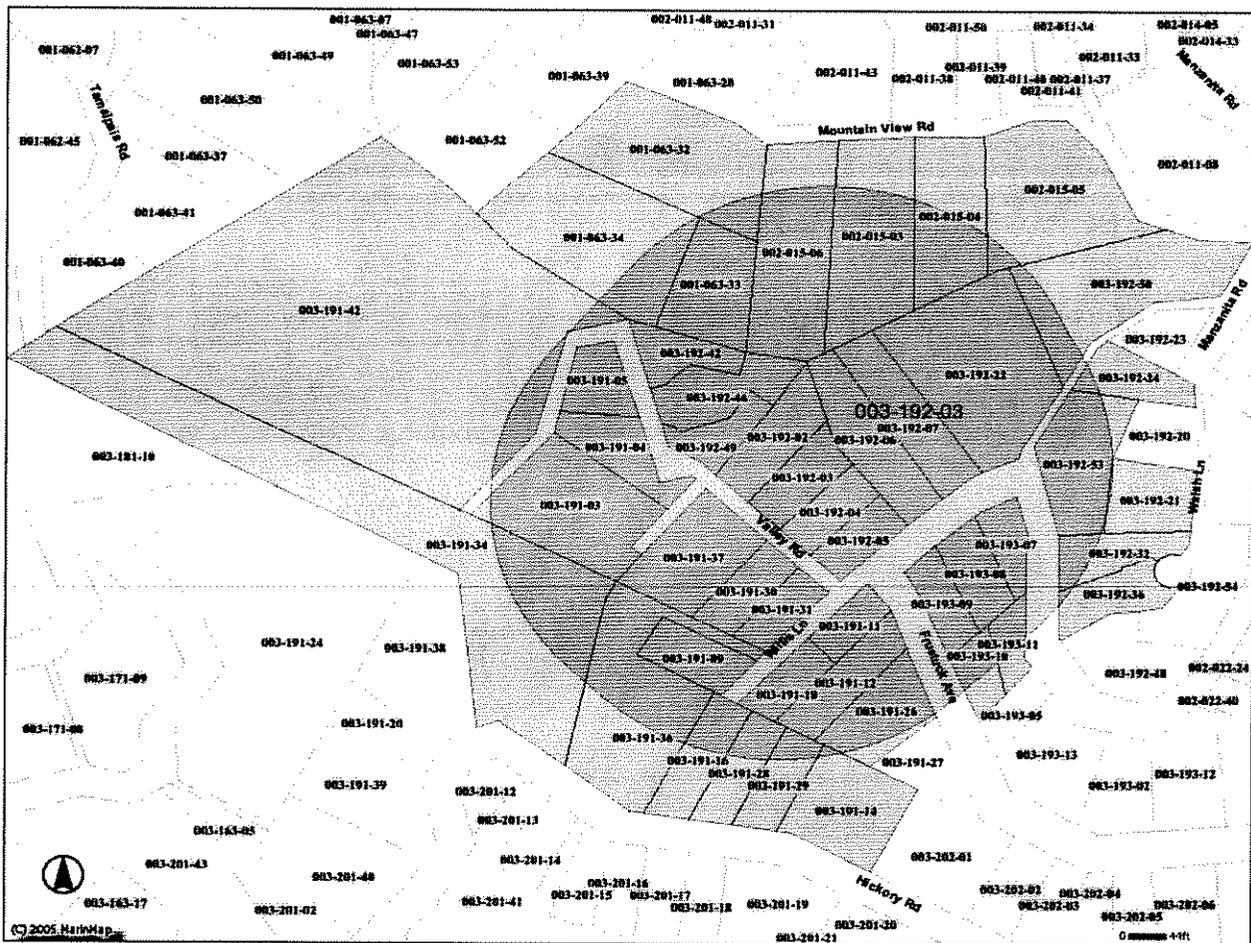


TOWN OF FAIRFAX STAFF REPORT

Department of Planning and Building Services

TO: Fairfax Planning Commission
DATE: May 17, 2012
FROM: Jim Moore, Director of Planning and Building Services
 Linda Neal, Senior Planner
LOCATION: 12 Valley Road; Assessor's Parcel No. 003-192-03
PROJECT: Restoration/expansion of a fire damaged single-family residence and parking structure
ACTION: Use Permit and Variances; Application # 12-08
APPLICANT: David LaBua and Josephine Prudhomme
OWNER: Same
CEQA STATUS: Categorically exempt section(s) 15301(d) and (e)



