TOWN OF FAIRFAX

142 BOLINAS ROAD, FAIRFAX, CALIFORNIA 94930
(415) 453-1584/FAX (415) 453-1618

Date: February 27, 2020

Permit #20-T-09

NOTICE OF TREE COMMITTEE ACTION

This action may be appealed to the Fairfax Town Council within 10 days of the Tree Committee decision. This permit is not in effect until the 10 day appeal period is over.

Request for a tree permit to remove: (28) Bay Laurel
(2) Coast Live Oak

Address of Tree(s) to be removed: APN#002-174-05 Spring Lane

Applicant's Phone: Stacy Peoples (415) 717-8924

On February 24, 2020 the Fairfax Tree Committee took the following action on the above referenced tree permit application:

_____X____**FOR RECOMMENDATION TO PLANNING COMMISSION –**
Applicant present.
Romaidis made a motion to recommend that the species of tree T-6 on the VMP be verified due to the fact that it appeared to be misidentified. The Committee would like the non-diseased trees that are outside of the 100 feet of defensible space that are identified to be removed be replaced at a minimum 1:1 ratio. A landscape plan was provided and it appeared to satisfy the Committees desire for replanting. Additionally, the Committee recommends that the replanting be done prior to issuance of a Certificate of Occupancy (C of O). The motion was seconded by Richardson Mack and voted on.
Vote:
Benson- Aye
Flores- Aye
Pugh-Aye
Richardson Mack- Aye
Romaidis- Aye Item #3 Vote: Ayes- 5 Noes- 0

_____ APPROVED

REMINDER: PLEASE KEEP PERMIT NOTICE UP DURING THE 10 DAY WAITING PERIOD

_____CONTINUED

ATTACHMENT F

FOR RECOMMENDATION ONLY

(New residence construction)

TOWN OF FAIRFAX
142 BOLINAS ROAD, FAIRFAX, CA 94930
(415) 453-1584 / FAX (415) 453-1618

TOWN OF FAIRFAX
FEB 03 2020
RECEIVED

APPLICATION FOR TREE REMOVAL OR ALTERATION

A permit is required to remove or alter one or more trees on any parcel in the Town of Fairfax. All trees for which a permit is requested shall be tagged with an orange ribbon, a minimum of 10 days prior to the Tree Advisory Committee meeting date. Applicants must also post a notice of intent to alter or remove the marked Tree(s) in a prominent location visible along the frontage of the affected property.

APPLICANT INFORMATION

OWNER (APPLICATIONS MUST BE FILED BY PROPERTY OWNER): Stacy Peoples	DATE OF APPLICATION: 1/28/2020
JOB ADDRESS/ASSESSOR'S PARCEL NO. IF SITE IS VACANT 002-174-05 / SPRING LANE	PHONE NUMBER: 415-717-8924
EMAIL ADDRESS: stacymae10@gmail.com	FAX NUMBER:
PROPERTY OWNER'S ADDRESS IF DIFFERENT FROM ABOVE → 209 3RD #6 SAUSALITO CA 94965	ALTERNATE PHONE NUMBER: 415-302-0504 John Peoples

dntarch@thompsonstudio.com 415-944-0543 Doug Thompson, Arch.

TREE INFORMATION SEE TREE REMOVAL SCHEDULE ON A1.5

SPECIES AND DESIGNATION OF HERITAGE/SPECIMEN/UNDESIRABLE TREE: (28) Cal Bay Laurel	CIRCUMFERENCE BREAST HEIGHT: VARIES FROM 6" TO 60"
	REASON FOR REMOVAL/ALTERATION: SEE SCHEDULE
SPECIES AND DESIGNATION OF HERITAGE/SPECIMEN/UNDESIRABLE TREE: (2) COASTAL LIVE OAK	CIRCUMFERENCE BREAST HEIGHT: 24"
	REASON FOR REMOVAL/ALTERATION: DEAD AS A RESULT OF SUDDEN OAK DEATH
SPECIES AND DESIGNATION OF HERITAGE/SPECIMEN/UNDESIRABLE TREE:	CIRCUMFERENCE BREAST HEIGHT:
	REASON FOR REMOVAL/ALTERATION
SPECIES AND DESIGNATION OF HERITAGE/SPECIMEN/UNDESIRABLE TREE:	CIRCUMFERENCE BREAST HEIGHT:
	REASON FOR REMOVAL/ALTERATION

Please attached a site plan to this application showing the location and species of all trees with a diameter of 4 inches (circumference of 12 inches or more), measured 4.5feet above grade at tree base, property boundaries and easements, location of structures, foundation lines of neighboring structures and paved areas including driveways, .

AGENDA ITEM #3

Any tree company used for the removal or alteration must have a current and valid Fairfax Business license. Please include the name, address, and phone number of the person or company doing the above listed work:

NAME: TBD	PHONE NUMBER:
ADDRESS:	CONTRACTOR BUSINESS LICENSE NUMBER

Please note the Tree Advisory Committee may require applicants to submit their application to a Qualified Arborist for a report or recommendation at the expense of the applicant. A Qualified Arborist is defined as a Certified Arborist, A Certified Urban Forester, a Registered Consulting Arborist, or a Registered Professional Forester.

OWNER'S STATEMENT

I understand that in order to properly process and evaluate this application, it may be necessary for Town personnel to inspect the property, which is the subject of the application. I also understand that due to time constraints it may not always be possible for Town personnel to provide advanced notice of such inspections. Therefore, this application will be deemed to constitute my authorization to enter upon the property for the purpose of inspecting the same, provided that Town personnel shall not enter any building on the property except in my presence or the presence of any other rightful occupant of such building. I understand that my refusal to permit reasonable inspection of any portion of the property by town personnel may result in a denial of this application due to the lack of adequate information regarding the property.

Tracy Peoples

Signature of Property Owner

1/28/2020

Date

[AREA BELOW FOR STAFF USE ONLY]

Permit Number: 20-T-09	
Date Received: 2-3-20	Received by: S. Walters
Conditions of Approval:	
Tree Committee Action:	Date:

Tree Committee Actions can be appealed to the Town Council within 10 days of the Tree Committee Action. Contact Town Hall for more information.

MARIN TREE SERVICE
Specializing in Tree Preservation

FEB 11 2020

Landscape Tree Inspection Report

63 Spring Lane
Fairfax, CA

Prepared for:

Stacy Peoples

Prepared on:

February 6, 2020

Prepared by:

Robert Morey
ISA Certified Arborist
WC-0167

Marin Tree Service, Inc.
34 DeLuca Place, Suite M
San Rafael, CA 94901

Scope and Limitations

On October 15, 2019 I inspected the landscape trees at 63 Spring Lane, Fairfax, CA. The inspection of all trees was made from the ground and involved inspection of the external features only. No invasive, diagnostic or laboratory testing was carried out. The identification of these trees was based on broad features visible at the time of inspection.

I have also examined the existing site plan in order to assess the impact of the proposed construction on the trees. Where recommendations are made in this report including those recommendations contained in the Tree Protection Guidelines it is essential that these recommendations be able to be implemented. Any additional drawings, details or redesign that impact on the ability to do so may negate the conclusions made in this report.

Arborists are specialists who use their education, knowledge, experience, and training to provide proper care and professional evaluations and diagnosis of individual trees. Arborists attempt to minimize the risk of living near trees while enhancing and maintaining the overall beauty and health of the trees. Recommendations by the arborist may be accepted or disregarded by the client.

Trees inherently pose a certain degree of hazard and risk from breakage, failure, or other causes and conditions. Marin Tree Service makes recommendations, to minimize or reduce these hazardous conditions but cannot guarantee to eliminate them, especially in the event of a storm or other act of nature. While a detailed inspection normally results in the detection of hazardous conditions, there can be no guarantee or certainty that all hazardous conditions will be detected.

There always will be some risk involved with all trees. With proper monitoring and care, trees can be managed. The only way to eliminate all risks is to remove the trees.

If you have any questions, please do not hesitate to contact Marin Tree Service for assistance.

Observations and Tree Schedule

The trees in the following schedule are the trees that are near or within the construction area of the new residence. Removal is recommended for all of the trees in the following schedule. California Bay Laurels are a primary carrier of Sudden Oak Death (Phytophthora ramorum) and are pyrophitic. The trees are located in a heavily wooded area and their removal will not compromise the aesthetics of the neighborhood or contribute to erosion. There are other trees on this property which will not be affected by the construction. The Tree Protection Guidelines in Appendix A should be followed to protect all of the trees on the property during construction.

	Scientific Name	Condition	Location	CIR	Recommendation
T-1	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	Located in fire access turn and road construction envelope	10"	Removal needed to construct access road
T-2	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	Located in fire access turn and road construction envelope	28"	Removal needed to construct access road
T-3	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	In neighbor's defensible zone	14"	Removal needed per fire code for defensible space
T-4	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	In neighbor's defensible zone	24"	Removal needed per fire code for defensible space
T-5	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	In defensible zone	(3) @ 12" - 14"	Removal needed per fire code for defensible space

	Scientific Name	Condition	Location	CIR	Recommendation
T-6	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.		22"	Removal needed per fire code for defensible space
T-7	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	Located in building envelope	14"	Removal needed to construct house
T-8	Coastal Live Oak (Quercus adrifolia)	Dead as a result of Sudden Oak Death (Phytophthora ramorum).	In defensible zone	24"	Removal needed per fire code for defensible space
T-9	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	In defensible zone	6"	Removal needed per fire code for defensible space
T-10	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	Located in building envelope and in defensible zone.	8"	Removal needed to construct house
T-11	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	Located in building envelope and in defensible zone.	10"	Removal needed to construct house
T-12	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	Located in building envelope and in defensible zone.	30"	Removal needed to construct house
T-13	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	Located in building envelope and in defensible zone.	30"	Removal needed to construct house
T-14	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	Located in building envelope and in defensible zone.	18"	Removal needed to construct house
T-15	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	Located in building envelope and in defensible zone.	14"	Removal needed per fire code and to construct house
T-16	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	Located in building envelope and in defensible zone.	12"	Removal needed per fire code and to construct house
T-17	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	Located within area of patio andand overhangs planned residence. In defensible zone.	30"	Removal needed per fire code and to construct house
T-18	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	Located within area of patio andand overhangs planned residence. In defensible zone.	30"	Removal needed per fire code and to construct house
T-19	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	In defensible zone	(2) @ 8" and 10"	Removal needed per fire code for defensible space
T-20	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	In defensible zone	50"	Removal needed per fire code for defensible space
T-21	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	In defensible zone	24"	Removal needed per fire code for defensible space
T-22	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	In defensible zone	(2) @ 8"	Removal needed per fire code for defensible space
T-23	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	In defensible zone	12"	Removal needed per fire code for defensible space

	Scientific Name	Condition	Location	CIR	Recommendation
T-24	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	Canopy overhangs defensible zone	10"	Removal needed per fire code for defensible space
T-25	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	Canopy overhangs defensible zone	8"	Removal needed per fire code for defensible space
T-26	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	Canopy overhangs defensible zone	12"	Removal needed per fire code for defensible space
T-27	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	Canopy overhangs defensible zone	12"	Removal needed per fire code for defensible space
T-28	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	Canopy overhangs defensible zone	14"	Removal needed per fire code for defensible space
T-29	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	Canopy overhangs defensible zone	60"	Removal needed per fire code for defensible space
T-30	Coastal Live Oak (Quercus adrifolia)	Dead as a result of Sudden Oak Death (Phytophthora ramorum).		24"	Remove
T-31	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	Located in fire access turn and road construction envelope	20"	Removal needed to construct access road improvements
T-32	California Bay Laurel (Umbellularia californica)	Normal vitality and structural integrity. Pyrophytic.	Located in fire access turn and road construction envelope	22"	Removal needed to construct access road improvements

Scientific Name: Identification is made on the basis of visual features visible from ground level at the time of inspection.
CIR (Circumference): The trunk circumference at approximately 2' above grade.

