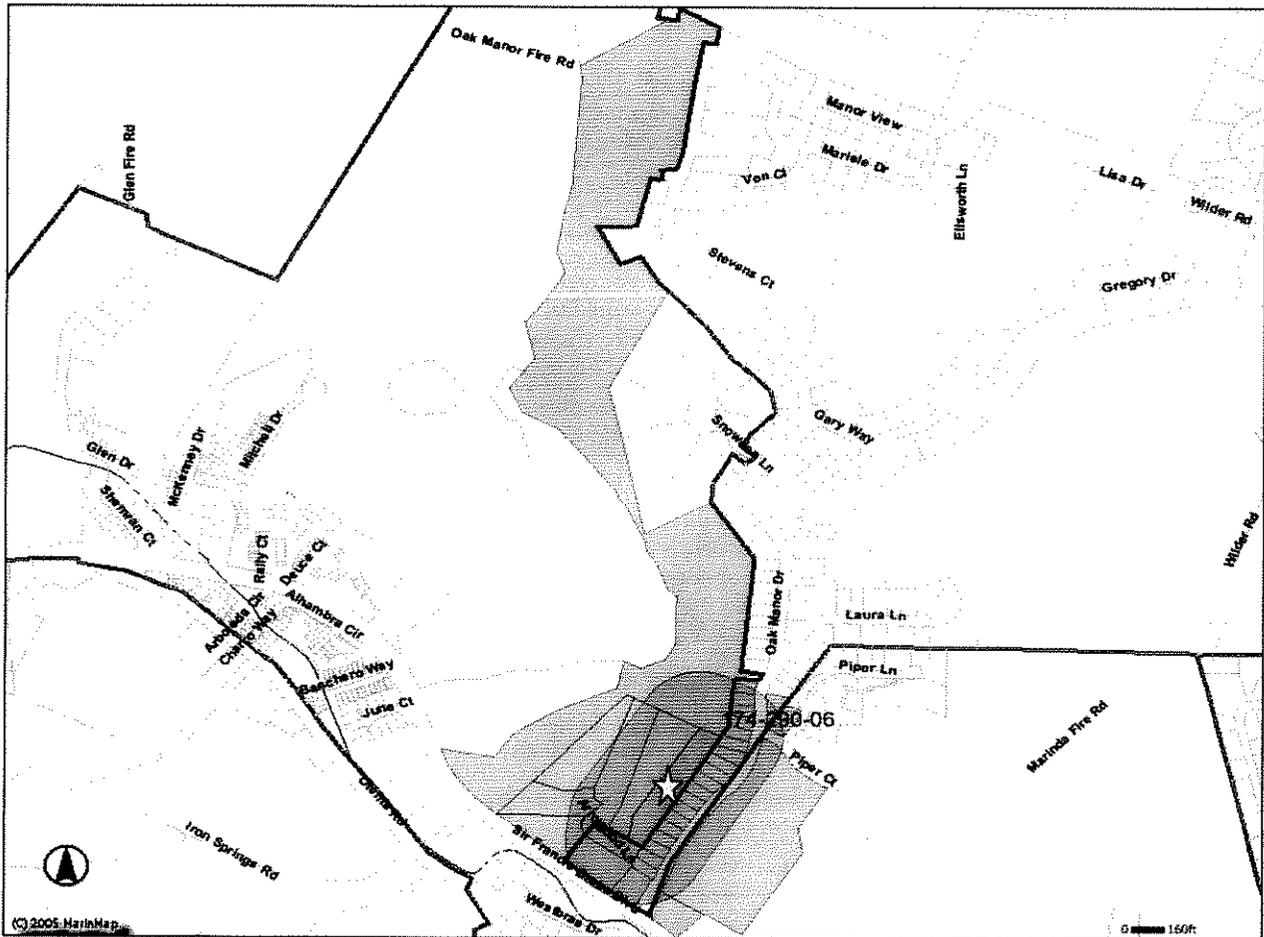


**TOWN OF FAIRFAX  
STAFF REPORT**  
**Department of Planning and Building Services**

**TO:** Fairfax Planning Commission  
**DATE:** August 15, 2013  
**FROM:** Jim Moore, Director of Planning and Building Services  
Linda Neal, Senior Planner  
**LOCATION:** 6 Arrowood Lane; Assessor's Parcel No. 174-290-06  
**PROJECT:** Single-family residence  
**ACTION:** Design Review; Application # 13-29  
**APPLICANT:** Westbay Builders  
**OWNER:** Thompson Arrowood LLC  
**CEQA STATUS:** Categorically exempt,



**6 ARROWOOD LANE**

## **BACKGROUND**

The Fairfax Hills Subdivision, which includes 1, 2, 3, 4, 5 and 6 Arrowood Lane, was approved by virtue of a court settlement between the Town of Fairfax and the property owner on April 22, 1991. The court settlement occurred after the preparation of an environmental impact report and many public hearings on the project. The settlement agreement set forth the building envelopes for the various homes within the subdivision, the allowable living space square footages, various design standards and allowed the owner to repair and re-grade the development area to repair any geologic problems that were discovered (the settlement agreement of Fairfax Hills vs. Fairfax is available for review at the Fairfax Town Hall).

The site excavation for the building pads, drainage improvements and other infrastructure work were approved and constructed as subdivision improvements. The Town Engineer approved the final inspection for the Subdivision improvements after a 1 year maintenance period on May 7, 2013.

## **DISCUSSION**

The 93,619 square foot site slopes uphill from the northern side of the terminus of Arrowood Lane and downhill from the southern side of the road at an average rate of 48%.

The Agreement In Settlement Of Fairfax Hills V. Town Of Fairfax Superior Court Case No. 140706 set forth the following restrictions for the development of the parcels in Phase B, including 6 Arrowood:

1. The area inside the building envelope on each lot shall be used for construction of one single-family residence. The total enclosed floor area of the residence, including any garage space in excess of 500 s.f., and any accessory buildings shall not exceed 3,900 s.f;
