

**NOTICE OF MARIN COUNTY BOARD OF SUPERVISORS HEARING  
SETTING ASIDE RESOLUTIONS 2020-110 AND 2020-111  
AND RE-APPROVING THE DIPSEA RANCH (WEISSMAN) LAND DIVISION (TENTATIVE  
MAP) AND MITIGATED NEGATIVE DECLARATION AMENDMENT**  
Project ID P3546

NOTICE IS HEREBY GIVEN that the Marin County Board of Supervisors will consider setting aside the previous Dipsea Ranch (Weissman) project Resolution Nos. 2020-110 and 2020-111; adopting an amendment to the Mitigated Negative Declaration Amendment and rendering a new decision on the project. The Board of Supervisors hearing is scheduled on **Tuesday, August 23, 2022**. The property is located at 455 Panoramic Hwy, Mill Valley, further identified as Assessor's Parcel 046-161-11.

Previously, the applicant and property owner, Daniel Weissman, submitted a proposal to subdivide an existing 8.29-acre property currently developed with one single-family residence and detached accessory structures into three single-family residential lots with proposed building envelopes on each lot. The new residential lots would range in size as follows:

Proposed Lot Number	Proposed Lot Area (acres)
1	2.22
2	0.89
3	5.18

The subject property is a roughly boot-shaped lot with the upper northern and lower southeastern property lines located along Panoramic Highway. The applicant proposes to provide access to the existing and new lots via the existing entry driveway at 455 Panoramic Highway located along the upper portion of the site.

On October 6, 2020, the Board of Supervisors voted 4-1 to deny an appeal of the Planning Commission decision to approve the Dipsea Ranch (Weissman) Land Division (Tentative Map) and the Mitigated Negative Declaration, adopt the Mitigated Negative Declaration and approve the project. Subsequent to the Board of Supervisor's decision, two of the appealing parties, the Watershed Alliance of Marin and Friends of Muir Woods Park ("Petitioners"), filed a Petition for Writ of Mandate with the Marin County Superior Court, seeking to set aside the County's adoption of the Mitigated Negative Declaration and approval of the Project. On January 10, 2022, the Court issued a Court Order granting the Petition for Writ of Mandate in part. The Court found that the 2020 initial study/mitigated negative declaration did not satisfy the informational requirements of State California Environmental Quality Act (CEQA) Guidelines Section 15063 with respect to three areas: (1) the description of the Project as it pertains to the location of surplus fill, to the extent left on-site; (2) the current condition of soil stability around the Fire Road; and (3) the location of drainages on the property in relation to stream or wetland conservation areas, any mechanisms to be employed to divert water from these areas as discussed by the consultant at the Board of Supervisors hearing, and associated environmental impacts, if any, from the drainages and diversion of water from those areas. The Court issued a limited writ directing the County to set aside its resolutions adopting the Mitigated Negative Declaration and approving the Project, and to take further action necessary to comply with CEQA and the State CEQA Guidelines, specifically Section 15063.

Therefore, an amendment to the previous Mitigated Negative Declaration of environmental impact has been prepared pursuant to the requirements of CEQA, specifically Section 15063 and is available to review at:

<http://www.marincounty.org/depts/cd/divisions/planning/environmental-review>.

For more information about the application, please visit the Planning Division's project webpage at: [https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/weissman\\_mp\\_p1589\\_mv](https://www.marincounty.org/depts/cd/divisions/planning/projects/tamalpais-valley/weissman_mp_p1589_mv). Project plans and other documents related to the application are available on the project's webpage, where you can subscribe to receive email notifications and updates. Hard copies of all of the application materials, including project plans and any technical reports, are available at the Planning Division's public service counter, which is normally open from 8 AM until 4 PM, Mondays through Thursdays, and 8 AM until 12 PM on Fridays.

For more information about the Board of Supervisors hearing, please visit the Board of Supervisors hearings webpage at: <http://www.marincounty.org/depts/bs/meeting-archive>. The Board of Supervisors hearing on these projects will be held in the Marin County Hearing Chambers (Rooms 228/330, Administration Building), Civic Center, San Rafael, California, where anyone interested in this matter may appear and be heard. In addition, members of the public may attend and participate in this Board hearing online, using Zoom.

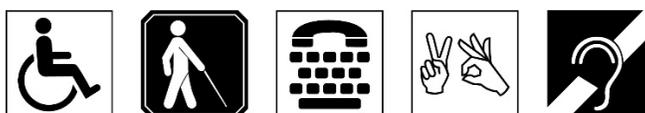
To participate in a Board hearing using Zoom, please visit the Board hearings webpage at: <https://www.marincounty.org/depts/bs/meeting-archive> and follow the instructions provided. You can call (415) 473-7331 if you need more information about the hearing. A staff report will be available on the Board of Supervisors' meeting page at: <https://www.marincounty.org/depts/bs/meeting-archive> on Friday, August 19, 2022.

If you challenge the decision on this application in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community Development Agency, Planning Division during or prior to the public hearing. (Government Code Section 65009(b)(2).)

August 5, 2022

*Tammy Taylor*

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Senior Planner



All public meetings and events sponsored or conducted by the County of Marin are held in accessible sites. Requests for accommodations may be made by calling (415) 473-4381 (Voice) 473-3232 (TDD/TTY) or by e-mail at [disabilityaccess@marincounty.org](mailto:disabilityaccess@marincounty.org) at least four work days in advance of the event. Copies of documents are available in alternative formats, upon request.