12 VALLEY ROAD

AGENDA ITEM # 1

BACKGROUND

The 7,365 square foot site is 50 feet wide and slopes up from Valley Road at a rate of 34%. The 1,204 square foot, 2 bedroom, 2 bath residence, the garage and the neighboring residence at 16 Valley Road were damage by fire on September 14, 2011. The front room and carport at 12 Valley Road were damaged and have since been removed.

DISCUSSION

The applicants are proposing to reconstruct and slightly enlarge the front room of the house to convert it into a bedroom and ½ bathroom including construction of additional storage beneath the bedroom in the basement area which will also act as support for the structure above. The existing second bedroom adjacent to the new bedroom will be converted into a family room so the structure will remain a two bedroom, two bath residence. The parking area at the street previously provided parking for only 1 vehicle and the current proposal includes expanding the area and constructing a carport that will accommodate two vehicles.

The project does not constitute a 50% remodel.

The project complies with the Zoning Regulations of the RS 6 Zone District where it is located as follows:

	Front Setback	Rear Setback	Combined Front/rear Setback	Side Setbacks	Combined Side Setbacks	FAR	Lot Coverage	Height
Required/ Permitted	10 ft (for accessory structures such as the carport)	12ft	35ft	5ft & 5ft	20ft	.40	.35	28.5ft, 2 stories
Existing	0ft	44ft	44ft	4.75ft & 10ft	14ft	.16	.18	21ft, 2 stories (house), 12ft (garage)
Proposed	same	same	same	5ft & 10ft	15ft	.18	.18	21ft, 2stories (house), 12ft (garage)

The project requires the approval of the following discretionary permits:

A Use Permit: Town Code § 17.080.050(C) requires that properties with a 34% slope be 26,000 square feet in size and 122 feet wide to comply with the code. The parcel is only 7,365 square feet and 50 feet wide and therefore, the same code section requires that the project be subject to a Use Permit.

The resulting 1,372 square foot, two bedroom, 1 ½ bath residence will not change the character of the neighborhood which includes single-family residences that vary in size from 876 square feet with 1 bedroom 1 bath, to 1,866 square feet with 2 bedroom and 2 ½ baths.

A Front Setback Variance: Town Code § 17.040.020(A) requires that accessory structures maintain a front setback of 10 feet. The proposed carport, replacing and expanding the previously existing carport will maintain the required minimum 5 foot side setback, but will be constructed in the same location as the damaged carport, on the front property line.

The expansion will result in a wider building façade along the street but will not negatively impact neighboring properties. It will increase the amount of on-site parking for the residence while minimizing the impact on the site. Relocating the carport to the required 10 foot front setback would result in a significant increase in the amount of excavation and result in the carport being 3 feet away from the residence significantly increasing the engineering requirements for the entire project to ensure the residence would not be undermined.

A Combined Side Setback Variance: Town Code § 17.080.070(B)(2) requires that building sites in the RS 6 Zone maintain a combined side yard setback of 20 feet. Prior to the fire the front room of the residence maintain an eastern side setback of only 4.75 ft. The carport expansion will result in new structure being built within the required 20 foot side setback but the new front room of the residence will be pulled back to the 5 foot minimum side setback resulting in the property being more in compliance with the code and increasing the combined side setback by .25 feet. Since the garage is located at street level and the neighboring residence is set up the hillside, the combined side setback will not negatively impact their property.