2. Uses of the area of the project sites outside the approved building envelope shall be restricted to paths, driveways, approved parking spaces or other approved improvements, fences, decks appurtenance to a single-family residence, landscaping, and those uses ordinarily allowed in privately owned open space;
3. Residences are limited to 28' above site grade. Height is measured from the highest point of a structure, including chimney, to the grade directly beneath that point;
4. All new on-site and off-site utility service shall be installed underground;
5. The residences shall be designed to be related to the existing land-form in order to integrate the structure with its site. Vertical and horizontal offsets shall be used to break up building planes;
6. Each residence shall have two enclosed on-site parking spaces and a minimum of two

additional uncovered on-site parking spaces. Garages shall have sectional overhead doors with automatic garage door closers;

7. Each roof shall be of non-combustible materials, or other materials if approved by the Town chosen to visually blend with the existing landscape of the site. The colors shall be earth tones or natural greens. Any exposed metal flashing or trim shall be dark anodized or painted to blend with adjacent colors and be non-reflective;

8. Exterior siding materials shall be horizontal wood siding, shingles, or other materials that through texture, color, pattern and weathering, will visually blend with the natural surroundings. Any skylight shall be of the flat lens type and shall not have white or light opaque colored exterior lens. Trim and windows shall be compatible with the natural appearance of the residence and surroundings;

9. Fully automatic fire sprinkler systems shall be installed throughout the interior of each residence;

10. Exterior lighting shall be shielded and directed downward. Lamps shall be of low wattage and of incandescent light color. Any lighting placed outside of the building envelope shall not exceed seven feet above grade;

11. Each chimney shall be equipped with an approved spark arrester;

12. The landscape design and specific plant materials shall be selected from a palette of landscape flora which is compatible with the natural character of the site and the Town of Fairfax. Plant selection shall also consider water consumption and will use low-water plant materials as listed in Water-Conserving Plants and Landscape for the Bay Area provided by Marin Municipal Water District.

