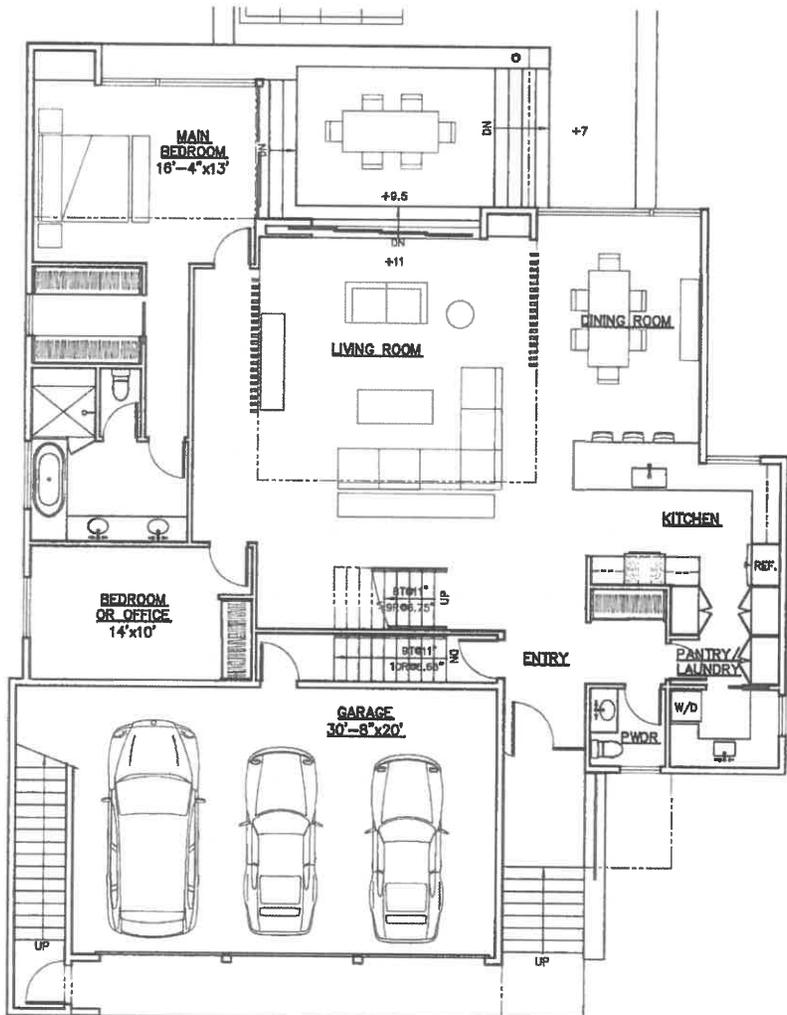
*Belvedere, California*



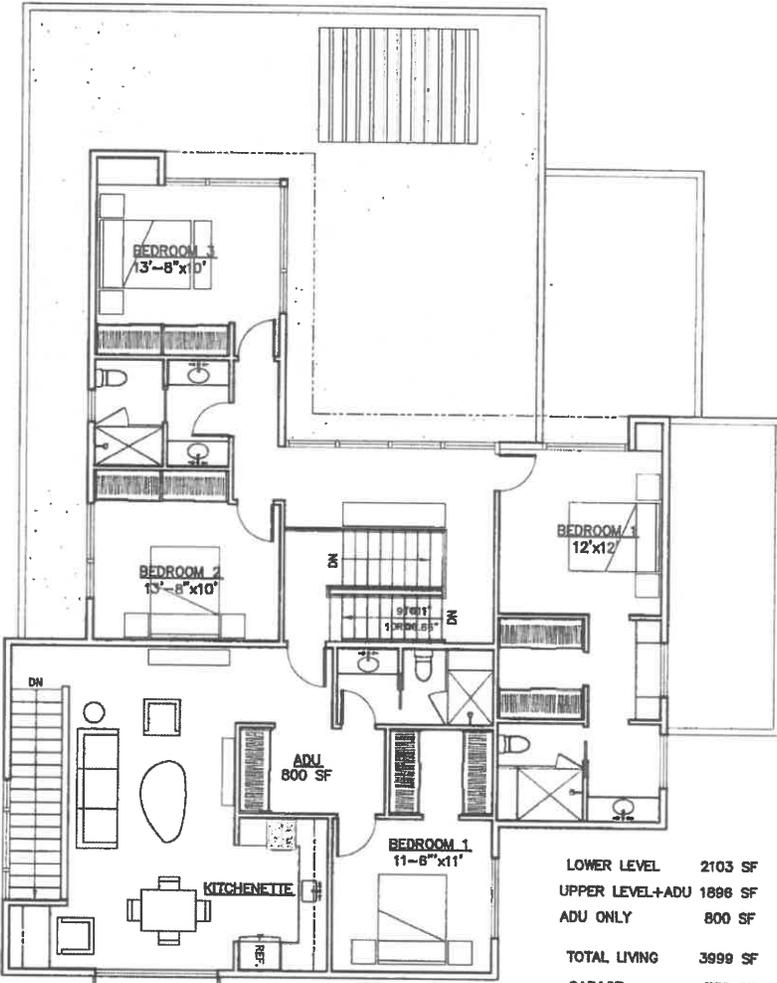
June 8, 2021



Architects  
20 Powell Street  
San Francisco, CA 94102  
Phone 415.398.3129  
Fax 415.398.3129



Main Level Floor Plan



Upper Level Floor Plan

LOWER LEVEL	2103 SF
UPPER LEVEL+ADU	1886 SF
ADU ONLY	800 SF
TOTAL LIVING	3999 SF
GARAGE	730 SF

4 Bedroom + ADU House - Type 4 - Bldg 3 and 7

Scale: 1/8"=1'-0"

# MALLARD POINTE

Belvedere, California



June 8, 2021



Architect  
200 Powell Street  
San Francisco, CA 94102  
Phone 415 774 2100  
Fax 415 774 2100