Other Agency/Department Conditions

Ross Valley Fire Department

1. Either an access road 20 feet wide shall be located so no portion of the 1st floor exterior wall is greater than 150 feet away; or alternate material or methods may be proposed for Fire Department approval that will provide equivalent protection.
2. The residence shall be provided with a sprinkler system or a fire hydrant capable of supplying 1000 gallons per minute at 20 pounds per square inch shall be located within 350 feet of the structure.

3. If the hydrant is upgraded, it must be upgraded prior to delivery of any of the construction materials to the site.

Marin Municipal Water District

Any landscaping on the site must comply with MMWD's Water Conservation Ordinance, District Code 13. Should backflow protection be required, said protection shall be installed as a condition of water service

Ross Valley Sanitary District

If not already installed, the District requires that the side sewer be equipped with an appropriate back water prevention device. Once installed the applicant shall contact the District to arrange for a District inspector to approve the installation of the device and make a record for the District's files.

Building Official

The second exit for the new bedroom may not be through the closet.

RECOMMENDATION

Move to approve application # 12-08 based on the following findings and subject to the following conditions:

Recommended Findings

1. The approval of the use permit shall not constitute a grant of special privilege and shall not contravene the doctrines of equity and equal treatment because the proposed reconstruction and minor expansion of this fire damaged single-family residence will not change the general character of the neighborhood.
2. The repaired structure and expanded parking area will maintain a greater combined side setback than the existing structures on the site. The new carport structure will be at street level, 20 feet away from, and below the nearest residence at 6 Valley Road. Therefore, the development and use of property as approved under the use permit shall not cause excessive or unreasonable detriment to adjoining properties or premises, or cause adverse physical or economic effects thereto, or create undue or excessive burdens in the use and enjoyment thereof, or any or all of which effects are substantially beyond that which might occur without approval or issuance of the use permit.
3. The 1,372 square foot residence and 400 square foot carport are similar in size and character to other structures in the neighborhood and they will increase the combined side setback by .25 feet and provide additional parking space bringing the property more into compliance with the parking ordinance. Therefore, approval of the use permit

is not contrary to those objectives, goals or standards pertinent to the particular case and set forth in the Zoning Ordinance.

4. Approval of the use permit will result in equal or better development of the premises than would otherwise be the case, and that said approval is in the public interest and for the protection or enhancement of the general health, safety or welfare of the community.
5. The substandard sized property slopes up steeply from Valley Road and is narrow in width. Relocation of the carport out of the required 10 foot front setback would increase excavation and site disturbance. The slope, small size and narrow width are the special circumstances applicable to the property that result in the strict application of the setback requirements depriving the applicant of the ability to restore their fire damaged property.
6. Other residences and accessory structures in the neighborhood on small narrow lots are located within the required setbacks. Therefore, the variance or adjustment will not constitute a grant of special privilege, is consistent with the limitations upon other properties in the vicinity and under identical zone classification, and is consistent with the objectives of this title.
7. The strict application of this title would result in excessive or unreasonable hardship because the applicant's would be unable to restore their fire damaged property to its original condition.
8. The project will increase the combined side setbacks maintained by the structures and provide additional on-site parking for the residence. Therefore, the granting of the variance of adjustment will not be detrimental to the public welfare or injurious to other property in the vicinity in which the property is situated.

Recommended Conditions

Ross Valley Fire Department

1. Either an access road 20 feet wide shall be located so no portion of the 1st floor exterior wall is greater than 150 feet away; or alternate material or methods may be proposed for Fire Department approval that will provide equivalent protection.
2. The residence shall be provided with a sprinkler system or a fire hydrant capable of supplying 1000 gallons per minute at 20 pounds per square inch shall be located within 350 feet of the structure.
3. If the hydrant is upgraded, it must be upgraded prior to delivery of any of the construction materials to the site.