### **Use of Areas Outside The Approved Building Envelopes**

The improvements proposed outside the building envelope include landscaping, retaining walls and portions of the rear deck and yard fencing. All of the improvements are those ordinarily allowed in privately owned open space;

### **Height**

The residence is 28' in height agreed to as the maximum allowable height in the settlement agreement.

### **Design**

The exterior walls of the residence have been heavily articulated with horizontal siding, porches, alternately sloping rooflines and windows of varied sizes. The extensive exterior articulation and the limited 28' height of the residences minimizes the bulk and mass of the structure

The architecture is similar to and compliments the architecture of the two existing residences in the subdivision.

**Parking**

The residence garage will accommodate at least 2 vehicles and there is additional parking for at least 2 vehicles within the driveway in compliance with the terms of the settlement agreement and in excess of the parking required by the Town Code [Town Code § 17.052.030(A)(1) and (2)]. The garage doors are sectional overhead doors and each will be outfitted with an automatic garage door opener.

**Residence Materials**

The roof of the residence will be a composition shingle roof in a dark grey color (GAF charcoal), the gutters and barge-board trim will be a brick red (Kelly Moore Seattle Red 74), the windows will be Milgard White Vinyl, the trim will be a dark off-white (Kelly Moore Bone 27) and the horizontal, hardiplank siding will be a shade of brown to blend with the surrounding hillside. (Kelly Moore Charro 228).

**Landscaping**

While not many of the landscaping plants are California Natives, many of them require low to moderate water usage. One of the suggested conditions of approval is that all of the landscaping plans be reviewed and approved by the Marin Municipal Water District as complying with their latest adopted water conservation ordinance prior to submitting for a building permit (Exhibit B, MMWD memo dated 6/12/13 and C - Town Code § 17.132.010).

The Commission could consider requiring more natives be included in the landscaping plan but the Town Code does not require this change.

**Lighting**

The proposed exterior lighting for the residence is shielded and directed downward. The landscape lighting fixtures only project a few feet above natural grade.

**Fire Department Requirements**

Each residence will be equipped with a fully automatic fire sprinkler system in compliance with the requirement of the Ross Valley Fire Authority. Each chimney shall be equipped with an approved spark arrestor.

## **Floor Area Ratio**

All of the proposed residences result in Floor Area Ratios well below the permitted .40 (see the Table above under "Project Description.")

## **RECOMMENDATION**

- I. Open the public hearing and take testimony.
- II. Close the public hearing.
- III. Move to approve application # 13-29 by adopting attached Resolution No. 13-8 which includes the findings and conditions for approval.

## **ATTACHMENTS**

Resolution No. 13-8  
Project development plans  
Exhibit A – applicant’s supplemental information  
Exhibit B - Other Agency/Department comments/conditions  
Exhibit C- Town Code Chapter 17.132, Water Conservation

## **RESOLUTION NO. 13-8**

### **A Resolution of the Fairfax Planning Commission Approving the Design of a New Residence at 6 Arrowood Lane**

**WHEREAS**, the Town of Fairfax has received an application to construct a 3,112 square foot single-family residence and attached 737 square foot garage on lot B6 of the Arrowood Subdivision that was approved by, "Agreement in Settlement of Fairfax Hills vs. Town of Fairfax, Superior Court Case No. 140706"; and

**WHEREAS**, the Planning Commission held a duly noticed Public Hearing on August 7, 1013 at which time all interested parties were given a full opportunity to be heard and to present evidence, and at which time the Planning Commission determined that the proposed residence complied with the settlement agreement and approved the design of the residence as complying with the Design Review Criteria listed in Town Code § 17.020.040; and

**WHEREAS**, based on the plans and other documentary evidence in the record, as well as testimony at the public hearing, the Planning Commission has determined that the applicant has met the burden of proof required to support the findings necessary to approve the project.