*Elevations*

*3 Bedroom Duplex 'Unit A' BLDG 11*

*Scale: 1/8"=1'-0"*

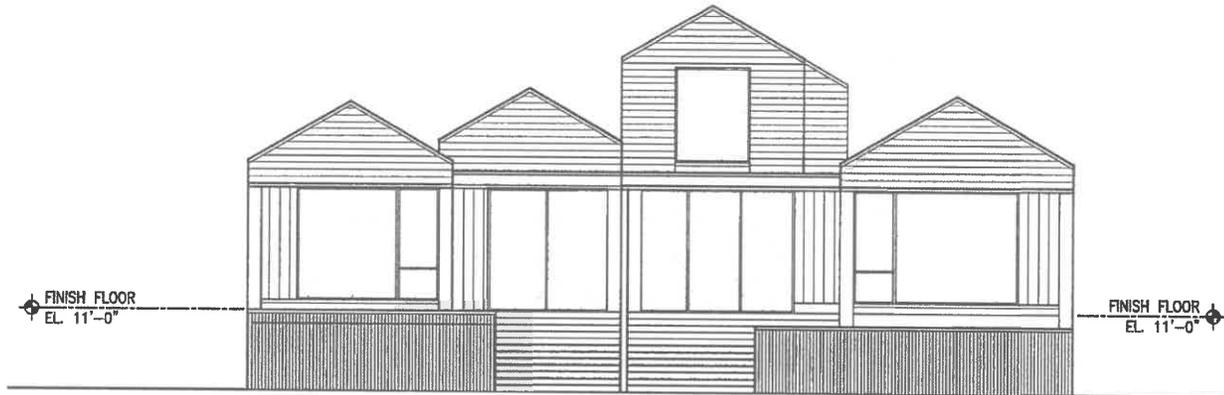
**MALLARD POINTE**

*Belvedere, California*



*June 8, 2021*





*Elevations*

*3 Bedroom Duplex 'Unit A' And 2 Bedroom Duplex 'Unit C' for Bldg 9, 8, and 2*

*Scale: 1/8"=1'-0"*

# MALLARD POINTE

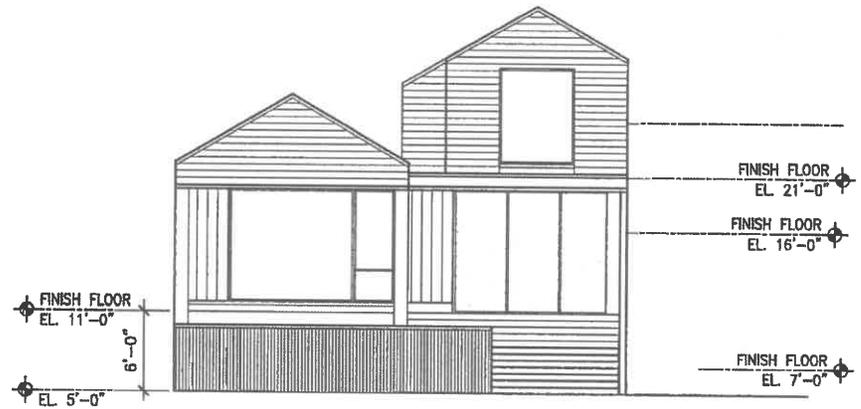
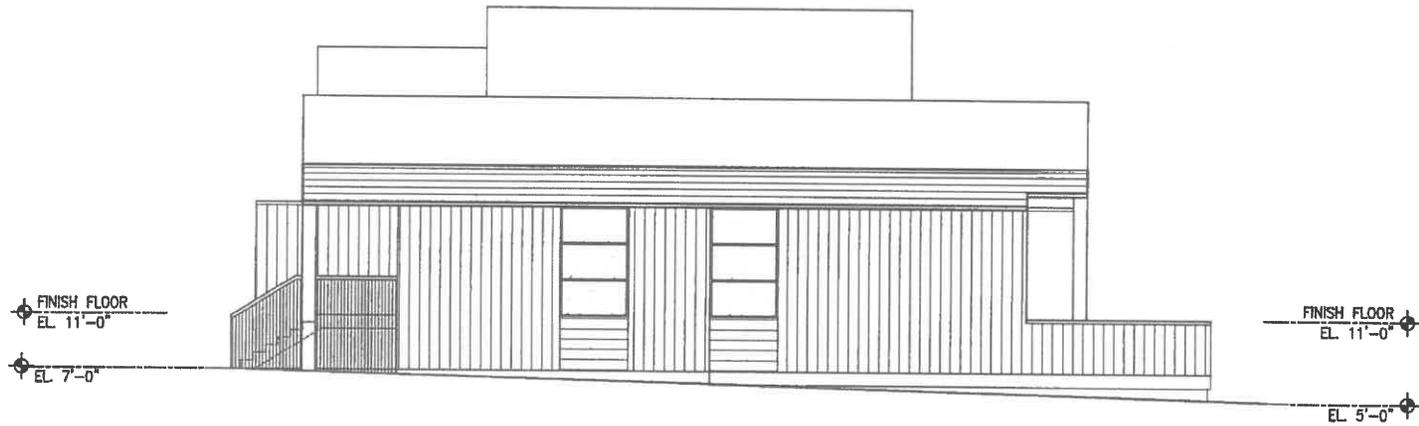
*Belvedere, California*



*June 8, 2021*



Architects  
200 Powell Street  
San Francisco, CA 94102  
Phone 415.398.8200  
Fax 415.398.8100