Marin Municipal Water District

Any landscaping on the site must comply with MMWD's Water Conservation Ordinance, District Code 13. Should backflow protection be required, said protection shall be installed as a condition of water service

Ross Valley Sanitary District

If not already installed, the District requires that the side sewer be equipped with an appropriate back water prevention device. Once installed the applicant shall contact the District to arrange for a District inspector to approve the installation of the device and make a record for the District's files.

Building Official

The plans must be revised to comply with Building Code existing requirements prior to submittal to for the building permit.

Planning Conditions

1. This approval is limited to the development illustrated on the plans prepared by Steve McArthur, pages A0 through A3 dated 3/3/12.

Prior to issuance of a building permit the applicant or his assigns shall:

a. Submit a construction plan to the Public Works Department which may include but is not limited to the following:

- Construction delivery routes approved by the Department of Public Works.
- Construction schedule (deliveries, worker hours, etc.)
- Notification to area residents
- Emergency access routes

b. The applicant shall prepare, and file with the Public Works Director, a video of the roadway conditions on the construction delivery routes (routes must be approved by Public Works Director/ the Public Works Director can waive this requirement).

c. The applicant shall submit a bond or letter of credit to the Town in an amount that will cover the cost of grading, weatherization and repair of possible roadway damage. The applicant shall submit contractor's estimates for any grading, site weatherization and improvement plans for approval by the Building Official/Public Works Director. Upon approval of the contract costs, the applicant shall submit bond or letter of credit equaling 100% of the estimated construction costs.

- d. The applicant shall secure written approval from the Ross Valley Fire Authority noting the development's conformance with their recommendations prior to issuance of the building permit.
3. During the construction process the following shall be required:
- a. All construction related vehicles including equipment delivery, cement trucks and construction materials shall be situated off the travel lane of the adjacent public right(s)-of-way at all times. This condition may be waived by the building official on a case by case basis with prior notification from the project sponsor.
- b. Any proposed temporary closure of a public right-of-way shall require prior approval by the Fairfax Police Department and any necessary traffic control, signage or public notification shall be the responsibility of the applicant or his/her assigns. Any violation of this provision will result in a stop work order being placed on the property and issuance of a citation.
4. Prior to issuance of an occupancy permit, the Planning Department shall field check the completed project to verify that all Planning Commission conditions have been complied with.
5. The roadways shall be kept clean and the site free of dust by watering down the site or sweeping the roadway daily, if necessary.
6. During construction the developer and all employees, contractors and subcontractors must comply with all requirements set forth in Ordinance # 637 (Chapter 8.32 of the Town Code), "Urban Runoff Pollution Prevention".
7. Notwithstanding section #17.072.050 of the Fairfax Zoning Ordinance, any changes, modifications, additions or alterations made to the approved set of plans will require a modification of Application # 12-08. Any construction based on job plans that have been altered without the benefit of an approved modification of Application # 12-08, excepting modification of the exiting for the new bedroom, will result in the job being immediately stopped and red tagged.
8. Any damages to the roadways accessing the site resulting from construction activities shall be the responsibility of the property owner.
9. The applicant shall comply with any and all Building Code and Fire Code requirements, and requirements of the Ross Valley Sanitary District and the Marin Municipal Water District.
10. The applicant or owner shall defend, indemnify, and hold harmless the Town of Fairfax or its agents, officers, and employees from any claim, action, or proceeding against the Town of Fairfax or its agents, officers, or employees to attach, set aside, void, or annul an approval of the Planning Commission, Town Council, Planning Director, Design Review Board or any other department or agency of the Town concerning a development, variance, permit or land use approval which action is

brought within the time period provided for in any applicable statute; provided, however, that the applicant's or owner's duty to so defend, indemnify, and hold harmless shall be subject to the Town's promptly notifying the applicant or owner of any said claim, action, or proceeding and the Town's full cooperation in the applicant's or owner's defense of said claims, actions, or proceedings.

11. Other agency and department conditions listed above shall be complied with unless those conditions are removed or modified by their respective agencies or departments.