**WHEREAS**, the Commission has made the following findings:

1. The proposed residence conforms to the terms of the "Agreement And Settlement of Fairfax Hills v. Town of Fairfax Superior Court Case No. 140706;"
2. The proposed development harmonizes with the surrounding residential development, meets the design review criteria and does not result in the deterioration of significant view corridors.
3. The proposed development is of a quality and character appropriate to, and serving to protect the value of, private and public investments in the area.
4. The exterior appearance of the residence will maintain low rooflines in a combination of 4 & 12 and 6 & 12 pitches and will present stepped facades in keeping with the surrounding slopes.
5. The residence has been designed to incorporate aspects of the California Craftsman architecture found throughout Fairfax including cable roof form, porches and horizontal siding.

**WHEREAS**, the Commission has approved the project subject to the applicant's compliance with the following conditions:

1. This approval is limited to the development illustrated on the plans prepared by Avila Bunch Architects, Inc., pages A1, A2, AS-1, AS-2, and the conceptual landscaping plan by Donald L. Blayney and Associates.
2. Prior to issuance of any of the residence building permits 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 tape of the roadway conditions on the public construction delivery routes (routes must be approved by Public Works Director).

c. Submit a cash deposit, bond or letter of credit to the Town in an amount that will cover the cost of grading, weatherization and repair of possible damage to public roadways. The applicant shall submit contractor's estimates for any grading, site weatherization and improvement plans for approval by the Town Engineer. Upon approval of the contract costs, the applicant shall submit a cash deposit, bond or letter of credit equaling 100% of the estimated construction costs.

d. The applicant or property owner shall submit a cash deposit, bond or letter of credit to the Town in an amount that will cover the cost of landscaping and irrigation materials and installation prior to issuance of the building permit. The amount shall be retained for 18 months after issuance of the Certificate of Occupancy to ensure the landscaping becomes established.

e. The foundation and retaining elements shall be designed by a structural engineer certified as such in the state of California. Plans and calculations of the foundation and retaining elements shall be stamped and signed by the structural engineer and submitted to the satisfaction of the Plan Checker.

f. The grading, foundation, retaining, and drainage elements shall also be stamped and signed by the site geotechnical engineer as conforming to the recommendations made by the project engineer.

g. Prior to submittal of the building permit plans the applicant shall secure written approval from the Ross Valley Fire Authority noting the development conformance with their recommendations. The residence shall be provided with sprinkler system that complies with the requirements of the Ross Valley Fire Authority.

h. Submit a record of survey with the building permit plans.

3. During the construction process the following shall be required:

a. The geotechnical engineer shall be on-site during the grading process (if there is any grading remaining to be done) and shall submit written certification to the Town Staff that the grading has been completed as recommended prior to installation of foundation and/or retaining forms and piers.

b. Prior to the concrete form inspection by the building official, the geotechnical and structural engineers shall field check the forms of the foundations and retaining elements and provide written certification to the Town staff that the work to this point has been completed in conformance with their recommendations and the approved building plans. The Building Official shall field check the concrete forms prior to the pour.

c. Prior to pouring the foundation the surveyor shall submit a letter certifying that the house had been located within the building envelope approved by the Settlement Agreement.

d. 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.

e. 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 following shall be completed:

a. The geotechnical engineer shall field check the completed project and submit written certification to the Town Staff that the foundation, retaining, grading and drainage elements have been installed in conformance with the approved building plans and the recommendations of the soils report.

b. The Planning Department shall field check the completed project to verify that all and planning commission conditions have been complied with including installation of landscaping and irrigation prior to issuance of the certificate of occupancy.

5. Excavation shall not occur between October 1st and April 1st. The Town Engineer has the authority to waive this condition depending upon the weather.

6. The roadways shall be kept free of dust, gravel and other construction materials by sweeping them, daily, if necessary.

7. During construction the developer and all employees, contractor's and subcontractor's must comply with all requirements set forth in Ordinance # 637 (Chapter 8.26 of the Town Code), "Storm Water Management and Discharge Control Program."