Appendix A –Tree Protection Guidelines

Before development, avoid tree damage during construction by protecting the root zone. The following should be considered:

A) Physical protection of the trees can be accomplished in stages during the progression of work:

- Installing an inexpensive chain link, wire mesh, or wood fence around the drip line of trees is the most effective way to protect trees and help with tree preservation. This fence should be installed at the drip line during the initial stages of development.
- As development progresses, the fence can be moved to within 6 feet of the trunks.
- If continued progress requires access closer than 6 feet to the trunk, other precautions can be taken, such as placing hay bales around the trunks so the bark is not struck with equipment or placing 8' lengths of 2' X 4' lumber around the tree and wrapping them with orange plastic fencing.

B) Signage: all sections of fencing should be clearly marked with signs that the area within is a tree protection zone and no one is allowed to disturb the area.

C) Root Pruning: Whenever roots over 1 inch (2.5 cm) in diameter must be severed, they should be cut flush to eliminate jagged edges. There are three methods of root pruning:

- Soil excavation using supersonic air tools, pressurized water or hand tools, followed by selective root cutting.
- Cutting through the soil along a determined line on the surface using a tool specifically designed to cut roots.
- Mechanically excavating (with trenching machine or backhoe) the soil and pruning what is left of the exposed roots.

D) Irrigate the root zone with a soaker hose allowing water to penetrate the soil to the depth of the tree roots, generally the upper 6-18" (15-45 cm) of soil.

E) Aerate the root zone: improve aeration and reduce compaction. Spread organic mulch or wood chips (2-4 inches) over the surface to reduce evaporation and conserve soil moisture and temperature.

F) Fertilization of the preserved trees before construction is recommended if nutrient deficiencies exist to boost the trees vigor and tolerance.

G) Preventive pesticide applications to reduce pest attacks should be initiated prior to construction and continued until trees have recovered from construction related stress.

H) Alternative trenching methods are available to avoid unnecessary root damage. Boring machines that tunnel under root systems and allow the installation of pipes and wires without root severance are a good alternative to trenching. If digging trenches is unavoidable, dig trenches and tunnels by hand to avoid unnecessary root damage.

I) Avoid adding backfill over the root zones of existing trees to avoid root suffocation and die back.

J) Avoid compacting soil over the root zones. Do not traffic with heavy equipment, pile debris or materials or leave equipment standing over the root zones of the trees.

K) Crown cleaning before construction is recommended to reduce the risk of branch failures in areas where people, structures, and equipment are within striking distance. When removing large limbs, the final cut should not be flush with the trunk of the tree. This removes the branch collar that contains a chemical barrier zone that controls rotting organisms. Traditional surgery paint should not be used. It is of no value and may promote rot.

L) Roots absorb oxygen from the atmosphere through the soil and in return release carbon dioxide (gas exchanges). Therefore, adding backfill, compressing soil, paving, etc. retards gas exchanges and limits water percolation through the soil to the roots, promoting root die back. This form of chronic stress may cause trees to die prematurely within five to twenty years after development, depending on the degree of impact. Compensation can be attempted through fertilizing, soil mulching and aerating the soil using high-pressure equipment.

TREE MANAGEMENT - TREES DESIGNATED TO BE REMOVED

SYMBOL	TREE TYPE	CONDITION	SIZE	FIRE HAZARD	VMP	LOCATION	NOTE
T-1	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	10"	PYROPHYTIC	NA	IN FIRE ACCESS TURN & ROAD ENVELOPE	REMOVAL NEEDED TO CONSTRUCT ACCESS ROAD
T-2	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	28"	PYROPHYTIC	NA	IN FIRE ACCESS TURN & ROAD ENVELOPE	REMOVAL NEEDED TO CONSTRUCT ACCESS ROAD
T-3	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	14"	PYROPHYTIC	IN NEIGHBORS DEFENSIBLE ZONE		REMOVAL PER FIRE CODE FOR DEFENSIBLE SPACE
T-4	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	24"	PYROPHYTIC	IN NEIGHBORS DEFENSIBLE ZONE		REMOVAL PER FIRE CODE FOR DEFENSIBLE SPACE
T-5	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	(3) @ 12", 14"	PYROPHYTIC	IN DEFENSIBLE ZONE		REMOVAL PER FIRE CODE FOR DEFENSIBLE SPACE
T-6	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	22"	PYROPHYTIC	IN DEFENSIBLE ZONE		REMOVAL PER FIRE CODE FOR DEFENSIBLE SPACE
T-7	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	14"	PYROPHYTIC	IN DEFENSIBLE ZONE	LOCATED WITHIN BUILDING ENVELOPE	REMOVAL NEEDED TO CONSTRUCT HOUSE
T-8	COAST LIVE OAK (Quercus agrifolia)	DEAD AS A RESULT OF SUDDEN OAK DEATH	24"	DEAD WOOD-PYROPHYTIC	IN DEFENSIBLE ZONE		REMOVAL PER FIRE CODE FOR DEFENSIBLE SPACE
T-9	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	6"	PYROPHYTIC	IN DEFENSIBLE ZONE		REMOVAL PER FIRE CODE FOR DEFENSIBLE SPACE
T-10	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	8"	PYROPHYTIC	IN DEFENSIBLE ZONE	LOCATED WITHIN BUILDING ENVELOPE	REMOVAL NEEDED TO CONSTRUCT HOUSE
T-11	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	10"	PYROPHYTIC	IN DEFENSIBLE ZONE	LOCATED WITHIN BUILDING ENVELOPE	REMOVAL NEEDED TO CONSTRUCT HOUSE
T-12	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	30"	PYROPHYTIC	IN DEFENSIBLE ZONE	LOCATED WITHIN BUILDING ENVELOPE	REMOVAL NEEDED TO CONSTRUCT HOUSE
T-13	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	30"	PYROPHYTIC	IN DEFENSIBLE ZONE	LOCATED WITHIN BUILDING ENVELOPE	REMOVAL NEEDED TO CONSTRUCT HOUSE
T-14	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	18"	PYROPHYTIC	IN DEFENSIBLE ZONE	LOCATED WITHIN BUILDING ENVELOPE	REMOVAL NEEDED TO CONSTRUCT HOUSE
T-15	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	14"	PYROPHYTIC	IN DEFENSIBLE ZONE	LOCATED WITHIN BUILDING ENVELOPE	REMOVAL PER FIRE CODE & FOR HOUSE CONSTRUCTION
T-16	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	12"	PYROPHYTIC	IN DEFENSIBLE ZONE	LOCATED WITHIN BUILDING ENVELOPE	REMOVAL PER FIRE CODE FOR DEFENSIBLE SPACE
T-17	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	30"	PYROPHYTIC	IN DEFENSIBLE ZONE	LOCATED WITHIN AREA OF PATIO & OVERHANGS HOUSE	REMOVAL PER FIRE CODE & FOR HOUSE CONSTRUCTION
T-18	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	30"	PYROPHYTIC	IN DEFENSIBLE ZONE	LOCATED WITHIN AREA OF PATIO & OVERHANGS HOUSE	REMOVAL PER FIRE CODE & FOR HOUSE CONSTRUCTION
T-19	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	(2) @ 8" & 10"	PYROPHYTIC	IN DEFENSIBLE ZONE		REMOVAL PER FIRE CODE FOR DEFENSIBLE SPACE
T-20	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	50"	PYROPHYTIC	IN DEFENSIBLE ZONE		REMOVAL PER FIRE CODE FOR DEFENSIBLE SPACE
T-21	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	24"	PYROPHYTIC	IN DEFENSIBLE ZONE		REMOVAL PER FIRE CODE FOR DEFENSIBLE SPACE
T-22	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	(2) @ 8"	PYROPHYTIC	IN DEFENSIBLE ZONE		REMOVAL PER FIRE CODE FOR DEFENSIBLE SPACE
T-23	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	12"	PYROPHYTIC	IN DEFENSIBLE ZONE		REMOVAL PER FIRE CODE FOR DEFENSIBLE SPACE
T-24	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	10"	PYROPHYTIC	CANOPY OVERHANGS DEFENSIBLE ZONE		REMOVAL PER FIRE CODE FOR DEFENSIBLE SPACE
T-25	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	8"	PYROPHYTIC	CANOPY OVERHANGS DEFENSIBLE ZONE		REMOVAL PER FIRE CODE FOR DEFENSIBLE SPACE
T-26	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	12"	PYROPHYTIC	CANOPY OVERHANGS DEFENSIBLE ZONE		REMOVAL PER FIRE CODE FOR DEFENSIBLE SPACE
T-27	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	12"	PYROPHYTIC	CANOPY OVERHANGS DEFENSIBLE ZONE		REMOVAL PER FIRE CODE FOR DEFENSIBLE SPACE
T-28	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	14"	PYROPHYTIC	CANOPY OVERHANGS DEFENSIBLE ZONE		REMOVAL PER FIRE CODE FOR DEFENSIBLE SPACE
T-29	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	60"	PYROPHYTIC	CANOPY OVERHANGS DEFENSIBLE ZONE		REMOVAL PER FIRE CODE FOR DEFENSIBLE SPACE
T-30	COAST LIVE OAK (Quercus agrifolia)	DEAD AS A RESULT OF SUDDEN OAK DEATH	24"	DEAD WOOD-PYROPHYTIC			REMOVAL PER FIRE CODE FOR DEFENSIBLE SPACE
T-31	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	20"	PYROPHYTIC			REMOVAL NEEDED TO CONSTRUCT ACCESS ROAD
T-32	CALIFORNIA BAY LAUREL (Umbellularia californica)	NORMAL VITALITY & STRUCTURAL INTEGRITY	22"	DEAD WOOD-PYROPHYTIC			REMOVAL NEEDED TO CONSTRUCT ACCESS ROAD

