



TOWN OF FAIRFAX

STAFF REPORT

October 10, 2018

TO: Mayor and Town Council

FROM: Ben Berto, Director, Planning and Building Services

SUBJECT: Adopt a Resolution approving final Parcel Map, subject to conditions, for Victory Village, 2626 Sir Francis Drake Boulevard

RECOMMENDATION

- 1) Adopt a resolution approving the final Parcel Map, subject to conditions, for Victory Village.
- 2) Authorize the Town Manager to approve the Covenants, Conditions, and Restrictions (CC&R's) for the project per the conditions of approval.

BACKGROUND

The Town Council approved the General Plan Amendment, Tentative Map, Density Bonus, Design Review Permit, Traffic Impact Permit, Excavation Permit, and Mitigated Negative Declaration and Mitigation Monitoring Program for the Victory Village 54-unit affordable senior housing development on May 3, 2017. Resources for Community Development (RCD), the non-profit developer, recently secured its tax credit financing from the state. The tax credit financing requires RCD to begin construction in December 2018. RCD and Town staff have been working intensively since that time to complete the necessary work to enable RCD to pull building permits in December 2018.

DISCUSSION

The Victory Village project team has been working collaboratively with Town Staff, various other public agencies (including Ross Valley Fire Department, Ross Valley Sanitary District, Marin Municipal Water District, and others) to address all of the requirements set forth in the project's Conditions of Approval and the mitigations set forth in the Mitigation Monitoring Program pursuant to the California Environmental Quality Act.

While the Council approved the tentative parcel map for the project, Town code requires the Council to approve the final Parcel Map for the project. As reported in May 2017, a parcel map was necessary to subdivide the existing 20-acre site into three parcels, one consisting of 2 acres and two parcels of 9 acres each.

At that time, RCD was hopeful it would be able to secure additional grant funding to allow RCD to donate the two 9-acre parcels to the Town. However, due to significant increases in construction costs and less than anticipated award of state and federal tax credits, RCD

**SPECIAL MEETING
AGENDA ITEM # 1**

needs to sell the two parcels to fund the project. In-lieu of a donation, staff worked with RCD to secure a 20-foot wide public access easement which leads to a 150-foot wide public access easement along the northern ridgeline of the property. The total acreage for the public access easement area, extending over the 3 parcels, is approximately 4.8 acres. The final Parcel Map substantially conforms to the tentative map. The primary difference between the tentative map and final Parcel Map is the final map's addition of detailed language reflecting the various public easements, including the new public access easement.

In the resolution, the Town accepts the offer of dedication for the Emergency Vehicle Access Easement, the Open Space Easement, the Public Access Easement, the Pedestrian Access Easement and the Public Utility Easements, subject to improvements. However, the Town will not be accepting the irrevocable offer of dedication for the Right-of-Way Easement for the onsite road at this time. In the event the newly created, adjacent two parcels are donated to the Town, the Town could consider accepting the easement to allow the public to access the two parcels using the onsite the road at that time.

The Town Engineer has reviewed the final Parcel Map and, as noted above, has determined the map is in substantial conformance with the Town Subdivision Ordinance, State Subdivision Map Act, and project conditions of approval. The final Parcel Map is subject to the execution of a Subdivision Improvement Agreement (SIA), including the provision of bonds to secure completion of the public improvements required under the parcel map. The applicant is in the process of securing the bonding for the SIA. The Council granted the Town Manager authority to sign the SIA with the project approvals in May 2017.

The Conditions, Covenants, and Restrictions (CC&R's) govern the on-going maintenance of the public improvements and the debris walls located on the hillside. The CC&R's will be recorded against the properties.

Staff would like to thank all of the many people who have lent their support, creativity, and consensus-building talents towards making this important project for Fairfax and the County of Marin a soon-to-be reality.

ATTACHMENT

Resolution with Parcel Map attached

RESOLUTION 18-__

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FAIRFAX
APPROVING THE FINAL PARCEL MAP, SUBJECT TO CONDITIONS, FOR THE
VICTORY VILLAGE SENIOR HOUSING PROJECT (2626 SIR FRANCIS DRAKE
BOULEVARD)**

WHEREAS, on April 25, 2016, Resources for Community Development (“Applicant”) submitted an application to the Town seeking approval to subdivide a 20-acre site at 2626 Sir Francis Drake Boulevard (the “Site”) and develop an affordable senior housing project on two of those acres (collectively, the “Project”); and

WHEREAS, the Project would subdivide the 20-acres into three parcels, consisting of a single 2-acre parcel, and two 9-acre parcels. While the two 9-acre parcels are not proposed to be developed at this time, the Applicant seeks approval to redevelop the 2-acre site with a 54-unit affordable senior housing project (53 resident units plus one manager’s unit); and

WHEREAS, the Project requires a parcel map; and

WHEREAS, on April 20, 2017, the Planning Commission held a duly noticed public hearing to receive public input on and consider the Project, including the parcel map; and

WHEREAS, by adoption of Resolution No. 17-13, the Planning Commission recommended the Town Council approve the parcel map; and

WHEREAS, by adoption of Resolution 17-09 on May 3, 2017, the Town Council, as the decision-making body for the Project, approved and adopted a Final MND and Initial Study and Mitigation Monitoring Program for the Project (which specifically contemplated the approval of a parcel map, design review, density bonus, traffic impact permit, and excavation permit) which were completed in compliance with CEQA and the State CEQA Guidelines. The Final MND and Initial Study and Mitigation and Monitoring Program for the Project fully analyzed any environmental impacts of Resolution 17-09; and

WHEREAS, on May 3, 2017, the Town Council adopted Resolution No. 17-11 approving Parcel Map No. 17-21 for the Project (Victory Village senior housing project); and

WHEREAS, the Town Council must approve the final Parcel Map; and

WHEREAS, the final Parcel Map for the project has been submitted for review to the Town and has been found to be in substantial conformance with the approved Tentative Map, the Town’s Municipal Code, and the Subdivision Map Act;

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Fairfax as follows:

SECTION 1. Recitals. The recitals above are hereby incorporated by reference as a substantive component of this Resolution.