8. Notwithstanding section # 17.38.050(A) of the Fairfax Zoning Ordinance, any changes, modifications, additions or alterations made to the approved set of plans will require a modification of Application # 13-29. Any construction based on job plans that have been altered

without the benefit of an approved modification of Application 13-29 will result in the job being immediately stopped and red tagged.

9. Any damages to Arrowood Lane or other public roadway used to access the sites resulting from construction activities shall be the responsibility of the property owner.

10. The applicants or owners for all 6 properties 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 applicants or owners of any said claim, action, or proceeding and the Town's full cooperation in the applicants' or owners' defense of said claims, actions, or proceedings.

11. Prior to issuance of the building permits for the residences, the applicant shall provide verification to the Town that the landscaping and irrigations plans for each of the residences has been reviewed and approved by the Marin Municipal Water District.

12. The applicant shall construct a safety fence prior to starting construction at 6 Arrowood Lane to protect employees and future residents from the steep drop to Oak Manor Road.

13. Any exposed metal flashing or trim shall be dark anodized or painted to blend with adjacent colors and be non-reflective.

14. The applicant shall comply with all applicable local, county, state and federal laws and regulations. Local ordinances which must be complied with include, but are not limited to: the Noise Ordinance, Chapter 8.20, Polystyrene Foam, Degradable and Recyclable Food Packaging, Chapter 8.16, Garbage and Rubbish Disposal, Chapter 8.08, Urban Runoff Pollution Prevention, Chapter 8.32 and the Americans with Disabilities Act.

**NOW, THEREFORE BE IT RESOLVED**, the Planning Commission of the Town of Fairfax hereby finds and determines as follows:

The approval of the design review permit and proposed residence is in keeping with Agreement in Settlement of Fairfax Hills vs. Town of Fairfax, Superior Court Case No. 140706", the 2010 – 2030 Fairfax General Plan and the Fairfax Zoning Ordinance, Town Code Title 17; and

Construction of the residence can occur without causing significant impacts on neighboring residences and the environment.

The foregoing resolution was adopted at a regular meeting of the Planning Commission held in said Town, on the 15th day of August 2013, by the following vote:

AYES:  
NOES:  
ABSTAIN:

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Chair, Shelley Hamilton

Attest:

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Jim Moore, Director of Planning and Building Services

PROJECT DESCRIPTION: SFD (2870 SQ.FT./4 Bedroom - 3 Bath)  
on 93,619 SQ.FT. Lot. A craftsman style house is  
proposed with two covered & two un-covered parking  
spaces, all within the building envelope.

GENERAL INFORMATION (if applicable):

Item	Existing	Proposed
Lot size	93,619	"
Size of structure(s) or commercial space (square feet)		3112 SQ.FT.
Height and No. of stories		28'-4 1/2" — 2 story
Lot coverage		3381 # / 3.61% ✓
No. of dwellings units		One SFD
Parking <sup>1</sup> No. of spaces		4 / two in - two out
Size of spaces		9 x 19 feet

Amount of proposed excavation and fill	Excavation = 30 c.yrds	Fill = 0
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Estimated cost of construction \$ 450,000

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.

<sup>1</sup>Minimum 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? \_\_\_\_\_

Signature of Property Owner  
AS. rep.

Signature of Applicant  
 \_\_\_\_\_

Date 6/5/13

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		3381 SQ. FT.
Living space square footage		
First floor		1748 SQ. FT.
Second floor		1364 SQ. FT.
Third floor		
<b>Total</b>		3112 SQ. FT.
Accessory structure square footages		NA
Sheds		—
Pool houses		—
Studios/offices		—
Second units		—
Miscellaneous (specify use)		—
<b>Total</b>		—
Square footage of impervious surfaces		
Walkways		100%
Patios		NA
Impervious decks		571 SQ FT
Miscellaneous (specify use)		
<b>Total</b>		
Garage/carport square footages (specify type)		737 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 & DRB APPLICABILITY**

**DESIGN REVIEW**

**For Commercial, Planned Developments, Hillside Residential and Multiple Family Design Review:** (Include brand and number for all finish and/or paint colors.)