ATTACHMENTS

Exhibit A – Applicant’s supplemental information

Exhibit B – Other Agency/Department conditions

PROJECT DESCRIPTION: Repair and Reconstruction of The Front Section + Carport of a fire damaged Single family residence at 12 Valley Road

GENERAL INFORMATION (if applicable):

Item	Existing	Proposed
Lot size	7365	7365
Size of structure(s) or commercial space (square feet)	1204 SQ FT RESIDENCE 454 SQ FT CARPORT	1372 SQ FT RESIDENCE 454 SQ FT CARPORT
Height and No. of stories	21' 2 STORIES	21' 2 STORIES
Lot coverage	19.0%	19.4%
No. of dwellings units	1	1
Parking ¹ No. of spaces	1	2
Size of spaces	10' x 20'	10' x 20'

Amount of proposed excavation and fill	Excavation = 10 YDS	Fill = 0
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Estimated cost of construction \$ 150,000

Lot Coverage is defined as the land area covered by all buildings and improvements with a finished height above grade and all impervious surfaces except driveways.

¹Minimum parking dimensions are 9' wide by 19' long by 7' high. Do not count parking spaces that do not meet the minimum standards.

Restrictions: Are there any deed restrictions, easements, etc. that affect the property, and, if so, what are they? N/A

[Signature]
Signature of Property Owner
4/5/12

[Signature]
Signature of Applicant
4/5/12

Date

Date

Planning Department staff is available by appointment between 8:30 a.m. and 12:00 noon and 1:00 p.m. and 5:00 p.m. Monday through Thursday at 142 Bolinas Road, Fairfax, CA. (415) 453-1584

FLOOR AREA RATIO (FAR) AND LOT COVERAGE STATISTICS

The following information will be used to verify application FAR and lot coverage amounts. Applications will not be considered complete until the following table is complete.

	Existing	Proposed
Footprint square footage for all structures	946 Residence 454 CARPORT } 1400 SF	976 Residence 454 Carport } 1430 sq ft
Living space square footage		
First floor	258	396
Second floor	946	976
Third floor		
Total	1204 Sq FT	1372 Sq. FT.
Accessory structure square footages		
Sheds		
Pool houses		
Studios/offices		
Second units		
Miscellaneous (specify use)		
Total		
Square footage of impervious surfaces		
Walkways	1260 Sq. FT.	0
Patios		
Impervious decks		
Miscellaneous (specify use)		
Total	1260 Sq FT	0
Garage/carport square footages (specify type)	454 Sq FT	454 Sq FT

* All square footage measurements must be the sum of all interior floor area measured from the exterior faces of the exterior walls for structures (Town Code § 17.008.020).

FLOOR AREA: Fairfax Town Code § 17.008.020, Definitions, defines "floor area" as the sum of all interior floor area measured from the exterior faces of the exterior walls. The "floor area" of any accessory structures on the same lot shall be included. The "floor area" of any garage in excess of 500sf in size for single-family residences and 800sf in size for duplexes shall also be included.

LOT COVERAGE: Fairfax Town Code § 17.008.020, Definitions, defines "lot coverage" as the percentage of the lot area that is occupied by the ground area of a building, any accessory building(s), as well as any impervious surface areas such as patios (other than driveways) adjacent to the building or accessory structure.

SUPPLEMENTAL QUESTIONNAIRE

VARIANCE

VARIANCE (S) REQUESTED:

6 foot front yard variance to construct a Carport within feet of the front property line.

foot rear yard variance to construct a within feet of the rear property line.

foot side yard variance to construct a within feet of the side property line.

foot creek setback variance to construct a within feet of the top of the creek bank.

Other (fence height, building height, parking number or size, etc.)

FINDINGS:

- 1. List below special circumstances applicable to the property, including size, shape, topography, location, or surroundings, to show why the variance should be granted; and why the granting of the variance will not be a granting of special privileges inconsistent with the limitations upon other properties in the vicinity and zone (you may attach a statement).