*Elevations*

*3 Bedroom Duplex 'Unit A' BLDG 11, 8 and 2. Shorter version for BLDG 9*

*Scale: 1/8"=1'-0"*

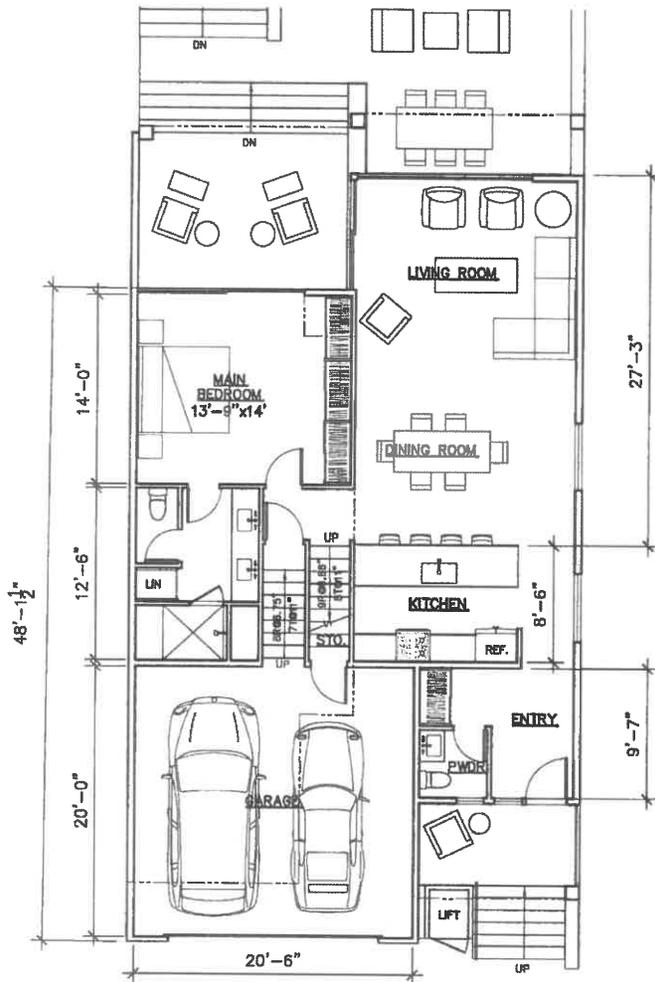
**MALLARD POINTE**

*Belvedere, California*

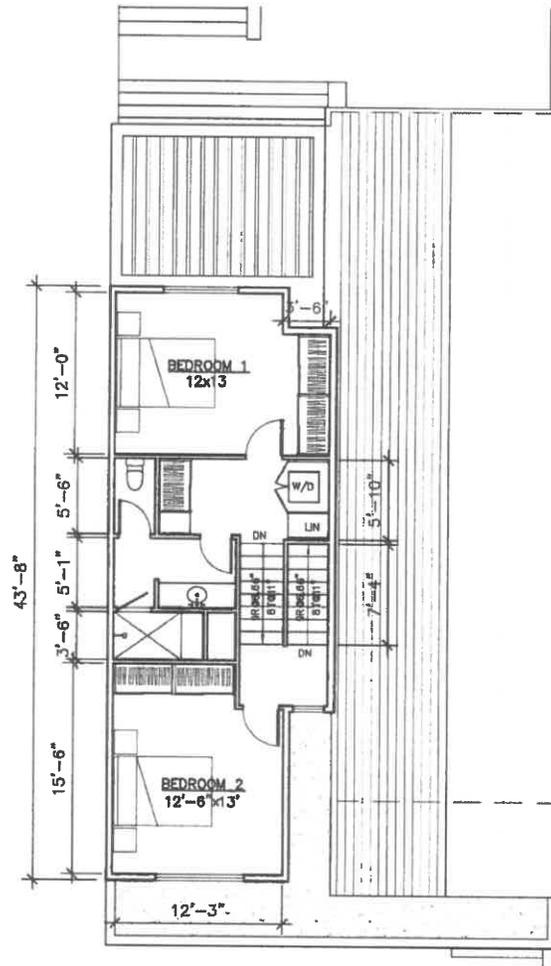


*June 8, 2021*





Main Level Floor Plan



Upper Level Floor Plan

MAIN LEVEL	1,145 SF
UPPER LEVEL	645 SF
TOTAL LIVING	1790 SF
GARAGE	458 SF

3 Bedroom Duplex 'Unit A' -for Bldg11, 8 and 2

Scale: 1/8"=1'-0"