SECTION 2. Dedication. The Town Council accepts the offer of dedication for the Emergency Vehicle Access Easement, the Open Space Easement, the Public Access Easement, the Pedestrian Access Easement and the Public Utility Easements, subject to improvements, and hereby rejects the irrevocable offer of dedication for the Right-of-Way Easement for the onsite road at this time.

SECTION 3. Parcel Map. The Town Council hereby approves the Parcel Map attached hereto and incorporated herein as Exhibit A, subject to the Town Manager's acceptance and execution of a Subdivision Improvement Agreement and associated guarantees of performance in accordance with the Subdivision Map Act, including without limitation, Government Code section 66462 and is hereby made a condition precedent to the effectiveness and recordation of the Final Parcel Map in accordance with Government Code section 66462

SECTION 4. Authority. The Town Engineer is authorized to make minor edits or revisions as may be needed to the Parcel Map prior to signature, subject to review by the Town Manager.

The foregoing Resolution was duly passed and adopted at a regular meeting of the Town Council of the Town of Fairfax held in said Town on the 10th day of October 2018, by the following vote, to wit:

AYES:
NOES:
ABSENT:

PETER LACQUES, Mayor

Attest:

Michele Gardner, Town Clerk

Exhibit A – Parcel Map

OWNER'S STATEMENT

I HEREBY STATE THAT I AM THE SOLE OWNER OF AND HAVE THE RIGHT, TITLE, AND INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION BOUNDARY SHOWN UPON THIS MAP, AND AM THE ONLY PERSON WHOSE CONSENT IS NECESSARY TO PASS CLEAR TITLE TO SAID PROPERTY, AND I CONSENT TO THE MAKING AND FILING OF SAID MAP OF THE SUBDIVISION SHOWN WITHIN THE BORDER LINES, AND HEREBY IRREVOCABLY DEDICATE, TO THE TOWN OF FAIRFAX, FOR PUBLIC USE, THE EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.), OPEN SPACE EASEMENT (O.S.E.), PUBLIC ACCESS EASEMENT (P.A.E.), PUBLIC PEDESTRIAN ACCESS EASEMENT (P.P.A.E.), PUBLIC UTILITY EASEMENTS (P.U.E.) AND RIGHT OF WAY EASEMENT (R.O.W.) AS SHOWN HEREON.

OWNER: _____ DATE: _____

CHRIST LUTHERAN CHURCH OF FAIRFAX, CALIFORNIA,
FORMERLY KNOWN AS CHRIST THE VICTOR LUTHERAN CHURCH,
A CALIFORNIA NON PROFIT CORPORATION

A notary or other public officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

NOTARY PUBLIC CERTIFICATE

STATE OF CALIFORNIA
COUNTY OF SONOMA

ON, _____, 2018, BEFORE ME, _____, NOTARY PUBLIC,
PERSONALLY APPEARED _____

WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/HEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

SIGNATURE _____

MY COMMISSION EXPIRES: _____
NOTARY COMMISSION NO. _____

PUBLIC UTILITY EASEMENT STATEMENT

PUBLIC UTILITY EASEMENT (P.U.E.) AS SHOWN ON THIS MAP, UNLESS NOTED OTHERWISE, IS A NON-EXCLUSIVE EASEMENT TO CONSTRUCT, INSTALL, INSPECT, MAINTAIN, REPLACE, REMOVE AND USE FACILITIES OF THE TYPE HEREINAFTER SPECIFIED INCLUDING BUT NOT NECESSARILY LIMITED TO THE FOLLOWING:

TRANSMISSION AND DISTRIBUTION FACILITIES SUCH AS ELECTRICAL, TELEPHONE AND OTHER COMMUNICATIONS, CABLE TELEVISION, GAS, WATER, SEWER, STORM DRAINAGE PIPES AND SURFACE FLOWS, RECYCLED WATER, AND FIRE ALARM SYSTEM.

PUBLIC PEDESTRIAN ACCESS EASEMENT STATEMENT

PUBLIC PEDESTRIAN ACCESS EASEMENT (P.P.A.E.) AS SHOWN ON THIS MAP IS AN EASEMENT FOR PUBLIC ACCESS RESTRICTED TO PERSONS ON FOOT.

RECORD TITLE INTEREST NOTE

SIGNATURES OF OWNERS OF THE FOLLOWING INTERESTS HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 664.36 OF THE SUBDIVISION MAP ACT; THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SUCH SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY:

NAME	RECORDED	NATURE OF INTEREST
FREIDA SMITH	1435 OR 583	ROADWAY, UTILITY AND INCIDENTAL PURPOSES
AMERICAN LUTHERAN CHURCH	1592 OR 241	ROADWAY, UTILITY AND INCIDENTAL PURPOSES
EVANGELICAL LUTHERAN CHURCH	1592 OR 244	ROADWAY, UTILITY AND INCIDENTAL PURPOSES

NORTH AMERICAN TITLE COMPANY, ORDER NO. 1402100

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF CHRIST LUTHERAN CHURCH OF FAIRFAX IN JULY OF 2018.
I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND MONUMENTS SHOWN HEREON WILL BE SET WITHIN ONE YEAR FROM THE DATE OF FILING OF THIS MAP AND THAT SAID MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: _____ SIGNED: _____
JONATHAN R. OLIN, P.L.S. 7590



TOWN ENGINEER'S STATEMENT

I, _____ TOWN ENGINEER, IN AND FOR THE TOWN OF FAIRFAX, STATE OF CALIFORNIA, HAVE EXAMINED THIS PARCEL MAP THAT THE LAND DIVISION AS SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARS ON THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, AND THAT ALL PROVISIONS OF CHAPTER 2 OF THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: _____ 2018
RCE
TOWN ENGINEER, TOWN OF FAIRFAX,
STATE OF CALIFORNIA

I, RICHARD A. MOSHER, DO HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF THIS SUBDIVISION ON BEHALF OF THE TOWN OF FAIRFAX AND AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT.