8" CAL BAY LAUREL TO REMAIN
24" COASTAL LIVE OAK TO REMAIN
24" CAL BAY LAUREL TO REMAIN
14" CAL BAY LAUREL TO REMAIN
12" CAL BAY LAUREL TO REMAIN
10" CAL BAY LAUREL TO REMAIN
6" CAL BAY LAUREL TO REMAIN
DEFENSIBLE ZONE PER APPROVED VMP SHEET A1.4
TREES TO BE REMOVED SHOWN WITH "X"
BASE OF TREES BURIED UNDER FILL
NOTE: EASIEST ACCESS UP SITE IS ALONG THIS EDGE VIA EXISTING SEMI-GRADED AREA
POST WITH TREE REMOVAL NOTICE
NOTICE ON POST
NOTE: EASIEST ACCESS TO SITE IS UP UNIMPROVED R/W, CONTINUE ALONG R/W TO ROUGH DRIVEWAY AT NE (LOWER LEFT) CORNER OF PROPERTY
18" CAL BAY LAUREL TO REMAIN
SPRING LANE
PARKING AREA AT LEFT SIDE OF SPRING LANE
SPRING LANE

1 A1.5 SITE PLAN - TREE REMOVAL & MANAGEMENT PLAN
SCALE: 1/8" = 1'-0"

0' 10' 20'

APN: 002-174-05

ISSUED FOR :

TREE REMOVAL APPLICATION	28 JAN 2020
PLANNING & DESIGN REVIEW	28 JAN 2020
VMP REVIEW	15 JAN 2020
MMWD	14 JAN 2020
SCALE :	AS SHOWN
DRAWN BY :	DT
CHECKED BY:	

TREE MANAGEMENT PLAN

A1.5

thompson studio architects
1290 lincoln ave san rafael ca
1000 annapolis road the sea ranch ca
tel. 415.944.0543

LICENSED ARCHITECT DOUGLAS THOMPSON C-17672 03/21 RENEWAL DATE STATE OF CALIFORNIA

PEOPLES RESIDENCE
APN 002-174-05
SPRING LANE
FAIRFAX
CALIFORNIA

FEB 19 2020

S W E N

Hazard Points	1	2	3	4	5	6	7	8	Points Column
Step 1 Aspect	(NE)	NW	SE	SW					1
Step 2 Slope %		0-10%		11-20%		21-30%		(31+%)	8
Step 3 Fuel 0-30	(Specimen Garden)	Hardwood	Grass	Mostly Grass	Mostly Brush	Pyrophytic Hardwood Chaparral	Conifer	Conifer w Brush under Story	1
Step 4 Fuel 31-100	Mostly Grass	(Mostly Brush)	Pyrophytic Hardwood Chaparral	Conifer w Brush under Story					2

Step 5 Total Hazard Points: 12

Minimum Horizontal Clearance Requirement in feet: 30' x 30' x50'-

Hazard Points:

1 2 3 4 5 6 7	8 9 10 11 (12) 13 14	15 16 17 18 19 20 21 22 23 24 25+
Minimum 30'x30'x30'x30'	Minimum 30'x30'x30'x50'	Minimum 50'x50'x50'x100'
Level 0-10%	Moderate Slope 11-30%	Steep Slope Greater than 30%

Step 1 Determine your Aspect.
Step 2 Estimate the Slope of your property.
Step 3 What types of Fuel do you have 0-30 ft. from your home?
Step 4 What types of Fuel do you have 31-100 ft. from your home?
Step 5 Add the Points in the right hand column to determine your total.

DEFENSIBLE SPACE INSPECTION
If you would like to schedule a fire department inspection of your property for defensible space recommendations please Call 389-4130

NOTES

1. PROPERTY OWNERS SHALL MAINTAIN THE LOWER 1/2 OF THE LOT AS DEFENSIBLE SPACE AT ALL TIMES.
2. LANDSCAPING AND VEGETATION MAMAGEMENT SHALL BE PROVIDED AS DESCRIBED ON THIS SHEET AND AS DESCRIBED IN THE FIRE PROTECTION DISTRICTS STANDARDS FOR PROEPRTIES IN WILDLAND URBAN INTERFACE AREAS.
3. ALL EXISTING PYROPHYTIC PLANTS ON SITE SHALL BE REMOVED, INCLUDING BUT NOT LIMITED TO: SCOTCH BROOM, JUNIPER, MAZANTIAS AND PINES, AND ANY OTHER PLANT AS INDICATED ON THE LIST PREPARED BY THE FIRE DISTRICT: PROHIBIT PLANT LIST.
4. REMOVE ANY DEAD OR DYING PLANTS & DEBRIS FOUND ON SITE TYPICAL OF DEAD SHRUBS AND FALLEN BRANCHES.
5. THE PLANTING DESIGN IS TO MAINTAIN VMP REQUIREMENTS WHILE ADDING BACK SCREENING, AND SHRUB AND GROUND COVER. THE GARDENS AROUND THE HOUSE ARE TO BE LOW WATER USE.

SEE SHEET A1.3A FOR PLANTING AND SHEET A1.3B IRRIGATION

VMP 63 SPRING LN, FAIRFAX

SITE DESCRIPTION

THIS PROPERTY IS LOCATED ON AN UNIMPROVED ACCESS ROAD OFF OF SPRING LANE IN THE TOWN OF FAIRFAX. THE LOT SLOPES STEEPLY UP FROM THE STREET. THE SLOPE FACES NORTH EAST . THE NEW HOUSE SETS AT THE FRONT OF THE LOT.
A SHORT DRIVEWAY WILL BE BUILT, A FIRE APPARTUS AND ACCESS ROAD WITH BE BUILT CONNECTING SPRING LANE TO THE PROPERTY. PEDESTRIAN ACCESS IS VIA ACCESS ROAD AND THE UPSLOPE DRIVEWAY

HAZARD ASSESSMENT

THE HAZARD ASSESSEMENT METRIC ASSIGNES THE PROPERTY A CLEARANCE OF 30X30X30X50'. THE EXSTING LOT IS COVERED WITH MOSTLY OAK AND BAY TREES. THERE IS VERY LITTLE UNDERSTORY GROWTH.

PLANTING & SITE IMPROVEMENTS

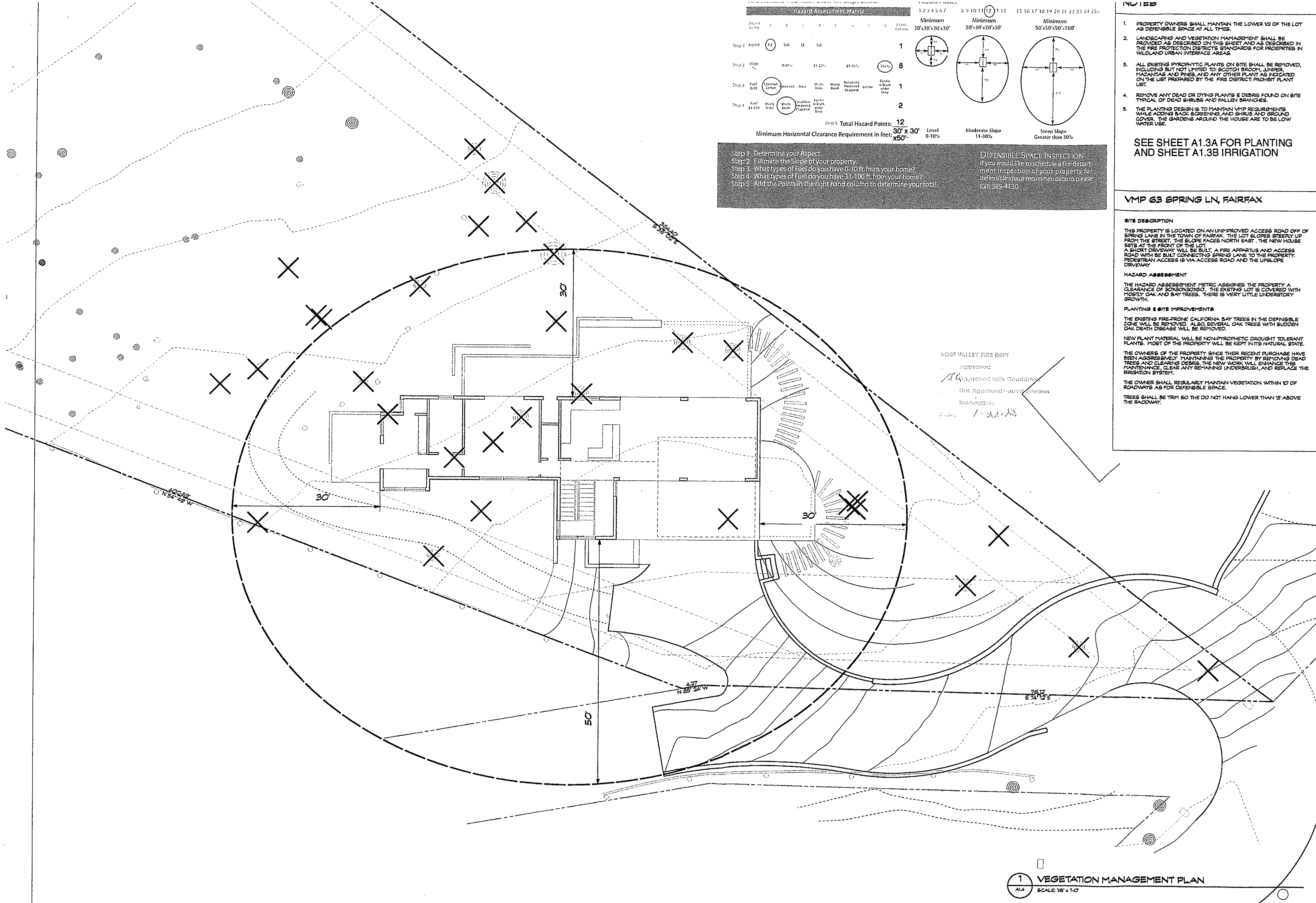
THE EXISTING FIRE-PRONE CALIFORNA BAY TREES IN THE DEFINISIBLE ZONE WILL BE REMOVED. ALSO, SEVERAL OAK TREES WITH SUDDEN OAK DEATH DISEASE WILL BE REMOVED.

NEW PLANT MATERIAL WILL BE NON-PYROPHETIC DROUGHT TOLERANT PLANTS. MOST OF THE PROPERTY WILL BE KEPT IN ITS NATURAL STATE.