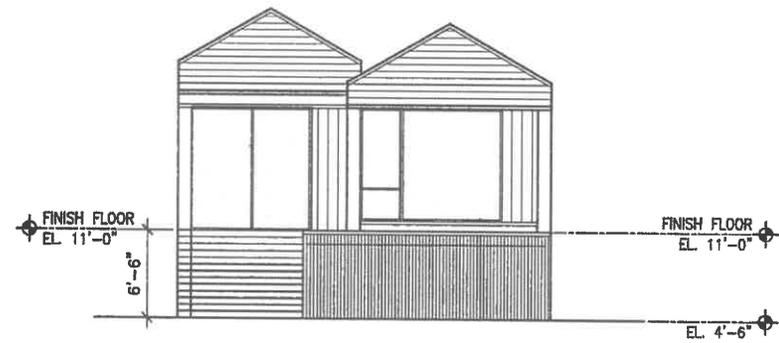
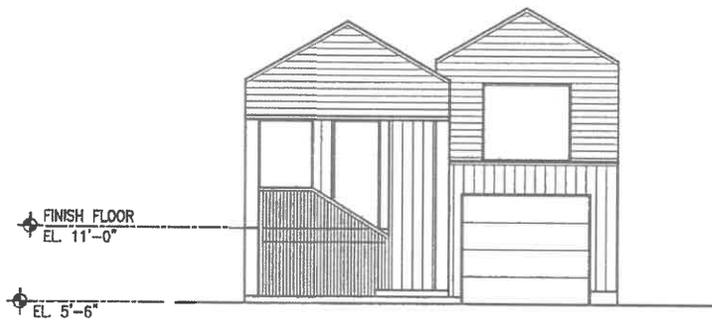
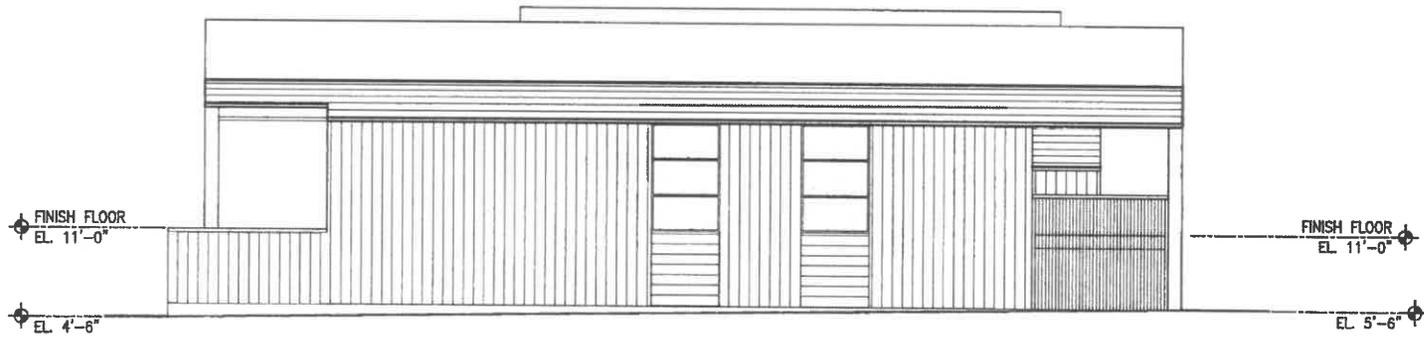
# MALLARD POINTE