A covered parking structure previously existed before the fire. The roof was of similar size

- 2. List below your reasons why the variance will not materially adversely affect the health or safety of persons residing or working in the neighborhood or be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood (you may attach a statement).

The new structure is of similar size. It will be much cleaner in appearance

- 3. Explain why complying with the Town Ordinance requirements will be a hardship for the owner.

They would have no off street covered parking on a street with very little parking. This will create a second off street spot.

Variance - Additional information required.

- Include a cross section through the proposed project depicting the project and the relationship of the proposal to existing features and improvements on adjacent properties.
- Lot coverage calculation including all structures and raised wooden decks.

In order to approve your project, the Planning Commission must make findings of fact which state that 1) there is a special feature of the site (such as size, shape or slope) which justifies an exception; 2) that the variance is consistent with the treatment of other property in the neighborhood; 3) that strict enforcement of the ordinance would cause a hardship; and 4) that the project is in the general public interest.

In the space below, please provide any information which you feel is relevant to these issues and which further explains your project.

A parking structure of similar roof size existed before the fire

Use Permit Applications - Additional information required.

- A written description of the proposed use, major activities, hours of operation, number of employees on the premises during the busiest shift and when the busiest shift is expected and other information pertinent to the application.
- Floor plans must include location of any special equipment.
- Designate customer, employee and living areas.
- If different uses are included in this activity, for example storage, retail, living space, etc. Indicate square footage of each proposed use.

In order to approve your project, the Planning Commission must make findings of fact which state that the project will not have a negative impact on the general public welfare, conforms with the policies of the Town, does not create excessive physical or economic impacts on adjacent property and provides for equal treatment with similar properties in Town.

In the space below, please provide any information which you feel is relevant to these issues and which further explains your project.

The project is a rebuild of fire damage.
The upper floor is two feet deeper to
create a useable bedroom. The storage
space below creates extra space. However
it is essential to add shear and strength
to the upper structure.

The final disposition of each use permit shall be in accordance with the facts of the particular case, and such facts must support the following determinations and findings before a use permit may be approved. Indicate how the findings below can be made:

- The approval of the use permit shall not constitute a grant of special privilege and shall not contravene the doctrines of equity and equal treatment.

The structures previously existed before the fire

- The development and use of property, as approved under the use permit, shall not create a public nuisance, cause excessive or unreasonable detriment to adjoining properties or premises, or cause adverse physical or economic effects thereto, or create undue or excessive burdens in the use and enjoyment thereof, any or all of which effects are substantially beyond that which might occur without approval or issuance of the use permit.

The roof line of the rebuilt addition matches the roof line of the adjacent house to blend into the neighborhood.

- Approval of the use permit is not contrary to those objectives, goals or standards pertinent to the particular case and contained or set forth in any master plan, development plan or other plan or policy, officially adopted by the town.

Simply replacing existing structures



Ross Valley Fire
Department
777 San Anselmo Ave
San Anselmo, Ca 94960
Ph. 415-258-4686

FIRE DEPARTMENT PLAN REVIEW

PROJECT: Residence
ADDRESS: 12 Valley Road
Fairfax, CA 94930

Page: 1 of 3
Date: 04/20/2012

Reviewed by: Rob Bastianon
(415) 258-4673

TYPE OF REVIEW: Planning
Bldg. Dept. 04/10/12 Fire Dept. # 12-0084

E-mail: Rbastianon@rossvalleyfire.org

Review No. 1

Fire Department Standards can be found at: www.rossvalleyfire.org

Applicant*: FFX Planning
Address:

***Applicant is responsible for distributing these Plan Review comments to the Design Team.**

Occupancy Class: R-3	Fire Flow Req: 1000 GPM	Sprinklers Required: NO
Type of Construction: V-B	On-site Hyd. Req: NO	Fire Alarm Required: NO
Bldg Area: sf :	Fire Lane Req: YES	Permits Required:
Stories: 2	Fire Flow Test Required: YES	
Height: +ft.	Wildland Urban Interface: YES	