THE OWNERS OF THE PROPERTY SINCE THEIR RECENT PURCHASE HAVE BEEN AGGRESSIVELY MAINTAINING THE PROPERTY BY REMOVNG DEAD TREES AND CLEARING DEBRIS. THE NEW WORK WILL ENHANCE THIS MAINTENANCE, CLEAR ANY REMAINING UNDERBRUSH, AND REPLACE THE IRRIGATION SYSTEM.

THE OWNER SHALL REGULARLY MAINTAIN VEGETATION WITHIN 10' OF ROADWAYS AS FOR DEFENSIBLE SPACE.

TREES SHALL BE TRIM SO THE DO NOT HANG LOWER THAN 15' ABOVE THE RAODWAY.



1 VEGETATION MANAGEMENT PLAN
A1.4 SCALE: 1/8" = 1'-0"

thompson studio architects

1290 lincoln ave san rafael ca
1000 annapolis road the sea ranch ca
tel.415.944.0543

PEOPLES RESIDENCE

SPRING LANE
FAIRFAX
CALIFORNIA

APN: 002-174-05

ISSUED FOR :		
PLANNING & DESIGN REVIEW		23 JAN 2020
VMP REVIEW		15 JAN 2020
MMWD		14 JAN 2020

SCALE : AS SHOWN
DRAWN BY : DT
CHECKED BY:

VEGETATION MANAGEMENT PLAN

A1.4

thompson studio architects

3 February 2021

Subject: Tree removal in R/W adjacent to driveway entry

Project:	New home & Site improvements
APN:	002-174-05
Project Owners:	Stacy & John Peoples

Linda Neal
Principal Planner
Town of Fairfax

Dear Linda,

Please accept this clarification and correction to address the concern about tree removal on the adjacent property owner parcel.

We made a field inspection and found that there is only a single oak tree that needs to be removed due to the driveway construction. It is the tree that sits entirely in the Spring Lane right-of-way.
We checked our photos, review the google street view and then confirmed with a site visit and found that the 2nd tree shown on the survey as straddling the property line does not exist. There is only one oak tree and it is at the edge of pavement well into the Spring Lane right of way.
The other tree in the neighbor's lot is a small deciduous tree and upon more review with the civil engineer does not need to be removed. We will coordinate with the neighbor and the civil engineer as the construction/permit drawings are developed if there is a change in the need to remove the tree and if so, will provide the neighbor's approval with the building permit application package.

We are hopeful that the Planning Department and Commission will find that this clarification is adequate.

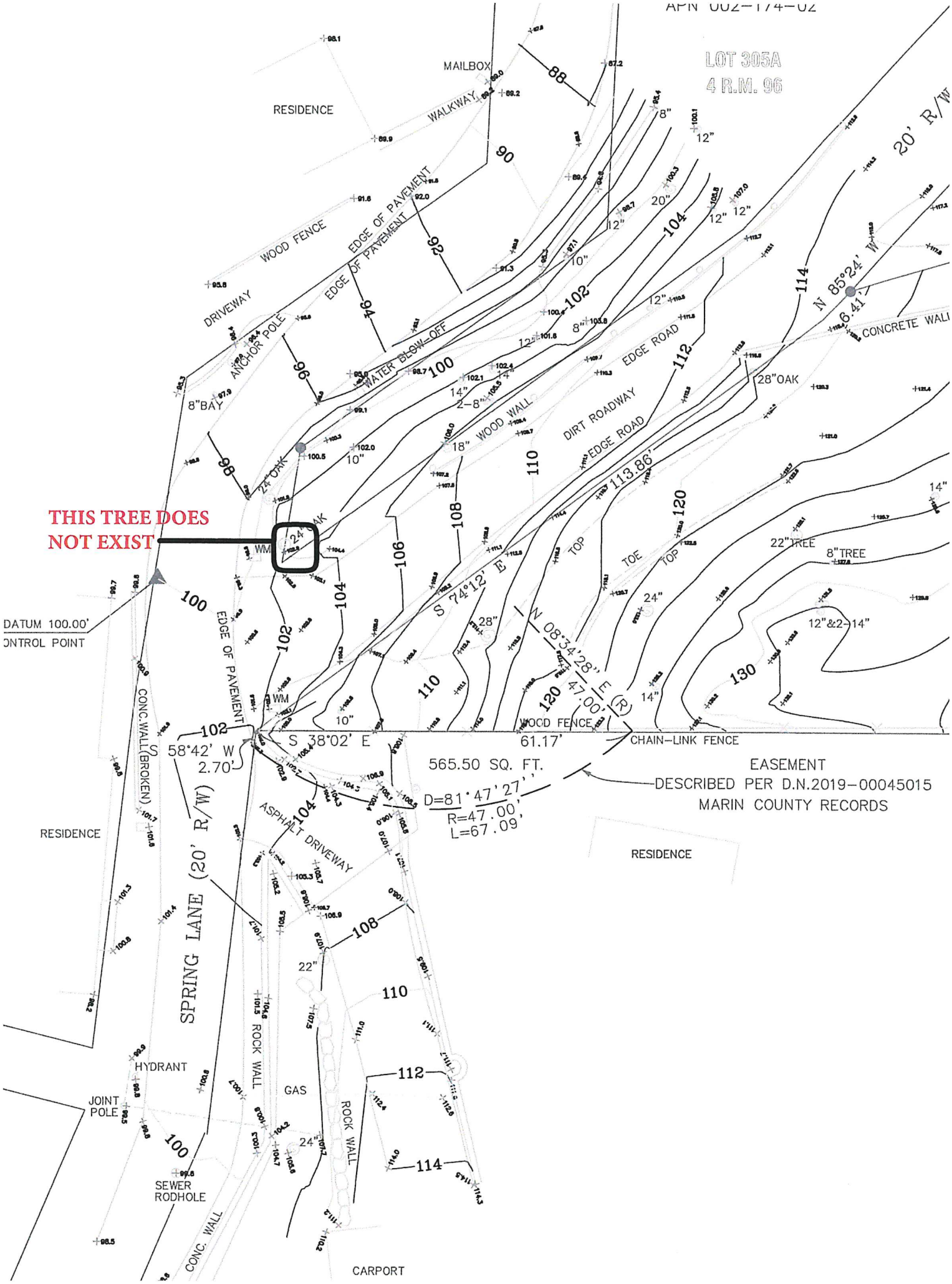
Thank you,

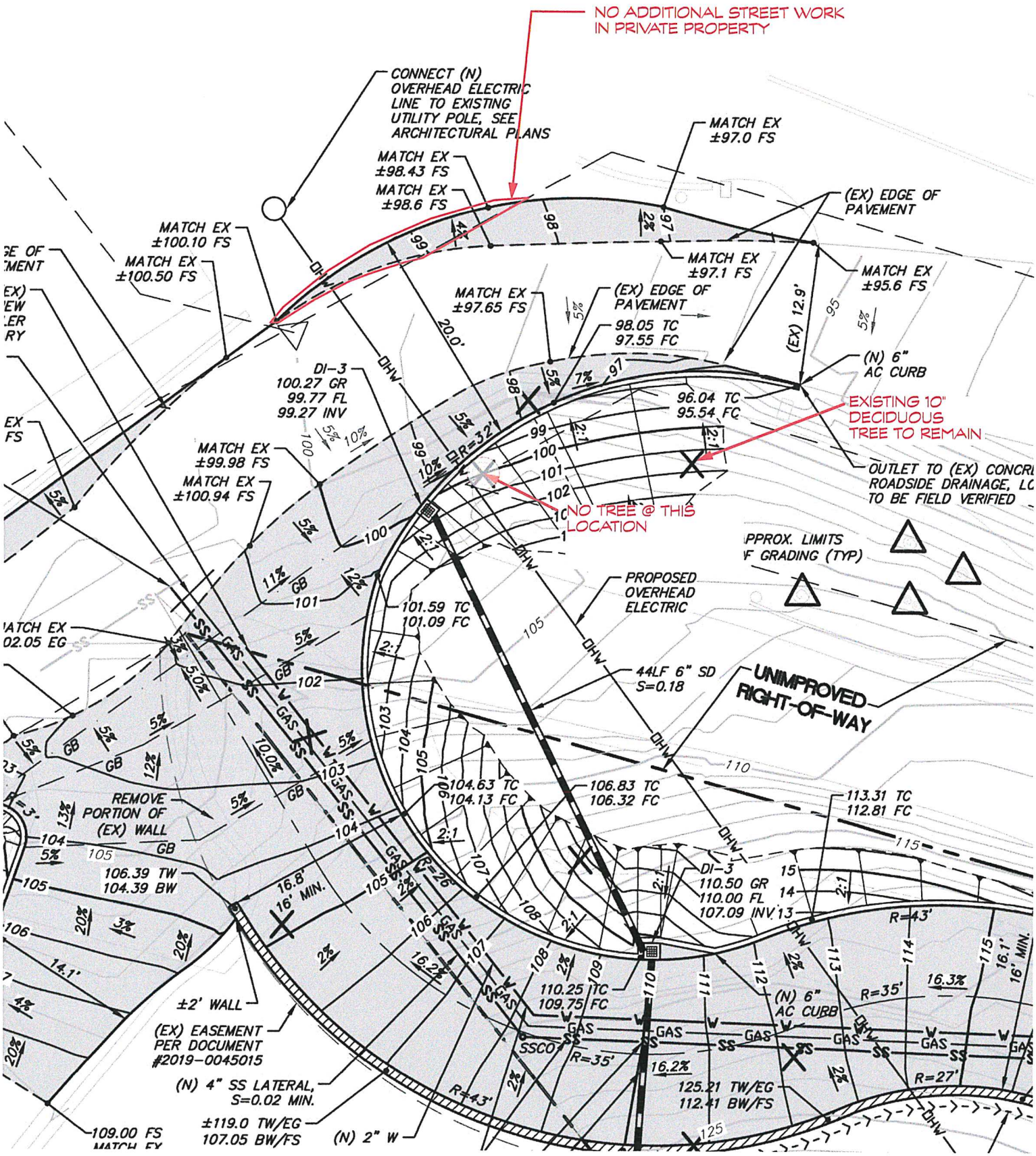
Doug Thompson

Attachment: Site plan and photos showing no 2nd oak tree.