DATED _____, 2018
RICHARD A. MOSHER
RCE 30696
COASTLAND CIVIL ENGINEERING
STATE OF CALIFORNIA

TOWN CLERK'S STATEMENT

THE TOWN COUNCIL OF THE TOWN OF FAIRFAX, STATE OF CALIFORNIA, AT A MEETING HELD ON THE _____ DAY OF _____, 2018, EXAMINED THE PARCEL MAP LANDS OF CHRIST LUTHERAN CHURCH OF FAIRFAX, CALIFORNIA, TOGETHER WITH THE ACCOMPANYING REPORTS THEREON OF THE TOWN ENGINEER AND THE REDEMPTION OFFICER OF THE COUNTY OF MARIN AND THE TOWN COUNCIL BY MOTION PROPERLY MADE, SECONDED, AND DULY PASSED AT THE MEETING AFORESAID APPROVES THIS MAP, AND ON BEHALF OF THE PUBLIC, ACCEPTS SUBJECT TO IMPROVEMENTS, THE EMERGENCY VEHICLE ACCESS EASEMENT (E.V.A.E.), OPEN SPACE EASEMENT (O.S.E.), PUBLIC ACCESS EASEMENT (P.A.E.), PUBLIC PEDESTRIAN ACCESS EASEMENT (P.P.A.E.) AND PUBLIC UTILITY EASEMENTS (P.U.E.) AND REJECTS AT THIS TIME THE RIGHT OF WAY EASEMENT (R.O.W.) AS SHOWN HEREON.

SIGNED THIS _____ DAY OF _____, 2018

MAYOR, TOWN OF FAIRFAX, CALIFORNIA

ATTEST _____
CLERK OF THE TOWN COUNCIL, FAIRFAX, CALIFORNIA

COUNTY TAX COLLECTOR'S CERTIFICATE

I, THE UNDERSIGNED, ON BEHALF OF THE TAX COLLECTOR OF THE COUNTY OF MARIN AND THE CITIES THEREIN, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID TAXES, COUNTY OR CITY, OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE AGAINST THE TRACT OR SUBDIVISION OF LAND SHOWN HEREON OR ANY PART THEREOF.

SIGNED THIS _____ DAY OF _____, 2018
BY: _____ DATE _____
TAX COLLECTOR
COUNTY OF MARIN, STATE OF CALIFORNIA
BY: _____ DATE _____
DEPUTY

COUNTY CLERK'S CERTIFICATE

I, THE UNDERSIGNED, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN, STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT A GOOD AND SUFFICIENT BOND APPROVED BY AND IN THE AMOUNT FIXED BY SAID BOARD OF SUPERVISORS HAS BEEN FILED WITH SAID BOARD AND THAT SAID BOND BY ITS TERMS IS MADE TO INSURE TO THE BENEFIT OF SAID COUNTY OF MARIN AND IS CONDITIONED FOR THE PAYMENT OF ALL TAXES, WHICH MAY BE AT THE TIME OF THE RECORDING OF THIS MAP A LIEN AGAINST THE TRACT OR SUBDIVISION OF LAND SHOWN HEREON OR ANY PART THEREOF, BUT NOT YET PAYABLE.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2018
SIGNED: _____
CLERK OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF MARIN, STATE OF CALIFORNIA

COUNTY RECORDER'S CERTIFICATE

FILED THIS _____ DAY OF 2018, AT _____ M. IN BOOK _____ OF MAPS, AT PAGES _____ IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF MARIN, STATE OF CALIFORNIA, AT THE REQUEST OF THE TOWN OF FAIRFAX.

FEE \$ _____ SIGNED: _____
COUNTY RECORDER
COUNTY OF MARIN
STATE OF CALIFORNIA

DOCUMENT NO. _____ BY: _____

GEOTECHNICAL REPORT STATEMENT

A GEOTECHNICAL REPORT PERTAINING TO THIS SUBDIVISION IS ON FILE AT THE TOWN OF FAIRFAX DEPARTMENT OF PLANNING AND BUILDING SERVICES.
REPORT BY: HERZOG GEOTECHNICAL CONSULTING ENGINEERS, PROJECT NO. 2909-01-12, DATED JUNE 5, 2017 AND ADDENDUM DATED APRIL 26, 2018

**CERTIFICATE SHEET
PARCEL MAP
LANDS OF
CHRIST LUTHERAN CHURCH
OF FAIRFAX, CALIFORNIA**

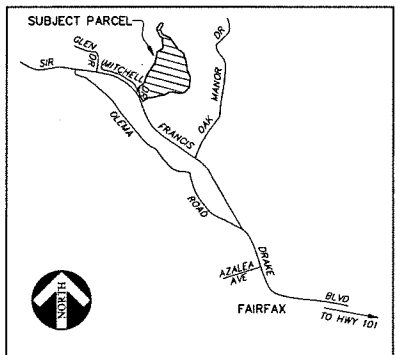
TOWN OF FAIRFAX COUNTY OF MARIN
STATE OF CALIFORNIA

3 LOTS 20.02 ACRES
BEING A SUBDIVISION OF THE LANDS OF CHRIST LUTHERAN CHURCH OF FAIRFAX CALIFORNIA, FORMERLY KNOWN AS CHRIST THE VICTOR LUTHERAN CHURCH, A CALIFORNIA NON PROFIT CORPORATION AS DESCRIBED BY DEED RECORDED IN BOOK 1592 OF OFFICIAL RECORDS, PAGE 241, MARIN COUNTY RECORDS, LYING ENTIRELY WITHIN THE TOWN OF FAIRFAX, COUNTY OF MARIN, STATE OF CALIFORNIA.



CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

OCTOBER 2018 SHEET 1 OF 6 SHEETS
A.P.N. 174-070-17 JOB NO. 2016004-00



CANON VILLAGE HOMEOWNERS ASSOCIATION
15 MAPS 89
PARCEL C
APN 174-070-57

LANDS OF CHRIST LUTHERAN CHURCH OF FAIRFAX, CALIFORNIA
1582 OR 241
APN 174-070-17

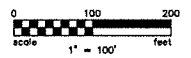
SCHWARTZ
DN 2015-0013357
APN 174-070-71

LEGEND

---	SUBDIVISION BOUNDARY
---	LOT LINE
---	RECORD REFERENCED LOT LINE
---	PROPOSED EASEMENT
---	EXISTING EASEMENT
---	CENTERLINE
○	SET 1/2" IRON PIPE PLS 7590
⊙	SET 4" MAG SPIKE WITH 2" WASHER PLS 7590
⊙	FOUND WELL MONUMENT AS NOTED
●	FOUND 3/4" IRON PIPE LS 3770 UNLESS NOTED OTHERWISE
()	EASEMENT STATEMENT ON SHEET 1
C	CALCULATED PER DEED OR MAP
FND	FOUND
IFD	IN FAVOR OF
M	MEASURED
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
O.S.E.	OPEN SPACE EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
P.P.A.E.	PUBLIC PEDESTRIAN ACCESS EASEMENT (SEE PUBLIC PEDESTRIAN ACCESS EASEMENT STATEMENT ON SHEET 1)
P.U.E.	PUBLIC UTILITY EASEMENT (SEE PUBLIC UTILITY EASEMENT STATEMENT ON SHEET 1)
R.O.W.	RIGHT OF WAY EASEMENT
S.D.E.	STORM DRAIN EASEMENT
S.L.E.	STREET LIGHT EASEMENT
S.N.F.	SEARCHED NOT FOUND

NOTES
ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
ALL TIES ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED
SEE SHEET 6 FOR LOCAL AGENCY INFORMATION

BASIS OF BEARINGS
BEING N57°17'06"W BETWEEN FOUND WELL MONUMENTS WITH 3/4" IRON PIPES MARKING THE CENTERLINE OF MITCHELL DRIVE, CALCULATED PER R1 AND AS SHOWN HEREON.



**BOUNDARY SHEET
PARCEL MAP
LANDS OF
CHRIST LUTHERAN CHURCH
OF FAIRFAX, CALIFORNIA**

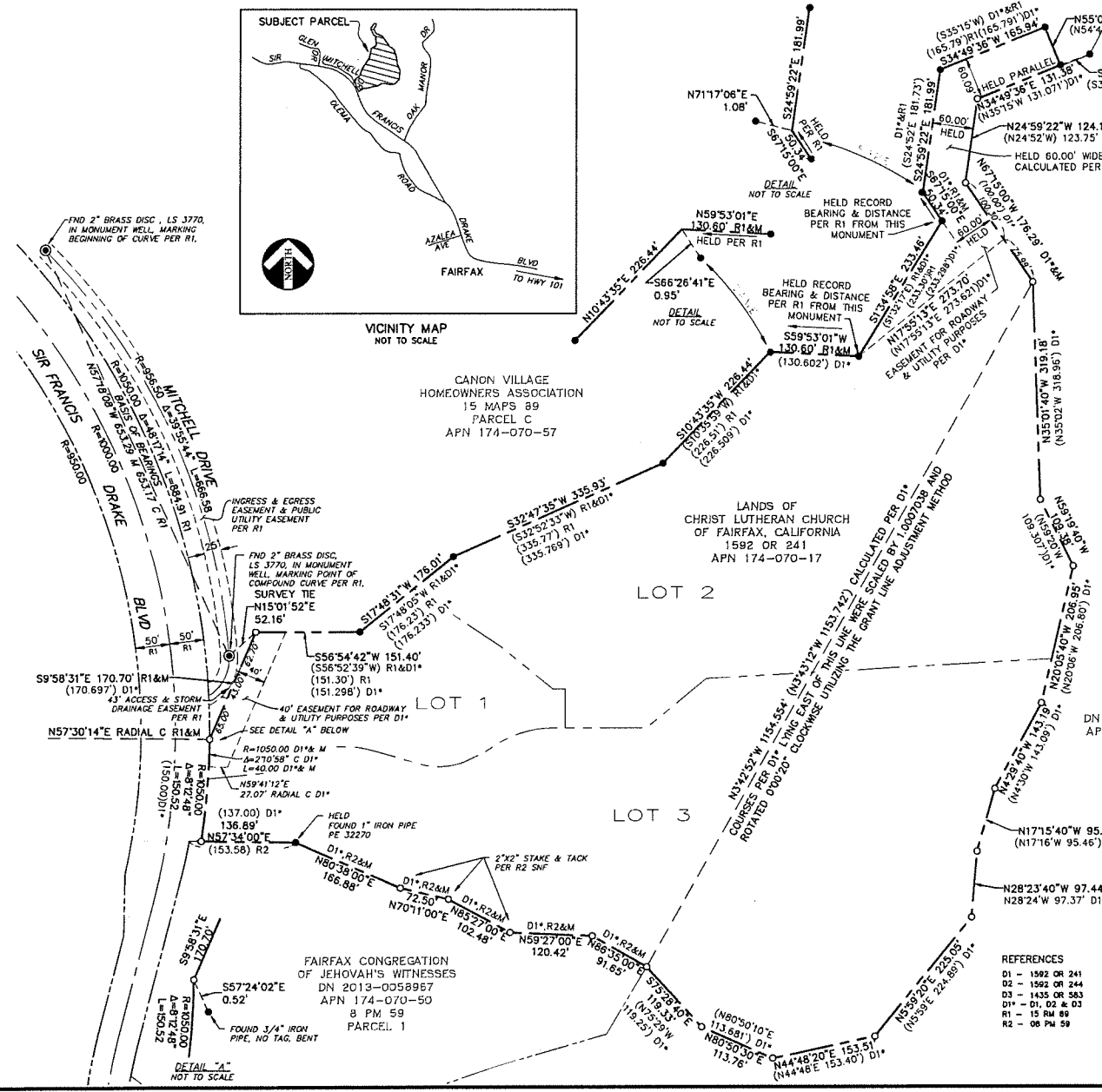
TOWN OF FAIRFAX COUNTY OF MARIN
STATE OF CALIFORNIA

3 LOTS 20.02 ACRES
BEING A SUBDIVISION OF THE LANDS OF CHRIST LUTHERAN CHURCH OF FAIRFAX CALIFORNIA, FORMERLY KNOWN AS CHRIST THE VICTOR LUTHERAN CHURCH, A CALIFORNIA NON PROFIT CORPORATION AS DESCRIBED BY DEED RECORDED IN BOOK 1592 OF OFFICIAL RECORDS, PAGE 241, MARIN COUNTY RECORDS, LYING ENTIRELY WITHIN THE TOWN OF FAIRFAX, COUNTY OF MARIN, STATE OF CALIFORNIA.