Belvedere, California



June 8, 2021





*Elevations*

*2 Bedroom Duplex 'Unit C' building 8 and 2. Shorter version for BLDG 9*

*Scale: 1/8"=1'-0"*

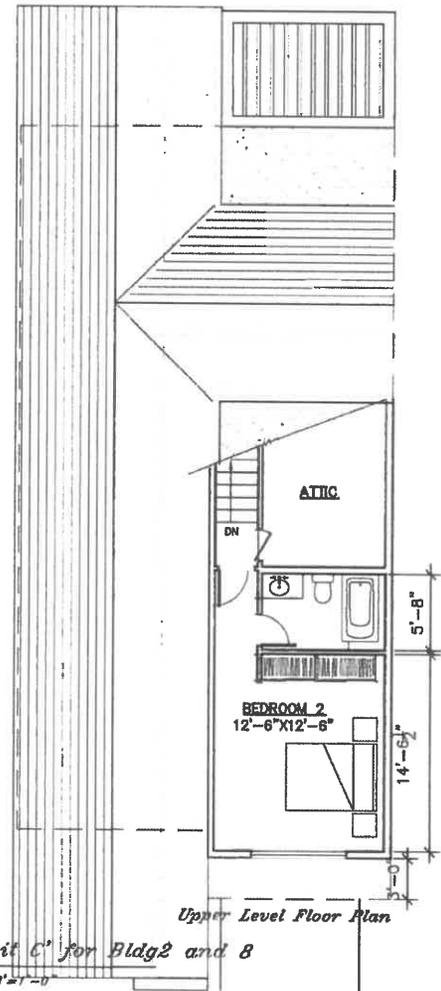
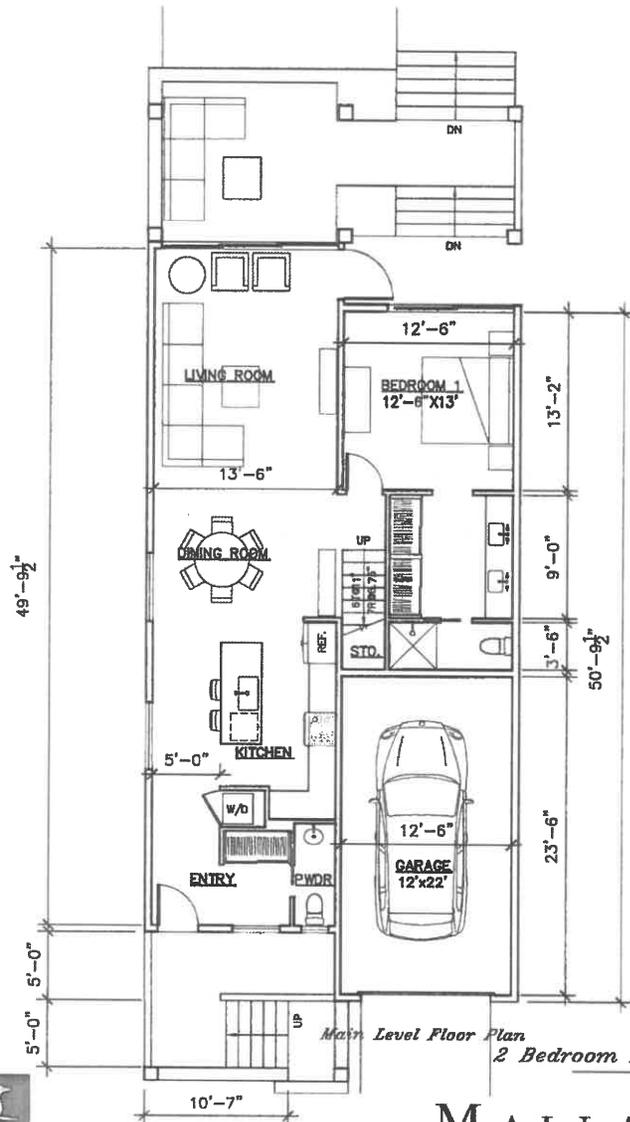
**MALLARD POINTE**