1. Exterior finish: Hardie Plank & Hardie shingle siding
2. Proposed exterior wall color(s): Kelly Moore Charro #228
3. Proposed exterior trim color: " " Bone 27 / Seattle Red 74
4. Proposed exterior window color: Milgard Vinyl - White
5. Proposed roof material and color: Gaf / Comp. / Charcoal Color
6. Special features: \_\_\_\_\_
7. Lot Coverage: 3381 SQ. FT. / 3.61%
8. Number of ~~existing~~ <sup>proposed</sup> parking spaces and their sizes: 4 (9 x 19)  
(two in garage / two in drive) all in envelope
- ~~9.~~ Number of proposed parking spaces and their sizes: \_\_\_\_\_

**DESIGN REVIEW APPLICABILITY**

**1. Hillside Design Review (in a ridge line)**

All new dwellings located on hillside properties and all additions on properties located in a ridgeline scenic corridor (which include deck and stairway structures) shall require design review.

Additions and accessory structures may be exempt from design review where the applicant demonstrates, through the use of story poles, plans and photographs, that an accessory structure or addition will have no impact on significant view corridors due to the proposed location of the structure in relation to existing improvements. Project exemption shall be determined by the Fairfax Planning Director.

**2. Multiple family Design Review**

Multiple family residential units of three (3) or more and additions to structures located in the Multiple Family RM Zone.

**3. 50% remodels of additions to residential properties**



Ross Valley Fire Department

777 San Anselmo Ave  
San Anselmo, Ca 94960  
Ph. 415-258-4666

**FIRE DEPARTMENT PLAN REVIEW**

PROJECT: New Single Family Home  
ADDRESS: 6 Snowden Ln ARROWOOD  
Fairfax CA 94930

Page: 1 of 3  
Date: 06/28/2013  
Reviewed by: Rob Bastianon  
(415) 258-4673

TYPE OF REVIEW: Planning E-mail: Rbastianon@rossvalleyfire.org  
Bldg. Dept. 06/7/13 Fire Dept. # 13-0180 Review No. 1  
Fire Department Standards can be found at: www.rossvalleyfire.org

Applicant\*: Planning  
Address: Town Hall  
Fairfax, CA

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

Occupancy Class: R-3	Fire Flow Req: 1500 GPM	Sprinklers Required: YES
Type of Construction: V-B	On-site Hyd. Req: NO	Fire Alarm Required: NO
Bldg Area: 3100sf:	Turn-Around Req: NO	Permits Required: Sprinkler
Stories:	Fire Flow Test Required: NO	Vegetation Management Plan
Height: ft.	Wildland Urban Interface: YES	

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

- COMPLETE (no modifications required)
- APPROVED AS NOTED (minor modifications required - review attached comments)
- NOT APPROVED AS SUBMITTED (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: 6-28-13

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: New Single Family Home  
ADDRESS: 6 Snowden Ln  
Fairfax CA 94930

Page: 2 of 3  
Date: 06/28/2013  
Reviewed by: Rob Bastianon  
(415) 258-4673

TYPE OF REVIEW: Planning E-mail: [Rbastianon@rossvalleyfire.org](mailto:Rbastianon@rossvalleyfire.org)  
Bldg. Dept. 06/7/13 Fire Dept. # 13-0180 Review No. 1  
Fire Department Standards can be found at: [www.rossvalleyfire.org](http://www.rossvalleyfire.org)