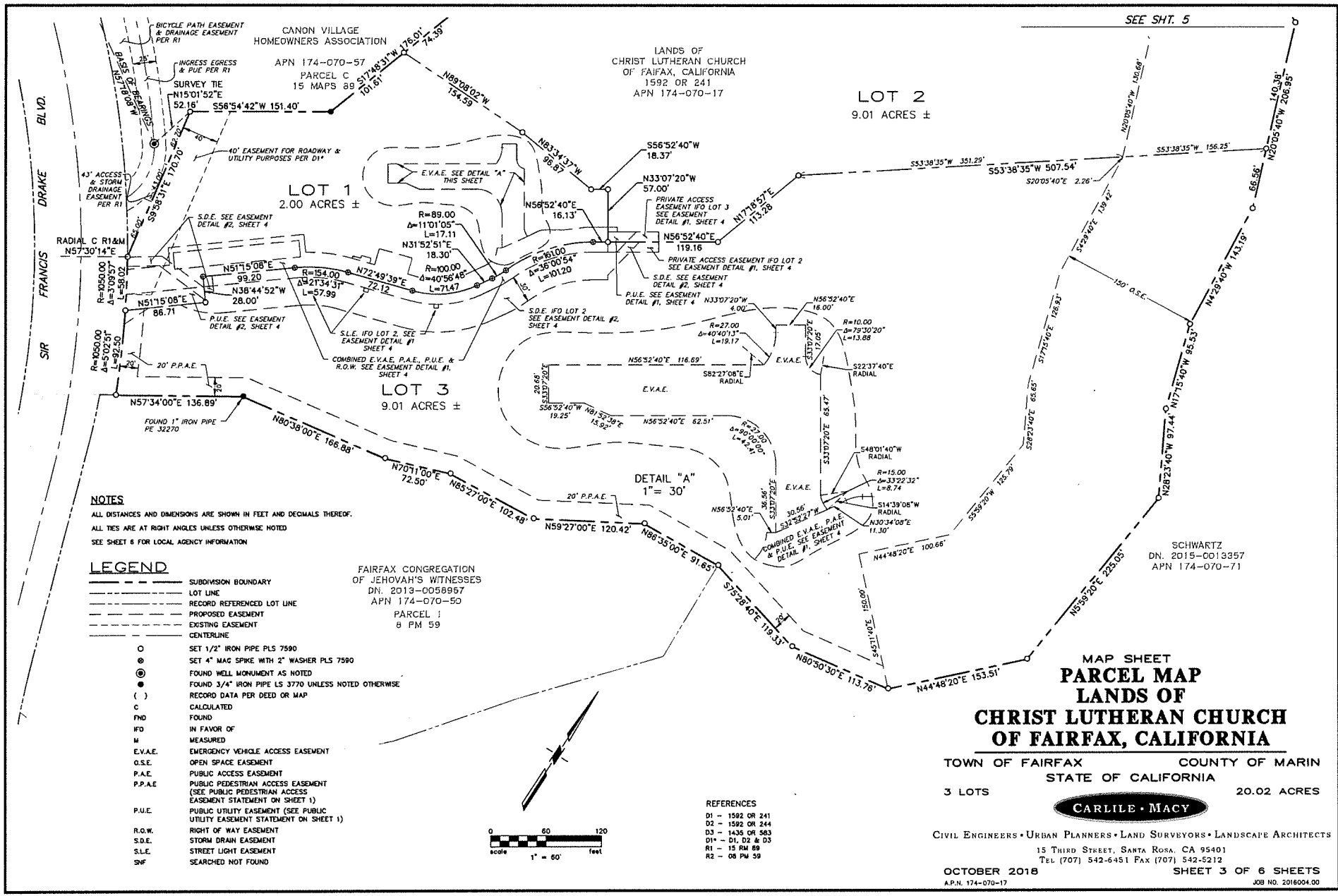


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OCTOBER 2018 SHEET 2 OF 6 SHEETS
A.P.N. 174-070-17 JOB NO. 2016004-00



- REFERENCES**
- D1 - 1592 OR 241
 - D2 - 1592 OR 244
 - D3 - 1435 OR 563
 - D4 - 01-02 & 03
 - R1 - 15 04 69
 - R2 - 08 PM 59

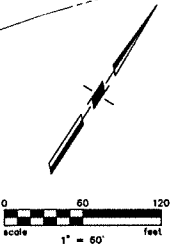


NOTES
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 ALL TIES ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.
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LEGEND

---	SUBDIVISION BOUNDARY
---	LOT LINE
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---	EXISTING EASEMENT
---	CENTERLINE
○	SET 1/2" IRON PIPE PLS 7590
⊙	SET 4" MAG SPIKE WITH 2" WASHER PLS 7590
⊙	FOUND WELL MONUMENT AS NOTED
●	FOUND 3/4" IRON PIPE LS 3770 UNLESS NOTED OTHERWISE
()	RECORD DATA PER DEED OR MAP
C	CALCULATED
FND	FOUND
IFO	IN FAVOR OF
M	MEASURED
E.V.A.E.	EMERGENCY VEHICLE ACCESS EASEMENT
O.S.E.	OPEN SPACE EASEMENT
P.A.E.	PUBLIC ACCESS EASEMENT
P.P.A.E.	PUBLIC PEDESTRIAN ACCESS EASEMENT (SEE PUBLIC PEDESTRIAN ACCESS EASEMENT STATEMENT ON SHEET 1)
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R.O.W.	RIGHT OF WAY EASEMENT
S.D.E.	STORM DRAIN EASEMENT
S.L.E.	STREET LIGHT EASEMENT
SNF	SEARCHED NOT FOUND