*Belvedere, California*



*June 8, 2021*





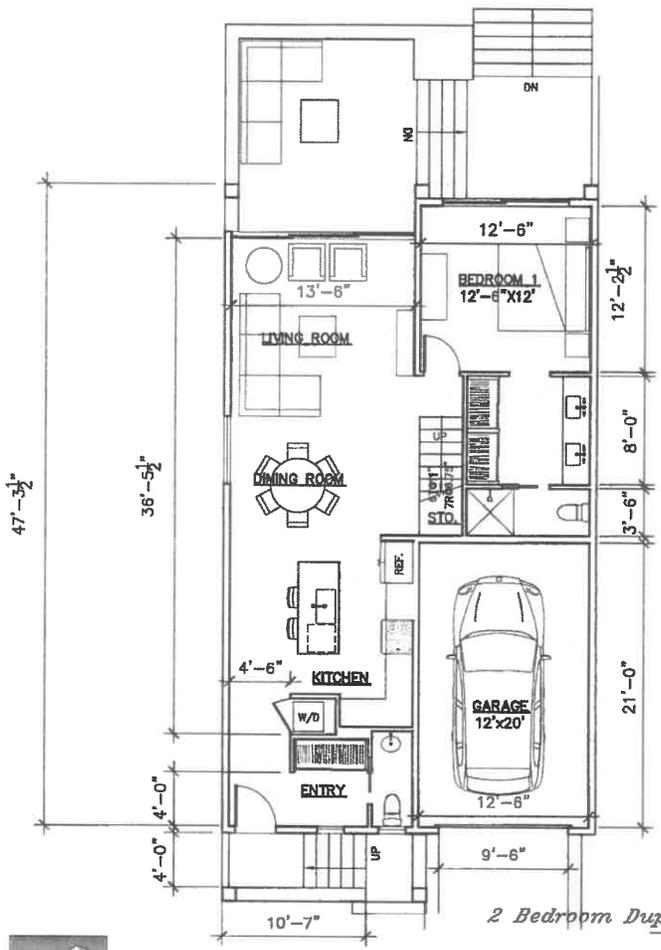
LOWER LEVEL	1052 SF
UPPER LEVEL	309 SF
attic not included	
<b>TOTAL LIVING</b>	<b>1361 SF</b>
<b>GARAGE</b>	<b>329 SF</b>

Scale: 1/8" = 1'-0"

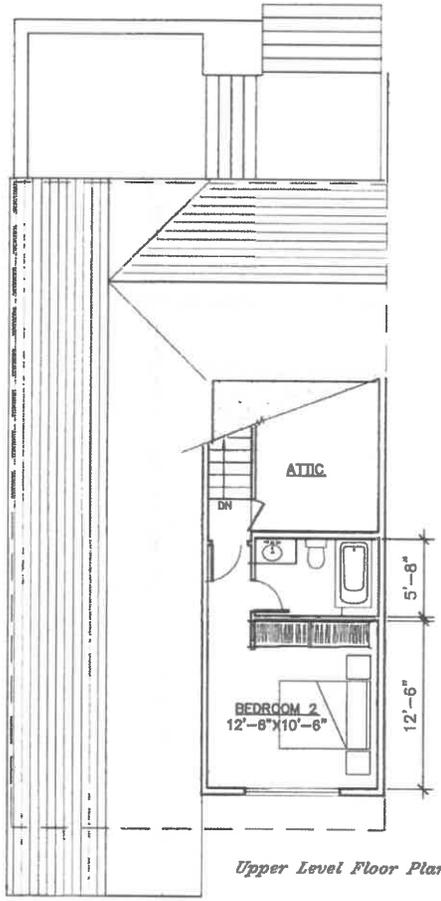
# MALLARD POINTE

Belvedere, California





Main Level Floor Plan



Upper Level Floor Plan

2 Bedroom Duplex 'Unit C' shorter version for Bldg9 only

Scale: 1/8"=1'-0"

