

San Domenico School and the Sleepy Hollow Homes Association:
Joint Application for Precise Development Plan

San Domenico School and the Sleepy Hollow Homes Association (SHHA) are pleased to jointly present an application to the County of Marin for a Precise Development Plan that amends the traffic management standards currently applicable to San Domenico School.

This application is the result of years of discussion, collaboration, and negotiation, between San Domenico and the SHHA.

San Domenico's currently operative Master Plan states:

"Any of the traffic standards contained in the Transportation Management Plan may be modified based on a joint petition from the school and the Sleepy Hollow Homes Association and without an amendment to the Master Plan provided a Precise Development Plan is approved by the Planning Commission at a public hearing."

There are four categories of changes sought by this application:

1. Trip Limits
2. Exceptions
3. Consequences
4. Audit Frequency

The changes sought for each of these categories is set forth below.

I. CHANGES TO TRIP LIMITS:

This proposal seeks to remove 6 of the 13 currently existing standards, to add one new standard, and to amend the standards that remain. The changes are shown in strikethrough and underline below.

1. From 7:45am to 8:45am on weekdays, SD cannot exceed an average of ~~366~~ 373 total trips
2. From 7:45am to 8:45am on weekdays, SD cannot exceed an average of ~~130~~ 137 outbound trips
- ~~3. From 7:45am to 8:45am, SD cannot exceed 461 maximum trips~~
- ~~4. From 7:45am to 8:45am, SD cannot exceed 164 maximum outbound trips~~
5. From 3:00pm to 4:00pm on weekdays, SD cannot exceed an average of ~~321~~ 350 total trips

- ~~6. From 5:00pm to 6:00pm, SD cannot exceed an average of 113 trips~~
- ~~7. From 5:00pm to 6:00pm, SD cannot exceed an average of 71 outbound trips~~
- ~~8. From 5:00pm to 6:00pm, SD cannot exceed 142 maximum trips~~
- ~~9. From 5:00pm to 6:00pm, SD cannot exceed 89 maximum outbound trips~~
- 10. Total daily weekday trips cannot exceed an average of ~~1,476~~ 1626 trips
- 11. On Saturdays during the school year, SD cannot exceed ~~895~~ 985 total trips
- 12. On Sundays and Holidays during the school year, SD cannot exceed ~~600~~ 660 total trips
- 13. During the summer, the total daily and weekend traffic during summer shall not exceed 410 trips per day and 780 trips per day during the school's five-week summer program; however, the total daily traffic during the weekend shall not exceed 610 trips in conjunction with 4 special summer weekend events.

One new trip limit:

- From 5:00 PM to 6:00pm, SD cannot exceed an average of 100 inbound trips

II. CHANGES TO EVENT EXCEPTIONS

EVENT EXCEPTIONS		
Time Period	Current Limit	New Limit
Weekday School Year	17, day or evening; <ul style="list-style-type: none"> • 10 events with 200 additional trips • 1 event with 250 additional trips • 6 events with 300 additional trips 	20, up to 17 day or evening; 3 new are day only and not more than 300 trips each

Weekend		
Total	14, day or evening	18, 4 new are day only. Up to 6 may be summer weekend days.
School Year	--10, day or evening <ul style="list-style-type: none"> • 1 event with 500 trips • 1 event with 450 trips • 1 event with 400 trips • 1 event with 300 trips • 4 event with 250 trips • 1 event with 200 trips • 1 event with 150 trips 	-- 12, up to 10 day or evening; 2 new are day only and not more than 450 trips each
Summer	-- 4, day or evening	-- 6, up to 4 day or evening; 2 new are day only; 3 of these are 450 trips and 3 are 500 trips
Additional Exceptions by agreement of SHHA and the School from time to time	N/A	Upon 30 days advance written notice to the County, San Domenico School and the SHHA may mutually agree upon additional event exceptions and/or adjustments to the trip limits contained in this permit so long as the amount of increased trips in said exceptions or adjustments do not exceed 400 trips in either the AM or PM peak periods. **

** The 400 trip limit for additional exceptions ensures that no relevant intersection operates below the County’s threshold for level of service.

III. CHANGES TO CONSEQUENCES

The currently applicable consequences shall be deleted in their entirety and replaced with the following:

1. A cure period after the first violation of a limit in any one of standards, with no penalty except to retest at the School’s expense within 60 days.

2. Penalties for second, third, and fourth violations in a rolling 24 month period: \$15,000 second, \$35,000 third and fourth. Cure and retest each time.
3. Penalties for a fifth violation in a rolling 24 month period, \$50,000 and elimination of 2 event exceptions.
4. Enrollment rollbacks in the amounts set forth in the original TMP after the sixth violation of any standard within a rolling 24 month period. Cure and retest to remove rollback.
5. No penalty is triggered unless the violation is 4% or more of the standard.
6. Penalty dollar amounts to be adjusted annually by CPI.

IV. AUDIT FREQUENCY

The frequency of independent audits of the school shall be reduced from 3 to 2.

V. CEQA

This project is exempt from environmental review pursuant to CEQA Guideline 15314, which exempts school projects that do not increase student capacity by more than 25% or ten classrooms, whichever is less. This project does not increase enrollment nor add classrooms, and is therefore exempt.

VI. CONCLUSION

In light of the effort and compromise that has gone into making this application, the County is requested to approve it as-submitted. Thank you.