FAIRFAX CONGREGATION
 OF JEHOVAH'S WITNESSES
 DN. 2013-0058867
 APN 174-070-50
 PARCEL 1
 8 PM 59



REFERENCES

D1	- 1992 OR 241
D2	- 1992 OR 244
D3	- 1435 OR 583
D1*	- D1, D2 & D3
R1	- 15 PM 69
R2	- 08 PM 59

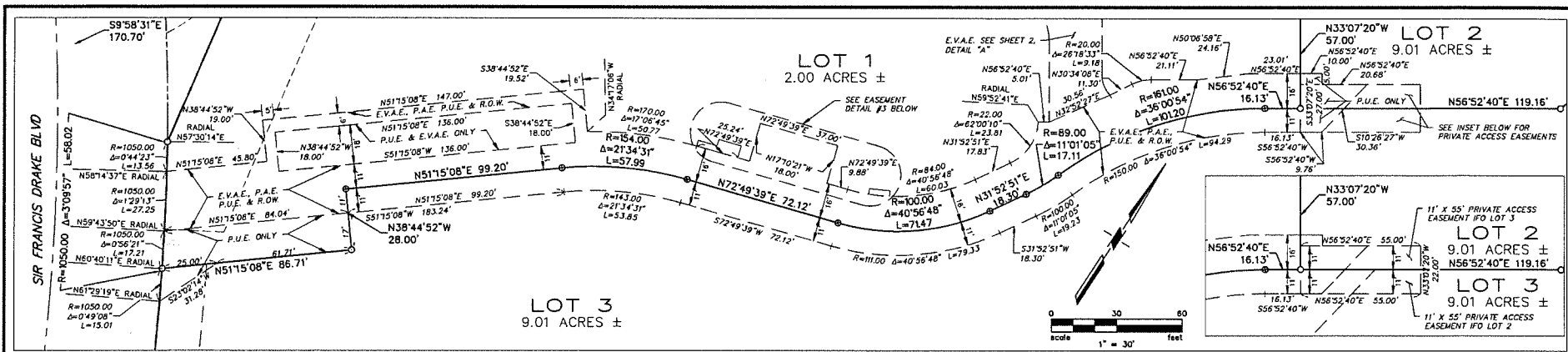
MAP SHEET
PARCEL MAP
LANDS OF
CHRIST LUTHERAN CHURCH
OF FAIRFAX, CALIFORNIA

TOWN OF FAIRFAX COUNTY OF MARIN
 STATE OF CALIFORNIA
 3 LOTS 20.02 ACRES

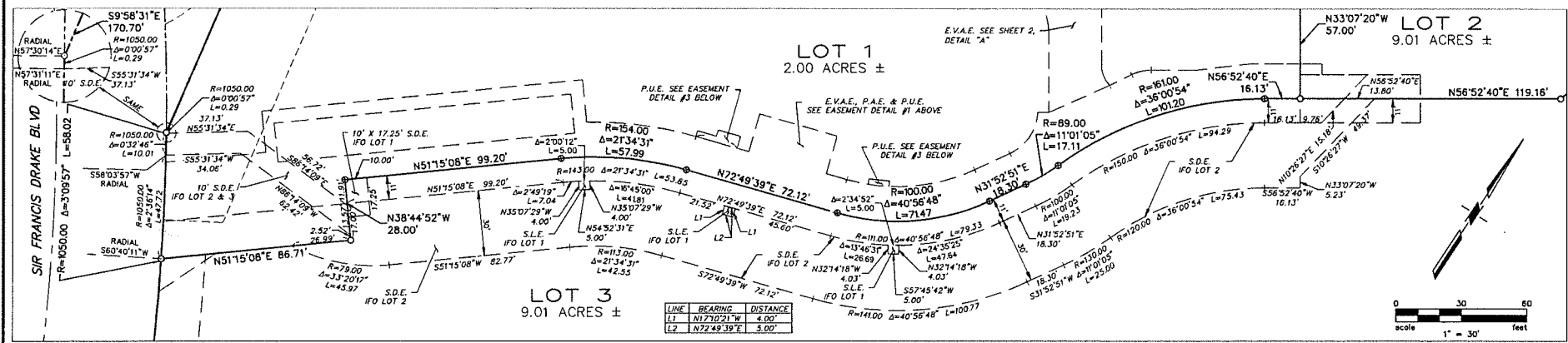
CARLILE · MACY

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 15 THIRD STREET, SANTA ROSA, CA 95401
 TEL (707) 542-6451 FAX (707) 542-5212

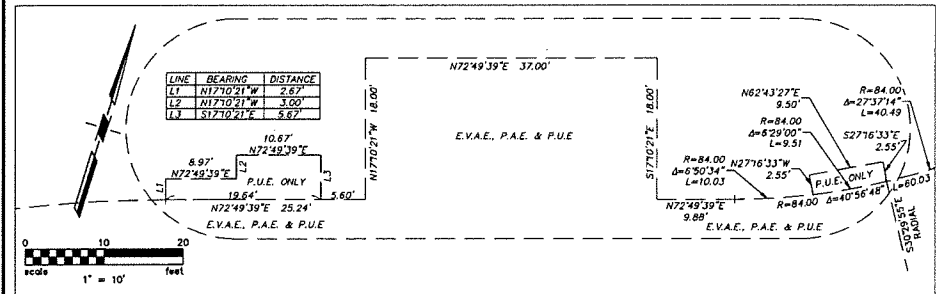
OCTOBER 2018 SHEET 3 OF 6 SHEETS
 A.P.N. 174-070-17 JOB NO. 2016004.00



EASEMENT DETAIL #1 COMBINED E.V.A.E., P.A.E., P.U.E. & R.O.W., PRIVATE ACCESS EASEMENTS AND P.U.E. ONLY



EASEMENT DETAIL #2 S.D.E. & S.L.E.