1290 lincoln ave san rafael ca 94901 415-944-0543

ATTACHMENT G


APN 002-174-02
LOT 305A
4 R.M. 96
MAILBOX
RESIDENCE
WALKWAY
WOOD FENCE
EDGE OF PAVEMENT
EDGE OF PAVEMENT
DRIVEWAY
ANCHOR POLE
WATER BLOW-OFF
8"BAY
24"OAK
18" WOOD WALL
DIRT ROADWAY
EDGE ROAD
EDGE ROAD
28"OAK
N 85°24' W
6.41'
CONCRETE WALL
20' R/W
THIS TREE DOES NOT EXIST
24"OAK
WM
DATUM 100.00'
CONTROL POINT
EDGE OF PAVEMENT
CONC.WALL(BROKEN)
S 74°12' E
113.86'
TOP
TOE
TOP
22"TREE
8"TREE
12"&2-14"
N 08°34'28" E
47.00'
(R)
WOOD FENCE
S 38°02' E
61.17'
CHAIN-LINK FENCE
S 58°42' W
2.70'
565.50 SQ. FT.
D=81°47'27"
R=47.00'
L=67.09'
EASEMENT
DESCRIBED PER D.N.2019-00045015
MARIN COUNTY RECORDS
RESIDENCE
RESIDENCE
ASPHALT DRIVEWAY
SPRING LANE (20' R/W)
ROCK WALL
ROCK WALL
HYDRANT
JOINT POLE
GAS
SEWER RODHOLE
CONC. WALL
CARPORT



PEOPLES RESIDNECE
63 SPRING LANE
FROM SHEET C3


Spinel
Google

thompson studio architects

16 October 2020

Planning, Design Review, & Hill Area Development Resubmittal and Review responses
Address: Undeveloped lot on the unimproved R/W off of Spring Lane
APN: 002-174-05
Project: New single-family home, site improvements, fire apparatus turn and access, and driveway

We are submitting revised and additional drawings and documents for design review. The current revisions on the sheets are clouded and noted with "delta 2" and the sheet date is 16 October 2020.

OVERVIEW

The proposed single-family residence project has been designed to create a modest three-bedroom home on an up-slope property that sets above the intersection of Spring Lane and an unimproved 20' wide Right-of-Way (R/W). The project also includes the construction of a Fire Apparatus Access to serve additional properties on the unimproved R/W and a Fire Truck turn around to serve the overall Spring Lane neighborhood.

SITE

The property is located in a hillside neighborhood next to the city limits against the MMWD Mt. Tamalpais Watershed. The 1-acre property has had previous development; however, there are only remnants of those structures. The primary vegetation is California Bay Laurel, with a few Coast Live Oaks. The neighborhood is served by a (mostly) single lane road with tight turns and no fire apparatus turn around; the configuration of which makes it impossible to safely bring fire trucks up to serve any of the existing properties.

Ross Valley Fire Department requested that, in order for any property along the unimproved R/W to be developed, the first project will have to design and construct a fire truck turn and access road that will both allow for future access farther down the R/W and for the fire truck to safely exit the neighborhood. Considerable study, engineering, and coordination with RVFD has gone into the proposed scheme which meets the RVFD Standards 210-3 for Driveways and 213 for turns. The proposed fire apparatus access driveway and fire truck turn brings to the neighborhood an improvement that will enhance fire safety and

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ATTACHMENT H

building and to naturalize the new driveway and parking area. Refer to sheet A1.3.

New trees, also drought tolerant and from the approved list, will be planted to reestablish hillside cover, control erosion, and create natural habitat. Several clusters of planting materials will be created to provide privacy from and for neighbors and from the street below. The proposed landscaping follows the guidelines of the new RVFD VMP (sheets A1.4 and A1.4A) fire hazard zones. MMWD compliant irrigation and landscaping has been proposed, sheets A1.3A, A1.3B, and A1.3C.

EXCAVATION & GRADING

The building has been stepped to follow existing contours and to minimize overall heights above grade. Doing this provides a finished building that is more in scale with its site and minimizes the apparent mass. To achieve this, the house has to be benched into the existing hillside as it steps up the site.

To build a driveway that meets the RVFD Fire Protection Standard 210 for apparatus access on driveways serving up to 4 dwellings, a maximum slope has to be followed. The Civil Engineer has laid out the project driveway so that it meets these standards. This slope establishes a garage level elevation of 121.5' (sheet C3). The upper floor steps back so that it is close to existing natural grade at the rear wall, which establishes a finish floor elevation at 145.0'. The second-floor sets between these elevations so that its finish floor is close to existing grade. These steps will require retaining walls be built along the backs of rooms. Some of the excavated material will be kept on site to be used as backfill in the crawl space and at the second-floor SE patio. The off haul that the house construction creates is 165 CY, see sheet C1.

The fire apparatus driveway and turn will reach into the existing hillside where it leaves the Spring Lane R/W and will require a site retaining wall be constructed so that the code maximum slopes are not exceeded. It should be noted that most of the earthwork associated with the project is required to build this fire apparatus access that serves all properties fronting the unimproved R/W and a fire truck turn around that allows RVFD to safely bring fire trucks into and out of the neighborhood. This construction and earthwork significantly benefit the community.

Note that if there were no RVFD access requirements, an at-grade driveway could be built in the existing unimproved R/W and turn on to the site with far less grading than as proposed and the garage floor level could be raised to reduce

excavation associated with the building. The proposed project permanently benefits the neighborhood by providing a fire truck access and turn around. This benefit greatly out ways the temporary construction inconveniences and impacts that occur to while building the fire truck access and turn.

Drainage is proposed on sheet C3 that meets the Geotechnical Engineer's recommendations and approval and has been reviewed by the Town Engineer. The site drainage has been engineered to reduce the existing exposure to hillside erosion and potential sliding.

SUMMARY

We submit that through careful collaboration with the design team, the Town of Fairfax Principal Planner, and the Town Engineer, a well-designed single-family residence and site improvement project has been proposed. The project meets or exceeds the design and hillside guidelines, will have a positive impact to the neighborhood when completed, provides fire apparatus access to two adjacent properties giving them development potential where none currently exists, and brings to the neighborhood a critically important fire safety benefit with a new fire truck turn around.

The updated and revised drawing package includes new sheets added and significantly updated sheets to clarify design intent and how review issues have been addressed.

- A1.0A Site plan diagram of the proposed easement that will be created at the completion of the entitlement approval process on the project site to provide for truck and fire apparatus access back onto the R/W.
- A1.0B A site diagram showing how future access for day-to-day use and for fire access could occur for the two undeveloped properties father back on the undeveloped R/W.
- A1.1 Revised to show driveway compliance with the RVFD Standard 210 & 213.
- A1.3A Landscaping redesigned to conform with the new Cal Fire & RVFD VMP standards and to the MMWD review.
- A1.3B Irrigation redesigned to coordinate with the planting revisions.
- A1.4 The VMP has been revised to conform with the new Cal Fire & RVFD VMP standards and to the MMWD review.

- A1.4A Small-scale site plan sheet added to identify the 100' fire hazard zone impacts on the property and neighboring properties.
- A1.6 The Tree Management Plan is modified to coordinate with the updated fire access and turn.
- A3.0-3.4 The Elevation and model sheets have been revised to show the revisions to exterior finish material and massing.
- A3.2-3.4 The building sections have been modified to retain more of the excavated material as crawl space back fill.
- C1-C7 Civil sheets have been revised to coordinate the current fire access configuration.

RESPONSES TO COMPLETENESS REVIEW LETER, July 29,2020

Improvement on 65 Spring Lane

1. The recorded easement documents were previously transmitted to Planning.
2. N/A per above.

Planning Application Form

A separate planning application signed by the 65 Spring Lane Property owner has been submitted under separate cover.

Vegetation Management Plan

An updated VMP complying with the new Cal Fire codes and RVFD standards has been reviewed by RVFD. See sheet A1.4

Project Design and Excavation

1. Revisions to the design have been made to maximize the retention of excavated material as fill in the crawl spaces and at exterior patios. See Building Sections Sheets A3.2 and A3.3
2. The rear patio is almost entirely created with fill, please see Building Sections Sheet A3.3

REVISIONS PREVIOUSLY SUBMITTED TO DESIGN REVIEW COMMENTS

The following items were apart of a Second Completeness Review Resubmittal and are noted here to aid in understanding the current submission package. Issues previously addressed:

1. We have added or corrected graphic bar scales on the plans, elevations and sections.
2. The tree removal report and the site plans have been updated to respond the Tree Committee review, and to coordinate and reflect the revisions associated with fire apparatus driveway. Refer to the VMP, sheet A1.4, and the Tree Management Plan, sheet A1.5.
3. Retaining wall heights are called out on the Site Plan, A1.2, and the Grading & Drainage Plan, C3. Additional all site retaining walls are shown in elevation on sheet A3.5 or where they are attached to the house and the house elevations and sections, A3.1 thru A3.3.

ACCESS:

1. Several discussions have occurred addressing the fire apparatus driveway and the project has been substantially redesigned to accommodate RVFD. The access improvements are shown on the following sheets:

   A1.0 – Is a diagram of the easement that will be created for the portion of the driveway that will provide fire apparatus access back to the existing unimproved R/W if other properties along the R/W submit for future development.

   A1-1 – Is an overall site plan & fire apparatus access diagram that shows the configuration of the fire apparatus access driveway and proposed location of fire truck.

   A1-2 – 1/8" scale site plan of the area of improvement with more detailed information about the driveway and future access extension by others.

   C3 – Grading information for driveway.

   C7 – Site plan showing configuration and grade information for proposed access improvement and for future access.

DESIGN:

1. The house has been revised to articulate the mass in more detail and exterior siding materials are revised to further articulate the mass. Refer to the 3-D model views, cover sheet & sheet A3.0, the exterior

elevations, sheets A3.1 and A3.2, and the rendered exterior elevations, A3.1R and A3.2R.

2. In the areas of exterior wall where the siding will be wood boards a layer of 5/8" fire code DensGlass will be installed between the water-resistant membrane and the exterior wood cladding. The wood siding will be from reSawn Timber company and they have an assembly that has been accepted in many jurisdictions in WUI areas. We will include the details and product specs in the building permit package. The exterior wall assembly will be:
    - Plywood sheathing
    - WRB, water resistant membrane
    - 5/8" DensGlass
    - Battens for rainscreen venting
    - ¾" reSawn Timber Co. Tora charred wood 1x6 boards

LANDSCAPE PLAN

1. The revisions to the projected necessary to address the RFVD fire apparatus access driveway has modified the scope of trees outside of the defensible space and/or the construction zone. Previously there were 9 trees above the defensible zone. With the redesign there are now only 2. These two trees are identified as T-29 and T-30 on the Tree Management Plan, A1.5. Tree T-30 is dead. T-29 is a large California Bay Laurel whose canopy hangs well into the defensible zone getting close to the proposed house. It would be a continuous nuisance dropping debris onto the proposed patio.
2. Replacement trees have been shown on the Planting Plan, A1.3A.

ENGINEERING

1. Three copies of the recorded survey were submitted under separate cover.
2. The surveyor has verified the distance and dimensions. The architecture sheets have been revised to coordinate.
3. The existing easement has been added to the survey. The proposed easement is dependent on the approval of the project and it is premature to have the proposed easement shown on the survey. To comply with the intent of the plan review comment sheet A1-0 has been created. This site shows the location and configuration of the proposed easement. We request that this be reviewed and then can be approved conditionally so that the easement will be created after design review but before building

permit plan check. The recorded easement documents and survey will be submitted with the permit plan check package.