LOWER LEVEL	942 SF
UPPER LEVEL	286 SF
attic not included	
<b>TOTAL LIVING</b>	<b>1208 SF</b>
<b>GARAGE</b>	<b>285 SF</b>



# MALLARD POINTE

Belvedere, California

June 8, 2021



SALES  
119 302 2100





*Elevations*

*2 Bedroom Duplex 'Unit B' for Bldg1*

*Scale: 1/8"=1'-0"*

# MALLARD POINTE

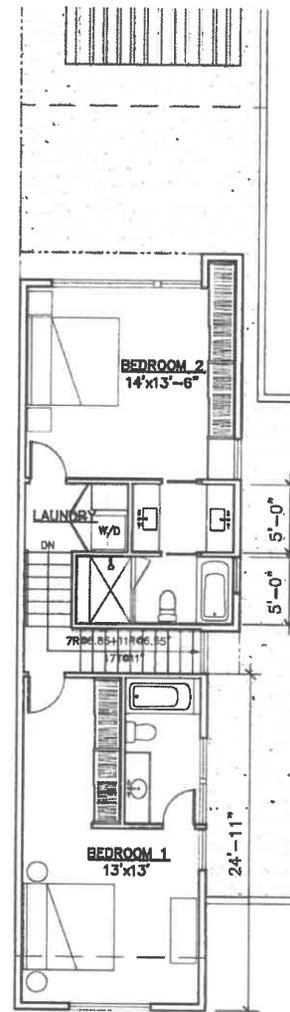
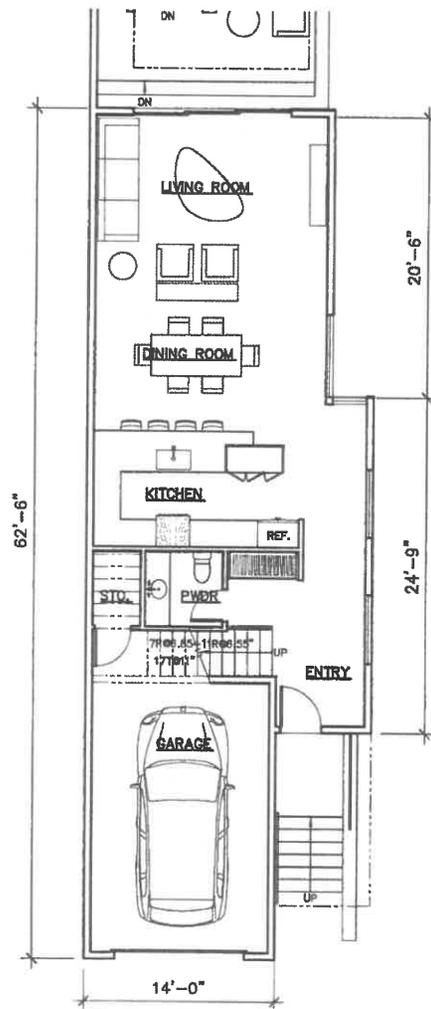
*Belvedere, California*



*June 7, 2021*



Architects  
200 Powell Street  
San Francisco, CA 94102  
Phone 415.774.2100  
Fax 415.398.9100



LOWER LEVEL	807 SF
UPPER LEVEL	772 SF
TOTAL LIVING	1579 SF
GARAGE	226 SF

Main Level Floor Plan 2 Bedroom Duplex 'Unit B' for Bldg1 Upper Level Floor Plan

Scale: 1/8"=1'-0"

# MALLARD POINTE

Belvedere, California



June 8, 2021