ITEM #	SHEET	COMMENTS	Corr. Made
1		<p>This review is for access and water supply only. Water supply and access are in compliance with current Fire Code requirements.</p> <p>This review does not include review of the proposed landscape plan. A separate permit is required for a Vegetative Management Plan. The landscape plan received is not in compliance with VMP requirements. Please note that the entire property shall be in compliance with defensible space practices, and will require the removal of underbrush and other dead vegetation.</p>	
		<p>Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/>Plans <input type="checkbox"/>Calculations.</p>	
2		<p>A Vegetation Management Plan (VMP) shall be prepared and submitted. The Content of the VMP consists of two forms: (1) blue line drawings; and (2) a text narrative describing specific and applicable contributing factors in the selection and design of the plan.</p> <p><b>VMP Contents:</b></p> <p>The VMP shall include at the minimum:</p> <ol style="list-style-type: none"> <li>1. The entire "plan content" elements described in narrative form.</li> <li>2. Two (2) complete plan sets to be submitted to the Ross Valley Fire Department for review.</li> <li>3. The Hazard Assessment Matrix</li> <li>4. The list of plants to be used and materials consistent with the approved plant list.</li> <li>5. Two (2) sets of blue prints showing the house, zone, plant type and spacing.</li> </ol> <p>Ross Valley Fire Department Fire Protection Standard 220 Vegetation/Fuels Management Plan is available online @ <a href="http://Rossvalleyfire.org">Rossvalleyfire.org</a> to assist the applicant in the development and submittal of the plan.</p> <p><b>This plan shall to be submitted prior to planning approval. Please take note when developing the plan to include erosion control measures to ensure stabilization of the hillside.</b></p>	



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

### FIRE DEPARTMENT PLAN REVIEW

PROJECT: New Single Family Home  
ADDRESS: 6 Snowden Ln  
Fairfax CA 94930

Page: 3 of 3  
Date: 06/28/2013  
Reviewed by: Rob Bastianon  
(415) 258-4673

TYPE OF REVIEW: Planning E-mail: [Rbastianon@rossvalleyfire.org](mailto:Rbastianon@rossvalleyfire.org)  
Bldg. Dept. 06/7/13 Fire Dept. # 13-0180 Review No. 1  
Fire Department Standards can be found at: [www.rossvalleyfire.org](http://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.	
3		<b>Applicant may propose alternate materials or method in accordance with Section 103.3. All approved alternates requests and supporting documentation shall be included in the plans set submitted for final approval.</b>	
		Submitter's Response: Correction has been completed. See Sheet _____ of <input type="checkbox"/> Plans <input type="checkbox"/> Calculations.	

*If re-submittal is required, 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

June 12, 2013  
Service No. 61665

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

**RE: WATER AVAILABILITY –Single Family Dwelling**  
Assessor's Parcel No.: 174-290-06  
Location: Off of Arrowood Ln. a.k.a. 6 Snowden Ln, Fairfax

Dear Ms. Neal:

The above referenced parcel is not currently being served. This property will be eligible for water service upon request and fulfillment of the requirements listed below.

1. Complete a Standard Water Service Application.
2. Submit a copy of the building permit.
3. Pay appropriate fees and charges.
4. Complete the structure's foundation within 120 days of the date of application.
5. Comply with the District's rules and regulations in effect at the time service is requested.
6. Comply with all indoor and outdoor requirements of District Code Title 13 – Water Conservation. Plans shall be submitted, and reviewed to confirm compliance. The following are required:

- Verification of indoor fixtures compliance
- Landscape plan
- Irrigation plan
- Grading plan

Any questions regarding District Code Title 13 – Water Conservation should be directed to Water Conservation Department at (415) 945-1497. You can also find information about the District's water conservation requirements online at [www.marinwater.org](http://www.marinwater.org).

7. Comply with the backflow prevention requirements, if upon the District's review backflow protection is warranted, including installation, testing and maintenance. 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) 945-1532.