4. It was our understanding that all plates, figures, and appendices were submitted in the original submittal package. However, to facilitate re-review, additional copies of the complete geotechnical report and supporting documents were attached. Please also refer to the review response memorandum dated 6/16/2020 from Dave Olnes P. E., the geotechnical engineer.
5. A review response memorandum dated 6/16/2020 by Dave Olnes P.E., the geotechnical engineer, is attached and his comments and recommendations have been added to the submittal documents.
6. Items a – f. Please refer to the geotechnical engineer's review response memorandum dated 6/16/2020.

Sincerely,

Doug Thompson
Thompson Studio Architects
C17672

thompson studio architects

26 January 2020

Variance Scope & Findings

Project: Site improvement needed to construct the Fire Apparatus access

Location Spring Lane, Fairfax
APN: 002-174-05
Owners: Stacy & John Peoples

I. Variance Scope and Conditions:

A. In order to gain approval from Ross Valley Fire for development on the subject property, and for future development on the lots that lie farther along the 20' R/W a fire apparatus access road is required. This road will need to be accessed from Spring Lane which requires a turn from Spring Lane into an improved R/W. In order to construct this turn a new site retaining wall that varies in height up to 10' is needed. This wall will be constructed along the Right-of-Way, in the front yard of the subject property, and the front yard of the adjacent property at 65 Spring Lane. An easement for this work on the adjacent lot at 65 Spring Lane has been recorded.

B. The wall is proposed to be constructed as a steel soldier pile and pressure treated timber boards and will vary in height depending on existing grade from a low of 4' to a high of 10'. The wall is elevated on sheet A3.5, is shown in plan on A1.1 and A1.2 and the Civil sheets C2 & C3.

II. Comments addressing the required findings:

A. Special circumstances:

1. There is no improved road nor any fire access to the R/W frontage of the property.
2. The existing street that serves the neighborhood is a narrow, curvy, steeply sloped road with an unimproved dead-end at its end. There is no fire apparatus turn around close to the property or beyond it along Spring Lane.
3. Ross Valley Fire Department has indicated that in order to gain approval to build a residence on the lot, improvements that allow them to bring a fire truck on to the R/W and along the property frontage along the R/W is required.
4. The existing R/W is only 20' wide, making the transition from Spring Lane onto the R/W very difficult.
5. The grade up onto the R/W from Spring Lane is steep and occurs at an uphill bend, exacerbating the difficult transition.
6. Due to these difficulties, fire access cannot be constructed solely within the public right of ways.
7. The existing property slopes uphill from the existing R/W such that the area where a fire apparatus turn from Spring Lane onto the R/W could be constructed is climbing much faster than the slopes that would be acceptable for vehicle and fire truck maneuvering.
8. It should be a reasonable expectation that a legal property could be developable if the fire access conditions could be met in a manner that isn't a special privilege. The public R/W (Spring Lane) in front of other properties in the neighborhood has been improved in a manner that provides poor fire access. Only the three lots along the 20' wide unimproved R/W are currently without any fire access. The proposed turn, as it cuts into the existing upslope, will be graded to a maximum slope allowable by the Fire Department. A turning radius meeting the RVF residential cul-de-sac standards has

been proposed. This is the tightest radius in the RVF standards. Utilizing this radius and grading the driveway at the maximum allowable we have developed a solution that will minimize the cut and overall retaining wall height. However, that height, where the radius goes the farthest into the hill will top out at 10'.

9. We suggest that this solution represents a win-win-win project.
   a. A win for the neighborhood because they will now have a fire truck turn around that will significantly enhance their overall fire safety by providing a place to bring a fire truck to and turn it around instead of backing down hill on tight curvy roads.
   b. A win for the Fire Department because they can be less concerned about losing a fire truck in an area where they don't have an easy way out.
   c. And a win for the project lot and the two other empty lots along the unimproved R/W because with this access these lots become buildable.
10. Granting these types of variance has precedence in Fairfax. For example, site walls taller than 10' at 18 Hillside Dr., 202 Hillside Dr., along Scenic Rd near 355 Scenic. Therefore, granting this wall variance is not a special privilege.
11. Granting this variance allows the property owners to develop their house project with the least impactful fire access improvement and to develop their property in a manner that is consistent with the neighborhood and within the guidelines of the design review and hillside design standards and therefore, is not granting a special privilege. For an understanding of why we believe this solution is the least impactful option, please refer to the memo "Ross Valley Fire review" where we have discussed the fire apparatus turn.

B. Reasons why the variance will not materially adversely affect the neighborhood:
   1. We believe that granting the variance will actually have a positive effect on the neighborhood because it allows the construction of a fire apparatus turn around in the neighborhood where none currently exists.
   2. Without the variance, in order to construct the fire apparatus turn, a series of stepped site retaining walls would have to be constructed. As the each less tall wall is stepped back up the hill side more of the hill will need to be removed. Ultimately, at least three step walls whose overall height would total more than 15' would be required. From the street and the neighbors this would appear significantly more massive and require substantially more excavation. Therefore, granting the variance allows the construction of a wall that would have less of an impact on the neighborhood than if no variance was granted.
   3. The location of the proposed wall is pulled into private property rather than setting out on the edge of the R/W, lessening any impacts.
   4. Due to the existing topography in the neighborhood, adjacent properties have not utilized the area of their lots that front Spring Street and so this fire access turn and site retaining wall are not readily seen from the occupied portions of neighbor's lots.
   5. The top of the wall will be planted to soften its apparent mass and will be built with materials that blend better into the landscape. Also, utilizing soldier beams and wood lagging will be a lighter build, minimizing impacts during construction.

C. Why complying with the Town Ordinance is a hardship:
   1. Due to the Ross Valley Fire requirements, the existing slope up from the R/W, and that the existing unimproved R/W has not been design or set up to accommodate construction of homes on the lots along the R/W there is already a tremendous hardship burden on the proposed project. Attempting to create vehicle access and fire apparatus access from Spring Lane onto the 20' wide unimproved access with improvements in a manner that serves both the project site and the remaining couple of lots along the R/W, and complying with the Town Ordinance for site wall heights, becomes a major civil project with a series of site retaining walls stepping up the site. These walls (at least three concentric rows) would be much more massive, would require more excavation, and would start to undercut the existing neighbor's

foundation requiring additional shoring and foundation work. Complying with Town Ordinance, becomes an impossible hardship to overcome.

III. Summary

A. The shape and location of the existing R/W and the steep slopes around the area of transition from Spring Lane onto the R/W necessitate the construction of a fire apparatus turn with a site retaining wall in the Right-of-Way, front yard, and other portions of the lot that exceed the code maximums .
B. There are other site retaining walls with similar slope challenges around the Town of Fairfax that have been built as tall and taller than the proposed wall.
C. No other properties in the neighborhood, or the right-of-way, has been improved in a manner that accommodates fire apparatus turning; the Ross Valley Fire Department has mandated the need to have this. Granting this variance allows the construction of an improvement that will benefit the entire neighborhood.
D. Without the variance, the project lot and two adjacent lots become unbuildable due to RVF requirements for access.
E. The wall height variance allows the construction of a fire apparatus turn and fire truck access that serves the greater neighborhood.

Respectfully submitted for consideration,

Douglas N Thompson, Architect (Ca License 17672)
Partner, Thompson Studio Architects

thompson studio architects

22 January 2020

Ross Valley Fire Review of proposed project

Project: New home & Site improvements
Fire apparatus access road in unimproved right-of-way
Fire apparatus turn on to right-of-way from Spring Lane

Location: Spring Lane, Fairfax
APN: 002-174-05
Owners: Stacy & John Peoples

Discussions addressing the fire apparatus access and turn from Spring Lane

I. Existing Conditions:

A. The property at Spring Lane is an empty upslope lot on the south east side of Spring Lane, to the left of 65 Spring Lane, accessed via an unimproved city right-of-way. This property is the first of three lots that are accessible by driving along the right-of-way.
B. There have been some improvements on the property, including a retaining wall along the property line facing the right-of-way, some grading to provide access up the hill, and some low retaining walls towards the middle of the lot. There is also evidence that a house once existed in the upper part of the lot.
C. The lot is in a wooded neighborhood. The neighborhood consists of homes in a range of architectural styles, many being sided and fenestrated to better integrate into the landscape.
D. The right-of-way is roughly graded, and a substandard retaining wall sits on the down slope side of the right-of-way.
E. The slope up from Spring Lane onto the access right-of way is steep
F. The property is currently served by water and a non-operating sewer line.
G. Existing soil and grade conditions are described in the Geotechnical Report prepared by Dave Olnes PE, Inc, dated November 15, 2020.

II. Project Scope:

A. As a part of the development of a new home on the property, the Owners propose to improve the access roadway in the R/W that runs in front of their lot and the access turn from Spring Lane onto the R/W. This road will provide access to just three properties. The scope includes the following features:
    1. A new road built to the Town engineer's and to Ross Valley Fire requirements will be constructed.
    2. This access road will provide a place to park a fire truck.
    3. The existing retaining wall on the down slope side of the R/W will be replaced with a new engineered wall for the length of the new access road.
    4. A new fire apparatus turn from Spring Lane onto the R/W road will be constructed. Now that an official submission to the Town of Fairfax has been made, the size and configuration of this turn needs to be developed in consultation with and to the satisfaction of the RVF Fire Marshall.
    5. The areas where the turn and retaining walls occur are on the properties at 63 Spring Lane and the adjacent property at 65 Spring Lane. An easement has been recorded by the property owners at 65 Spring Lane providing the right to develop these structures and the right to pass. A similar easement will be provided by the project sponsors, Stacy & John Peoples, once their proposed project has been reviewed and approved by the Town of Fairfax, and prior to the start of construction.
    6. Encroachment permits as deemed appropriate will be secured.