The project listed above has been reviewed and determined to be:

- APPROVED** (no modifications required)
- APPROVED AS NOTED** (minor modifications required - review attached comments)
- NEEDS REVISION** (revise per attached comments and resubmit)
- INCOMPLETE** (provide additional information per attached comments and resubmit)

NOTE: Please review the comments and make corrections and/or add notes as required. Changes and/or additions shall be clouded and referenced by date on a legend. Approval of this plan does not approve any omission or deviation from the applicable regulations. Final approval is subject to field inspection. Approved plans shall be on site and available for review at all times.

ROSS VALLEY FIRE DEPT.
REVIEWED

DATE: 5/2/12

Inspections required:

- Access/Water Supply prior to delivery of combustibles
- Defensible Space/Vegetation Management Plan
- Sprinkler Hydro/Final
- Final

EXHIBIT # B



Ross Valley Fire
Department

777 San Anselmo Ave
San Anselmo, Ca 94960
Ph. 415-258-4686

FIRE DEPARTMENT PLAN REVIEW

PROJECT: Residence
ADDRESS: 12 Valley Road
Fairfax, CA 94930

Page: 2 of 3
Date: 04/20/2012
Reviewed by: Rob Bastianon
(415) 258-4673

TYPE OF REVIEW: Planning E-mail: Rbastianon@rossvalleyfire.org
Bldg. Dept. 04/10/12 Fire Dept. # 12-0084 Review No. 1

Fire Department Standards can be found at: www.rossvalleyfire.org

ITEM #	SHEET	COMMENTS	Corr. Made
1		Additions or alternations shall not be made to an existing building or structure that will cause the existing building to be in violation of the WUI Code nor shall such additions or alternations cause the existing building to become unsafe.	
		Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
2		A fire access road 20 feet wide shall be located so no portion of the 1 st floor exterior wall is greater than 150 feet. Please show on site plan how access requirement will be met. Applicant may propose alternate materials or methods that will provide equivalent protection	
		Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
3		A fire hydrant capable of supplying 1000 GPM at 20 PSI shall be located within 350 feet from any portion of the structure. The closest hydrant located at 14 Valley Rd has a flow of 502 at 20 psi. The 1000 GPM demand may be reduce by 50% when the building is fully sprinkled throughout.	
4		The closest fire hydrant (#0345) located at 14 Valley Rd shall be upgraded to a Jones model #3740 with a minimum standard of one 4 ½ "outlet and one 2 ½" outlet. Note requirement on plans Hydrant shall be installed and made serviceable prior to delivery of materials. Please contact Marin Municipal Water District to coordinate installation.	
		Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
5		All smoke detectors in the residence shall be provided with AC power and be interconnected for simultaneous alarm. Detectors shall be located in each sleeping room, outside of sleeping rooms centrally located in the corridor and over the center of all stairways with a minimum of one detector per story of the occupied portion of the residence.	
		Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
6		Carbon monoxide alarms shall be provided in existing dwellings when a permit is required for alterations, repairs, or addition exceeds one thousand dollars. CO alarms shall be located outside of each dwelling unit sleeping are in the immediate vicinity of the bedroom(s) and on every level of a dwelling unit including basements.	



Ross Valley Fire
Department
777 San Anselmo Ave
San Anselmo, Ca 94960
Ph. 415-258-4686