Sincerely,

Joseph Eischens  
Senior Engineering Technician

JE:mp

cc: Town of Fairfax Building Dept



**ROSS VALLEY SANITARY DISTRICT**  
2960 Kerner Blvd  
San Rafael, CA 94901  
(415) 259-2949 ~ [rvsd.org](http://rvsd.org)

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June 11, 2013

Linda Neal, Senior Planner  
Town of Fairfax  
Dept of Planning and Building Services  
142 Bolinas Road  
Fairfax, CA 94930

**SUBJECT: 6 SNOWDEN LANE, FAIRFAX, CA; APN 174-200-08**

Dear Ms. Neal:

We are in receipt of your transmittal letter received June 7, 2013 concerning the above- referenced project. Since this project involved extensive additional construction to the existing structure, the project will require a connection permit from the District. The size of the sewer lateral will depend on the fixture count calculated during the permitting process. If the existing lateral meets the size requirement of the fixture count, the applicant has the option of installing a new lateral or, the old sewer lateral needs to be tested in the presence of a District Inspector and found to meet all current District requirements.

The applicant will at minimum need to apply for a sewer connection permit from the District and construct his/her private sewer lateral to the current Standards of the District. If other improvements to the sewer need to be made, the applicant will be responsible for making those improvements.

The applicant, prior to any sanitary sewer work, will need to contact the District and provide complete, approved drawings for District review. The applicant must also obtain the necessary permits required by the District prior to such work.

If you need further information regarding this matter, please contact the office.

Sincerely,

Randell Y. Ishii, M.S., P.E.  
District Engineer

**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: June 6, 2013**

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: ~~6~~ Snowden Lane      6 ARROWOOD

Project Description: 3,112 square foot single-family residence and attached 737 square foot garage.

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	June 2013	Preliminary development plans by Alvila Bunch Architects, pages A-1, AS-1, A2,
1	6/1/13	1 sheet of landscaping plans by Don Blaney and associates
1	6/3/13	Vegetative management plan

**REMARKS** NO COMMENT AT THIS TIME

Please respond by June 26, 2013. Thanks

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

ATTN: SERGEANT STUART BAKER

TOWN OF FAIRFAX  
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

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**CHAPTER 17.132: WATER CONSERVATION**

Section

- 17.132.010 Water conservation landscaping
- 17.132.020 Verification of water availability
- 17.132.030 Water conserving toilets
- 17.132.040 Specific toilet regulations
- 17.132.050 Compliance with § 17.132.040

**§ 17.132.040 SPECIFIC TOILET REGULATIONS.**

All structures in Fairfax, in all zoning districts, shall have all of their toilets (water closets) whose rated water usage exceeds 1.6 gallons per flush, replaced with water conserving toilets not exceeding 1.6 gallons per flush prior to the sale or transfer of the property.

(Ord. 687, passed 10-2-2001)

**§ 17.132.010 WATER CONSERVATION LANDSCAPING.**

All projects subject to review by the Fairfax Planning Commission which include landscaping must comply with the latest adopted water conservation ordinance of the Marin Municipal Water District.

(Prior Code, § 17.68.010) (Ord. 615, passed --1992; Am. Ord. 764, passed 2-1-2012)

**§ 17.132.050 COMPLIANCE WITH § 17.132.040.**

In order to gain compliance with § 17.132.040, building permit application to retrofit toilets may be made with the application for "report of residential building records." Application fees will be covered by the cost of the resale report. Installation will be inspected as a part of the resale reinspection performed by the Fairfax Building Inspector to insure that required corrections and repairs listed in the resale reinspection report have been completed in compliance with the Uniform Building Code and other town ordinances.

(Ord. 687, passed 10-2-2001)

**§ 17.132.020 VERIFICATION OF WATER AVAILABILITY.**

Prior to the issuance of a building permit or other authorization to proceed by the town, the applicant for the permit shall provide to the town, verification from the Marin Municipal Water District that water is available to serve the subject project.

(Prior Code, § 17.68.020) (Ord. 615, passed --1992)

**§ 17.132.030 WATER CONSERVING TOILETS.**

Whenever a toilet (water closet) is replaced, added or moved under a plumbing permit issued by the town, the rated water usage on the new toilet shall not exceed 1.6 gallons per flush.

(Prior Code, § 17.68.030) (Ord. 615, passed --1992)