III. Project Conditions:

A. The architect and the civil engineer have studied three approaches to developing the access road and turn.

1. Option 1 is the solution documented in the submission package. In this scheme a roadway with an all-weather surface, that is at least 16' wide, sloped at or below the RVF standards is constructed in front of the lot at 63 Spring Lane. Access to this road, and a portion of the road, will be built over the lots at 63 & 65 Spring Lanes. This scheme has a turn that conforms with the RVF Residential Cul-de-sac Turnaround.
2. Option 2 was a solution looked at to respond to the RVF fire prevention officers' direction for a larger road standard turn. This turn was laid out onto the site and we found the following additional impacts:
    a. The radius is so large that the retaining wall extend up into private property about 63' from the front property line.
    b. Because the property is an upslope lot, the curved retaining walls needed to create the turn will grow to an exposed height of 21.7'. Walls of a similar height will need to be built on the neighbors' lot at 65 Spring Lane.
    c. Retaining walls built to create the turn that are on the neighbor's lot at 65 Spring Lane will come to about 6' from their house. And will substantially undermine the existing foundations requiring substantial shoring and possible rebuilding of their foundations.
    d. Because the turn would cut so deep into the existing upslope lot there will never be a point where the road is close to the existing grade, therefor the driveway entrance that serves the house will need to be 4' to 8' deep at the property line.
    e. Instead of about 75' linear feet of curving retaining wall more than 150 linear feet will need to be built.
    f. This scheme encroaches so much into the lot at 63 Spring Lane that the house is pushed back deeper and higher on the on the lot, will impact more of the lot, and because of the 150' maximum distance from the fire truck require a taller bulkier house.
    g. There will be an additional 1647 SF of excavated site with depths varying up to 22', using a conservative estimate of 13' average deep, this work creates an additional off-haul of over 800 CY.
    h. Because the road is dropped 4' below natural grade at the driveway connection, the driveway and the garage will need to be lowered 2' to 4'. This work creates at least an additional 150 CY of off-haul.
    i. Because the retaining walls are longer and taller 12 or more deeper drilled piers would be required creating an additional 15+ CY of off-haul.
    j. Option 2 will create at more than 950 CY of additional off-haul and require 12' taller retaining walls to provide a wider turn around. A project that only serves three houses. A turn at this higher standard seems on warranted.
    k. Given the issues in this design and the extent of the impacts to the neighbors it's unlikely that the Planning Commission and/or the Town Council would ever approve it and this option would likely generate substantial neighborhood opposition.
    l. Based on this assessment, we deem this option impossible.
3. Option 3 is a solution that Owners could pursue if RVF is not able to accept a driveway standard turn. In Option 3 the house is moved down the slope and set against the front small set back and the right side set back so as to be as close to Spring Lane as possible. In this location it is possible to design a house where all its sides are within the 150' distance of a fire truck park on Spring Lane. This scheme has impacts too:
    a. Once a house is built in this location on the site no future fire apparatus turn from Spring Road on to the R/W access could ever be built because the portion of the

private property needed for any size radius turn would now be occupied by a house.

b. The two lots farther up the R/W lose their ability to be developed because no fire truck could be brought up the R/W to serve them. A consideration would be does this scheme constitute taking a private property right because it eliminates the development ability on the lots.
c. The new house located at this lower position would loom over the street and not have much separation between it and the house at 65 Spring Lane.
d. The new house in Option 3 would not utilize the lot as successfully or as integrally as in Option 1.

IV. Summary

A. We suggest that the approach in Option 1, where the RVF driveway cul-de-sac standard is used to determine adequate turning radius is the best solution to move forward with.
   1. Because only three houses are served this condition doesn't necessitate a full 37' R turn, the 27' residential cul-de-sac size radius standard should suffice.
   2. Currently Spring Lane is a curvy dead-end road, with no place for a fire truck to turn around. Allowing the project sponsors to construct a residential cul-de-sac size turn will mitigate this unsafe condition.
   3. Of the three possible options, realistically only Option 1 is feasible. Option 2 is probably not approvable by the Town and could only be afforded if the Town of Fairfax and RVF paid for it. Option 3 eliminates building potential on two existing properties.

Please advise if Option 1 is acceptable or close to being acceptable and how we might move forward.

Discussions addressing other Fire Department review items.

V. Vegetation Management

A. Refer to sheet A1.4 for VMP and sheet A1.3A for Planting Plan.

VI. Fire Fighter Path of Travel

A. Refer to the Site Plan on sheet A1.2 for diagram.

Respectfully submitted for consideration,

Douglas N Thompson, Architect (Ca License 17672)
Partner, Thompson Studio Architects

thompson studio architects

22 January 2020

FEB 03 2020

Design Review and HRD Review

Project: New home & Site improvements

Location 63 Spring Lane, Fairfax
APN: 002-174-05
Owners: Stacy & John Peoples

I. Existing Conditions:

A. The property on Spring Lane, to the left of 65 Spring Lane, is an empty upslope lot on the south east side of Spring Lane accessed via an unimproved city right-of-way. This property is the first of three lots that are accessible by driving along the right-of-way.
B. There have been some improvements on the property, including a retaining wall along the property line facing the right-of-way, some grading to provide access up the hill, and some low retaining walls towards the middle of the lot. There is also evidence that a house once existed in the upper part of the lot.
C. The lot is in a wooded neighborhood. The neighborhood consists of homes in a range of architectural styles, many being sided and fenestrated to better integrate into the landscape.
D. The property is currently served by water and a non-operating sewer line.
E. The right-of-way is roughly graded, and a substandard retaining wall sits on the down slope side of the right-of-way.
F. The slope up from Spring Lane onto the access right-of way is steep
G. Existing soil and grade conditions are described in the Geotechnical Report prepared by Dave Olnes PE, Inc, dated November 15, 2020.

II. Project Scope and Conditions:

A. The Owners desire to build a modest three-bedroom home that fits into their natural setting and provides ample indoor-outdoor living.
B. The proposed project consists of a three-story structure. Several design gestures have been made to meet the goals of the Fairfax Design Review and the HRD Overlay Zone, in regard to these concerns and requirements we provide the following considerations:
    1. The house has been oriented on the site to set on and follow the contour line which minimizes its overall height above grade. This orientation also sets the left (east end) of the house farther from the property line which is the area where the existing grade better accommodates a driveway and on-site parking. The orientation allows the house to have a smaller face when viewed from the street and neighbor's houses. This orientation also allows the house to pull away from the west property line and the existing neighbors home; a large buffer area which will be landscaped is created.
    2. The garage-1st floor level will be at grade at its down slope face and then is buried on its sides and rear. This way the house will not appear taller than two-stories when viewed from below at Spring Lane or neighbor's houses the upper floor is pushed back 12'. The garage entry at the basement level, in order to accommodate a proper driveway slope will be set several feet below natural grade, thus further reducing the overall height and apparent mass.
    3. Each floor level is set into the hillside so that the overall height and apparent mass is minimized. Benching allows the mid-level bedrooms to have an at-grade access at the

side, and for the upper level living spaces to an access at-grade rear patio. Impacts do to benching have been mitigated by extend some retaining wall beyond the footprint of the house providing areas to backfill with excavated soil. This configuration provides the opportunity to create a usable exterior at grade patio space on the back side of the primary living areas. The at grade patios are connected by at grade header step walkways.

4. The roof line of the house is a single slope shed shape that parallels the existing hill side slope. This shape ties the house to the site well and minimizes the overall height.
5. The façade of the house has been further broken up in order to more appropriately blend into the natural setting. These façade elements have been carefully developed to help articulate function and entry, provide some interest and drama, and reduce apparent mass. These elements include a vertical entry component that breaks the front façade in half and ties the roof deck into the overall mass; a small pop-out bay at the left end that strengthens the corner; a colored concrete site wall at the base of the right side to better tie the house into the site; and a small canopy over the front door which enhances the sense of entry and minimizes the apparent height of the entry element.
6. The house will be sided with vertical cedar boards with a clear UV inhibiting finish. The cedar boards will age to a natural warm gray. The roof will be a dark bronze low sheen metal roof. The window frames will be a dark bronze or black. This color palette will blend into the site well and the dark tones will tend to disappear into the landscape when viewed from distant properties.
7. The driveway has been configured so that only one side will need any grade retaining and that will be a low wall.
8. Fenestration has been developed to minimize impacts to the neighbors. Most rooms open to the rear uphill patio and so the larger expanses of glass are placed there. The street side of the living room is pushed back 12' from the face of the floor below such that outer edge of the roof deck mostly cuts off site lines of the sliding doors from the street and neighbors below.
9. The lower portion of the lot, which is the area being improved with this project, will be landscaped with drought tolerant, fire resistant, mostly native plants. Hardscaped areas will be modest size at grade permeable patios. Trees are being located to enhance the blending of new elements with the existing site and to assist in masking the improvements from the neighbors.
10. Site lighting is being kept to a minimum with only down light LED fixtures being used, except for two fixtures at the garage/parking. The two wall sconces at the garage illuminate the parking and area; however, because of the masking that occurs due to the house's orientation and the masking that occurs due to the stepping in the grade, the light from these fixtures will be obscured from neighbors' view. Fixtures are placed only where needed for safety and circulation. All site fixtures are dark star.

III. Comments specific to 17.020.040 Design Review Criteria.

A. The proposed development shall create a well composed design, harmoniously related to other facilities in the immediate area and to the total setting as seen from hills and other key vantage points in the community:
   1. Responses to these criteria are covered in the considerations noted in II. Above.

B. Only elements of design which have significant relationship to exterior appearance of structures and facilities shall be considered; these elements may include height, arrangement on the site, texture, material, color, signs, landscaping and appurtenances
   2. Height: The building sets on the contour and steps with grade; the roof slope is parallel to the slope; the maximum height of the house stays well below (more than 6' lower) the height limit.

3. Arrangement on the Site: by rotating the house to follow the contours views from neighbors has been minimized, grading has been minimized; driveway and on-site parking is created with minimal grading; the house can be set close enough to the right-of-way that the entire house is within the 150' maximum service dimensions required by the fire department; the primary rooms can be on the same level of the house without creating tall down slope understory walls and minimizing benching.
4. Textures that work to blend the house into the site and minimize the impact to neighbors are provided and several scales on the house. At a larger scale the building mass is textured with both vertical and horizontal bumps and changes in plane. At the middle scale the facades are articulated with an overhanging cap and some subtle changes of material at the base. At the smaller scale the siding texture, being a natural colored cedar, will blend into the landscape successfully, and because wood siding is varied in color and pattern will not appear less massive than otherwise and more akin to natural environment that surrounds.
5. Material: natural cedar siding will be the primary material.
6. Color: only natural wood and very dark colors are proposed.
7. Signs: no signage except the code required street numbers.
8. Landscaping: the lower disturbed portion of the site will be landscaped as noted above. The upper portion will receive non-irrigated hydroseeding of a native wildflower mix to enhance erosion control and will otherwise be left natural. Several trees will be removed to allow for construction, these are California Bay Laurel trees, and a single dead Coast Live Oak. These are identified and discussed in the Arborist Report, prepared by Marin Tree Service, dated December 5, 2019.
9. Appurtenances: Other elements of the proposed project include:
    a. Improvements in the existing right-of-way to provide a fire apparatus turn and access up to the lot and provide future access to the two existing properties farther up the right-of-way.
    b. New and replacement utilities that extend from the property into the right-of-way.