EASEMENT DETAIL #3 P.U.E. ONLY (SEE EASEMENT DETAIL #1 ABOVE)

- LEGEND**
- SUBDIVISION BOUNDARY
 - LOT LINE
 - RECORD REFERENCED LOT LINE
 - - - - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - CENTERLINE
 - SET 1/2" IRON PIPE PLS 7590
 - ⊙ SET 4" MAG SPIKE WITH 2" WASHER PLS 7590
 - IFO IN FAVOR OF
 - E.V.A.E. EMERGENCY VEHICLE ACCESS EASEMENT
 - P.A.E. PUBLIC ACCESS EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT (SEE PUBLIC UTILITY EASEMENT STATEMENT ON SHEET 1)
 - R.O.W. RIGHT OF WAY EASEMENT
 - S.D.E. STORM DRAIN EASEMENT
 - S.L.E. STREET LIGHT EASEMENT

MAP SHEET
PARCEL MAP
LANDS OF
CHRIST LUTHERAN CHURCH
OF FAIRFAX, CALIFORNIA

TOWN OF FAIRFAX COUNTY OF MARIN
 STATE OF CALIFORNIA

3 LOTS 20.02 ACRES

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OCTOBER 2018 SHEET 4 OF 6 SHEETS
 A.P.N. 174A-070-17 JOB NO. 2016004.00

CANON VILLAGE
HOMEOWNERS ASSOCIATION

APN 174-070-57
PARCEL C
15 MAPS 89

NOTES

ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
ALL TIES ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED
SEE SHEET 6 FOR LOCAL AGENCY INFORMATION

REFERENCES

- D1 - 1592 OR 241
- D2 - 1592 OR 244
- D3 - 1435 OR 583
- D1* - D1, D2 & D3
- R1 - 15 RM 89
- R2 - 08 PM 59

LANDS OF
CHRIST LUTHERAN CHURCH
OF FAIRFAX, CALIFORNIA
1592 OR 241
APN 174-070-17

LOT 2
9.01 ACRES±

LOT 3
9.00 ACRES±

LEGEND

- | | |
|----------|---|
| --- | SUBDIVISION BOUNDARY |
| --- | LOT LINE |
| --- | RECORD REFERENCED LOT LINE |
| --- | PROPOSED EASEMENT |
| --- | EXISTING EASEMENT CENTERLINE |
| ○ | SET 1/2" IRON PIPE PLS 7590 |
| ⊙ | SET 4" MAG SPIKE WITH 2" WASHER PLS 7590 |
| ⊙ | FOUND HELL MONUMENT AS NOTED |
| ⊙ | FOUND 3/4" IRON PIPE LS 3770 UNLESS NOTED OTHERWISE |
| () | RECORD DATA PER DEED OR MAP |
| ○ | CALCULATED |
| ○ | FOUND |
| FD | IN FAVOR OF |
| W | MEASURED |
| E.V.A.E. | EMERGENCY VEHICLE ACCESS EASEMENT |
| O.S.E. | OPEN SPACE EASEMENT |
| P.A.E. | PUBLIC ACCESS EASEMENT |
| P.P.A.E. | PUBLIC PEDESTRIAN ACCESS EASEMENT
(SEE PUBLIC PEDESTRIAN ACCESS EASEMENT STATEMENT ON SHEET 1) |
| P.U.E. | PUBLIC UTILITY EASEMENT (SEE PUBLIC UTILITY EASEMENT STATEMENT ON SHEET 1) |
| R.O.W. | RIGHT OF WAY EASEMENT |
| S.D.E. | STORM DRAIN EASEMENT |
| S.L.E. | STREET LIGHT EASEMENT |
| SNF | SEARCHED NOT FOUND |

SCHWARTZ
DN 2015-0013357
APN 174-070-71

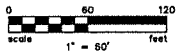
MAP SHEET
PARCEL MAP
LANDS OF
CHRIST LUTHERAN CHURCH
OF FAIRFAX, CALIFORNIA

TOWN OF FAIRFAX COUNTY OF MARIN
STATE OF CALIFORNIA
3 LOTS 20.02 ACRES

CARLILE • MACY

CIVIL ENGINEERS • URBAN PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS
15 THIRD STREET, SANTA ROSA, CA 95401
TEL (707) 542-6451 FAX (707) 542-5212

OCTOBER 2018 SHEET 5 OF 6 SHEETS
A.P.N. 174-070-17 JOB NO. 2016004.00



SEE SHT. 3

TOWN OF FAIRFAX, CALIFORNIA
MUNICIPAL CODE OF ORDINANCES

§ 17.090.080 YARDS.

EXCEPT AS OTHERWISE PERMITTED BY VARIANCE, EACH BUILDING SITE IN THE RM-S ZONE SHALL HAVE YARDS AS FOLLOWS:

- (A) A FRONT AND REAR YARD HAVING A COMBINED DEPTH OF NOT LESS THAN 40 FEET, BUT NEITHER YARD HAVING A DEPTH OF LESS THAN TEN FEET;
- (B) TWO SIDE YARDS HAVING A COMBINED WIDTH OF NOT LESS THAN 25 FEET, BUT NEITHER YARD HAVING A WIDTH OF LESS THAN TEN FEET; AND
- (C) ON ALL CORNER LOTS, ALL STREET FRONTAGE OF ANY CORNER LOT SHALL HAVE A YARD SETBACK OF TEN FEET.