FIRE DEPARTMENT PLAN REVIEW

PROJECT: Residence
ADDRESS: 12 Valley Road
Fairfax, CA 94930

Page: 3 of 3
Date: 04/20/2012

Reviewed by: Rob Bastianon
(415) 258-4673

TYPE OF REVIEW: Planning
Bldg. Dept. 04/10/12 Fire Dept. # 12-0084

E-mail: Rbastianon@rossvalleyfire.org

Review No. 1

Fire Department Standards can be found at: www.rossvalleyfire.org

ITEM #	SHEET	COMMENTS	Corr. Made
		Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
7		Maintain around the structure an effective firebreak by removing and clearing all flammable vegetation and/or other combustible growth within the defensible space zone of 30-100 feet. Ross Valley Fire Department Fire Protection Standard 220 Vegetation/Fuels Management Plan is available online @ Rossvalleyfire.org to assist the applicant in meeting the minimum defensible space requirements.	
		Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	
8		Address numbers at least 4" tall must be in place adjacent to the front door. If not clearly visible from the street, additional numbers are required. Residential numbers must be internally illuminated (backlit), placed to a light or be reflective numbers. If your project is a new house or substantial remodel, they may only be internally illuminated or illuminated an adjacent light controlled by a photocell and switched only by a breaker so it will remain illuminated all night. If not currently as described, they must be installed as part of this project.	
		Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	

*All conditions listed above shall be included in revised drawings.
Fire and life safety systems may require a separate permit. Fire permits may be noted as deferred.*



MARIN MUNICIPAL WATER DISTRICT

220 Nellen Avenue Corte Madera CA 94925-1169
www.marinwater.org

April 19, 2012
Service No. 05943

Linda Neal
Town of Fairfax Planning Dept
142 Bolinas Rd
Fairfax CA 94930

RECEIVED

APR 23 2012

TOWN OF FAIRFAX

RE: WATER AVAILABILITY - Single Family Dwelling
Assessor's Parcel No.: 003-192-03
Location: 12 Valley Rd., Fairfax

Dear Ms. Neal:

~~The above referenced parcel is currently being served. The purpose and intent of this service are to provide water to a single family dwelling. The proposed reconstruction of the front portion of the existing structure damaged by fire and replacement of a carport will not impair the District's ability to continue service to this property.~~

Compliance with all indoor and outdoor requirements of District Code Title 13 – Water Conservation is a condition of water service. Indoor plumbing fixtures must meet specific efficiency requirements. Landscape plans shall be submitted, and reviewed to confirm compliance. The Code requires a landscape plan, an irrigation plan, and a grading plan. Any questions regarding District Code Title 13 – Water Conservation should be directed to the Water Conservation Department at (415) 945-1497. You can also find information about the District's water conservation requirements online at www.marinwater.org.

Should backflow protection be required, said protection shall be installed as a condition of water service. Questions regarding backflow requirements should be directed to the Backflow Prevention Program Coordinator at (415) 945-1559.

If you have any questions regarding this matter, please contact me at (415) 945-1531.

Very truly yours,

Joseph Eischens
Engineering Technician

JE:mp

cc: Town of Fairfax Building Dept

**TOWN OF FAIRFAX
DEPARTMENT OF PLANNING AND BUILDING SERVICES**

142 Bolinas Road, Fairfax, California 94930
Phone (415) 453-1584 FAX (415) 453-1618

LETTER OF TRANSMITTAL

From: Fairfax Planning and Building Services Department

Date: April 10, 2012

To: Town Engineer Fairfax Police Dept. Marin County Open Space Dist.
 Town Attorney Sanitary Dist. 1 Other – Building Official
 MMWD Public Works Dept.
 Ross Valley Fire Marin County Health Dept.

Address and Parcel No: 12 Valley Road; Assessor's Parcel No. 003-192-03

Project Description: Repair and reconstruction of the front portion and carport cover of a fire damaged single-family residence

These plans are being transmitted for review either: a) prior to public hearings on discretionary permits before the Fairfax Design Review Board and Planning Commission; or, for review prior to issuance of a building permit. Please provide your comments on the completeness and adequacy of the submittal for your agencies reviewing purposes within 10 days.

1	4/3/12	Preliminary development plans

REMARKS REQUIRED EGRESS FOR NEW BEDROOM MAY NOT PASS THROUGH CLOSET. EGRESS WINDOW WILL BE REQUIRED. NO FURTHER COMMENTS AT THIS TIME.
Please respond by March 29, 2012. Thanks

If you have any questions please contact: Linda Neal, Senior Planner