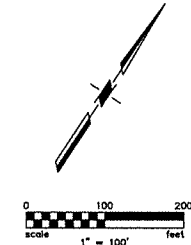
LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- RECORD REFERENCED LOT LINE
- CENTERLINE
- EXISTING EASEMENT LINE
- BUILDING SETBACK LINE (SEE MUNICIPAL CODE 17.090.080 UPPER LEFT THIS SHEET)

REFERENCES

- D1 - 1592 OR 241
- D2 - 1592 OR 244
- D3 - 1435 OR 583
- D1* - D1, D2 & D3
- R1 - 15 RM 89
- R2 - 08 PM 59

SCHWARTZ
DN 2015-0013357
APN 174-070-71



**LOCAL AGENCY REQUIREMENTS
PARCEL MAP
LANDS OF
CHRIST LUTHERAN CHURCH
OF FAIRFAX, CALIFORNIA**

TOWN OF FAIRFAX COUNTY OF MARIN
STATE OF CALIFORNIA

3 LOTS 20.02 ACRES

BEING A SUBDIVISION OF THE LANDS OF CHRIST LUTHERAN CHURCH OF FAIRFAX CALIFORNIA, FORMERLY KNOWN AS CHRIST THE VICTOR LUTHERAN CHURCH, A CALIFORNIA NON PROFIT CORPORATION AS DESCRIBED BY DEED RECORDED IN BOOK 1592 OF OFFICIAL RECORDS, PAGE 241, MARIN COUNTY RECORDS, LYING ENTIRELY WITHIN THE CITY OF FAIRFAX, COUNTY OF MARIN, STATE OF CALIFORNIA.

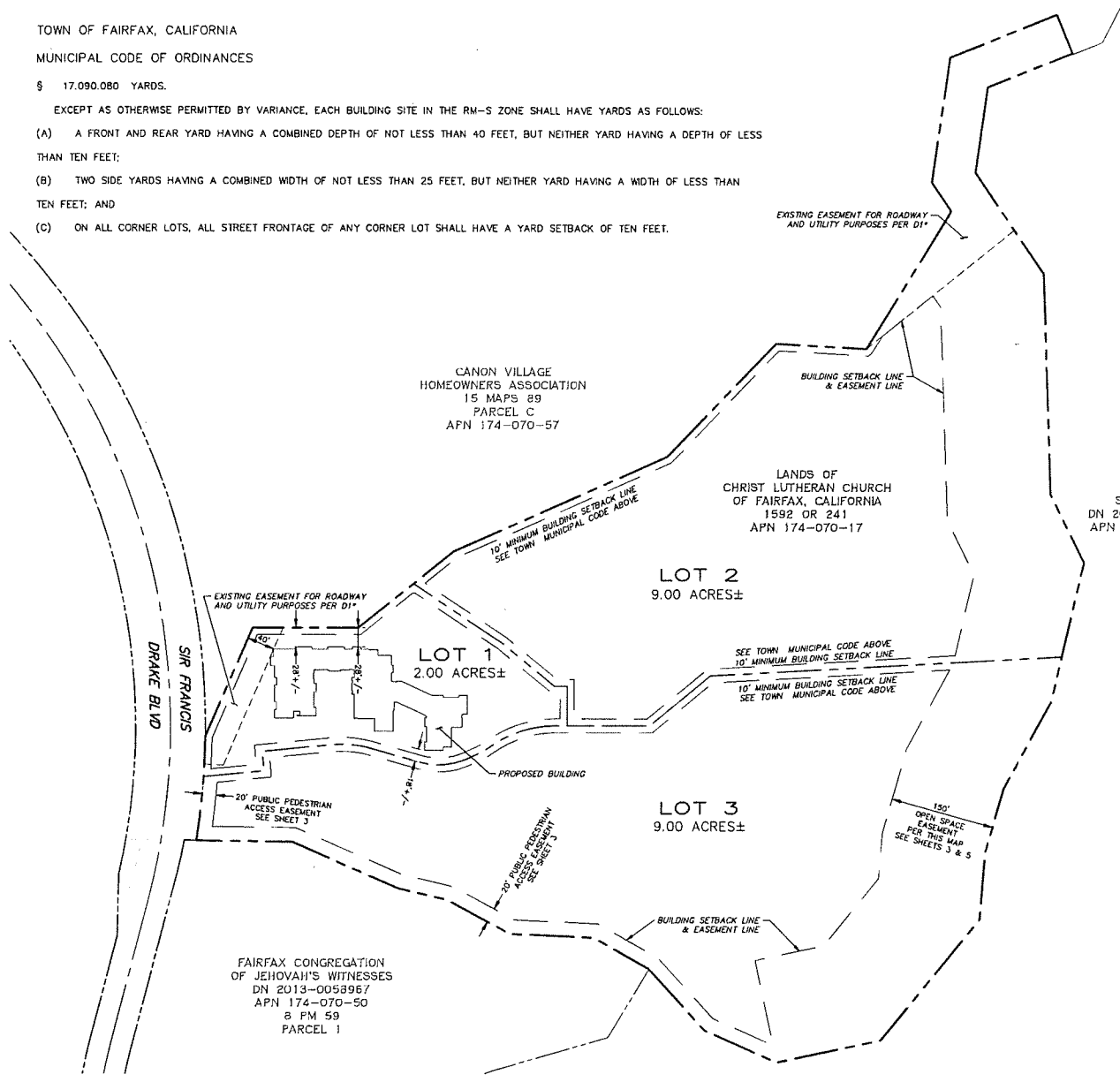
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SHEET 6 OF 6 SHEETS
JOB NO. 2016004.00



CANON VILLAGE
HOMEOWNERS ASSOCIATION
15 MAPS 89
PARCEL C
APN 174-070-57

LANDS OF
CHRIST LUTHERAN CHURCH
OF FAIRFAX, CALIFORNIA
1592 OR 241
APN 174-070-17

LOT 2
9.00 ACRES±

LOT 1
2.00 ACRES±

LOT 3
9.00 ACRES±

FAIRFAX CONGREGATION
OF JEHOVAH'S WITNESSES
DN 2013-0058957
APN 174-070-50
8 PM 59
PARCEL 1