C. The proposed development shall be of a quality and character appropriate to, and serving to protect the value of, private and public investments in the immediate area:
    1. We believe the nature and quality of the proposed project is equal to or exceeds the quality of existing improvements in the neighborhood and by meeting the requirements of the current codes will significantly protect the value of existing improvements.
    2. The design of the proposed house is consistent with the majority of neighborhood architecture and siting.
    3. Providing a fire apparatus turn around will create a benefit where very poor access for firefighting equipment currently exists. This benefit serves both the homes on the R/w and the neighborhood at large. The existing circumstance is a long dead end street with several steep turns that firefighting trucks must navigate with difficulty. The proposed project will provide an improvement that mitigates this unsafe condition and is therefore a significant benefit to neighbors, not only protecting but enhance the value of private and public investments.

D. The proposed development shall conform with all requirements for landscaping, screening, usable open space and the design of parking and off-street loading areas set forth in this title.
    1. We believe the project as proposed and documented conforms to and includes all the required elements.

E. Where the proposed development is located in an area where a neighborhood plan or precise plan has been adopted by the town, the design of the development shall conform in all significant respects with the plans: Other than the HRD Overlay Zone Development Standards, no additional plans apply.

F. There shall exist sufficient variety in the design of the structures and grounds to avoid monotony in external appearance: Conformance to these criteria is delineated in Section II above.

G. The size and design of the structure shall be considered for the purpose of determining that the structure is in proportion to its building site and that it has a balance and unity among its external features so as to present a harmonious appearance: Conformance to this criteria is delineated in Section II above.
H. The extent to which the structure conforms to the general character of other structures in the vicinity insofar as the character can be ascertained and is found to be architecturally desirable: Conformance to these criteria is delineated in Section II above.
I. The extent to which ornamentation is to be used and the extent to which temporary and second-hand materials, or materials which are imitative of other materials, are to be used.
    1. Ornamentation is minimal and where a treatment has an ornamental quality (i.e. the canted post at the entry canopy where the base needs to be pulled back from the path of autos using the garage) its first reason to be is functional and then focus attention to the front door.
J. The extent to which natural features, including trees, shrubs, creeks and rocks and the natural grade of the site are to be retained:
    1. The proposed house has been placed at the lower portion of the lot close to the street such that more than half of the lot is untouched.
    2. The house is oriented to follow the contours which minimize the disturbance to the lot and minimizes grading.
    3. There are no natural outcroppings or significant landscape features in the building area.
K. The accessibility of off-street parking areas and the relation of parking areas with respect to traffic on adjacent streets:
    1. The proposed house and its siting have been developed to provide adequate on-site parking.
    2. Access to and from the property has a buffer of the new roadway that is proposed for the right-of-way.
L. The reservation of landscaping areas for the purpose of separating or screening service and storage areas from the street and adjoining building sites, breaking up large expanses of paved areas, separating or screening parking lots from the street and adjoining building sites and separating building areas from paved areas to provide access from buildings to open space areas.
    1. Landscaping areas have been proposed to provide screening from the street and neighbors,
    2. There will be no exterior storage or large parking areas needing screening.
M. In the case of any commercial or industrial structure, the Planning Commission shall consider its proximity to any residential district and shall consider the effect of the proposed structure upon the character and value of the adjacent residential district area: NA
N. The Planning Commission and Town Council may adopt design guidelines in order to further the objectives of this section and to illustrate design criteria.

IV. Comments specific to 17.072 Hill Area Residential Development Overlay Zone

A. 17.072.010 (B)
    1. Encourage maximum retention of natural topographic features such as drainage ways, streams, slopes, ridgelines, rock outcroppings, vistas, natural plant formation and trees:
        a. The proposed house has been placed at the lower portion of the lot, close to the street, such that more than half of the lot is untouched, and to minimize the extent of the work will impact the site. Trees, plants, and other existing landscape elements above the work area will remain as is.
        b. The house is oriented to follow the contours which minimize the disturbance to the lot and minimizes grading.

c. There are no natural outcroppings or significant landscape features in the building area.
d. Trees removed for construction will be replaced with drought tolerant fire-resistant trees and specimen landscaping.

2. Minimize grading of hillside areas:
   a. The house is oriented to follow the contours which minimize the disturbance to the lot and minimizes grading. This orientation also minimizes the amount of grading needed to create driveway access and on-site parking.
   b. The house is stepped and benched with adjacent site walls creating areas where excavation spoils can be backfilled reducing off haul.
   c. The driveway is designed to be as steep as is appropriate so that lowest level with the garage is as high as possible, thus minimizing excavation.
3. Provide a safe means of ingress and egress for vehicular and pedestrian traffic to and within hillside areas:
   a. By orienting the house with the contour lines and setting the driveway in the lower front left portion of the lot the Owners can pull in and out of their lot without entering Spring Lane.
   b. By modifying the entrance onto the right-of-way providing a fire apparatus turn around and much more reasonable access roadway slope will be built at the transition between Spring Lane and the right-of-way.
4. Minimize water runoff and soil erosion problems during and after construction:
   a. The Civil Engineer has design both permanent drainage systems and during construction procedures
5. Prevent loss of life, reduce injuries and property damage and minimize economic dislocations from geologic hazards:
   a. The project is being designed and engineered to meet the requirements of the Geotechnical report.
   b. The project will be engineered by a licensed Civil and Structural Engineers.
   c. Construction, when appropriate, will be observed by the Soils Engineer, the Civil Engineer, the Structural Engineer, and the Architect.
6. Ensure that infill development on hillside lots is of a size and scale appropriate to the property and is consistent with other properties in the vicinity under the same zone classification:
   a. Floor Area, lot coverage, and permeable surface coverage are substantial below maximum thresholds.
   b. The house size and massing are modest for a lot of this size, see comments in Article III above, and will be similar in size to house on nearby lots. The house has been designed utilizing "wedding cake" features, stepping techniques, vertical and horizontal articulations, and dark and natural tones, all of which work together to provide a project that will blend well into the neighborhood and the hillside.

V. Comments specific to 17.072.090 HRD Development Standards

A. Fire Management:
   1. The project's Vegetation Management Plan (VMP), is concurrently submitted to, and/or approved by the Rose Valley Fire. The project has been submitted to RVF for concurrent review of the fire fighter access to the structure, and fire apparatus access. Please refer to the Fire Apparatus access memo.

B. Geologic Hazard:
   1. The proposed project has been designed under the guidance of the Geotechnical Report and construction documents will be prepared in accordance with the report and as reviewed and approved by the Geotechnical Engineer.

C. Topographical:
   1. The project has been designed to sculpt and contoured to blend, building elements have been proposed that tie the improvement naturally into the site. Cuts and fill are design and document on the Civil Drawings and are mostly left in their existing natural contours.
   2. The Civil package address construction phase mitigations. The project has been designed to keep impacts to the bottom portion of the site and therefore minimize impacts.
   3. Retaining structures and their elevations are shown on the civil and architectural drawings and are shown in elevation view on the A3- series architecture sheets.
   4. Grading and erosion plans and details are included in the civil sheets.

D. Ecology:
   1. Tree removal has been identified in the Arborist Report and is shown on the site plans. Only California Bay Laurel trees and a diseased Coastal Live Oak in the area of development will be removed.
   2. NA
   3. NA

E. Landscaping:
   1. Landscaping is confined to the area that will be disturbed by construction and where needed to comply with the VMP.
   2. Only landscape materials that are on both the Fire-resistant approved list and the drought-tolerant non-invasive lists have been proposed.
   3. The landscaping, planting and civil drawing package has been submitted to MMWD for review and approval.
   4. The planting and VMP are submitted to Ross Valley Fire for review and approval.

F. Circulation:
   1. A portion of a new road that can serve the three lots accessed via the existing right-of-way is proposed. Refer to the civil and architectural site plans for scope and configuration.
      a. The width and design of this road will be provided to meet the requirements of RVF for fire apparatus access.
      b. A new access turn from Spring Lane onto the right-of-way will be constructed. The design and configuration of the turn will be developed with RVF. An initial meeting was held with the RVF prevention officer, the owner, the civil engineer, and the architect where the RVF prevention officer noted that any deviation or negotiated solution would have to be worked out with the Fire Marshall, and that activity could not begin until the formal application of the project with the Town of Fairfax was submitted. The review and development of the fire apparatus access turn will occur concurrent with the project submission.
   2. Four on-site parking spaces are provided. The two required primary spaces in the garage and the required guest space is in the driveway. An additional tandem guest spot is in the driveway
   3. All four spaces are at least 9' wide x 20' long.

VI. Comments regarding the development of access via the existing Right-of-Way

A. A new road built to the Town engineer's and to Ross Valley Fire requirements will be constructed within the R/W. The road will run along the frontage of the property at 63 Spring Lane and extend slightly farther turn accommodate backing out of their driveway.
B. This road will provide a place to park a fire truck.
C. The existing retaining wall on the down slope side of the R/W will be replaced with a new engineered wall for the length of the new access road.
D. A new fire apparatus turn from Spring Lane onto the R/W road will be constructed. Now that an official submission to the Town of Fairfax has been made, the size and

configuration of this turn can be developed in consultation with the RVF Fire Marshall. Please see the memo to RVF on this matter to understand the issues and approaches.

E. The areas where the turn and retaining walls occur are on the properties at 63 Spring Lane and the adjacent property at 65 Spring Lane. An easement has been recorded by the property owners at 65 Spring Lane providing the right to develop these structures and the right to pass. A similar easement will be provided by the project sponsors, Stacy & John Peoples, once their proposed project has been reviewed and approved by the Town of Fairfax, and prior to the start of construction.
F. Encroachment permits as deemed appropriate will be secured.

Respectfully submitted for consideration,

Douglas N Thompson, Architect (Ca License 17672)
Partner, Thompson Studio Architects

6
51 RJ
SRF
#7

RECORDING REQUESTED BY:

GRANTEE

WHEN RECORDED MAIL TO:

Stacy Peoples
209 3rd Street, #6
Sausalito, CA 94965

2019-0045015

Recorded
Official Records
County of
Marin
SHELLY SCOTT
Assessor-Recorder
County Clerk

02:21PM 26-Nov-2019

REC FEE	29.00
CONFORMED COPY	0.00
SB2 HOUSING	75.00
DA FRAUD FEE	10.00

a
Page 1 of 6

A.P.N. 002-174-05/ 0092-174-06 No recording fee pursuant to Government Code §6103
Value less than $100.00

EASEMENT GRANT DEED

THIS EASEMENT GRANT DEED AFFECTS THE TITLE TO **APN: 002-174-06**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Grantor **Danne Lezzeni Trustee of The Harold S. Lezzeni Trust, of March 20, 2013,**

hereby GRANTS to
Stacy Peoples, Grantee, a married woman as her sole and separate property,

an exclusive easement for ingress and egress, parking, maintenance, repair, construction, landscaping, and incidental purposes over the following described real property ("Servient Tenement") in the City of Fairfax, County of Marin, State of California, described as follows;

As shown in Exhibit "A" attached hereto and incorporated herein, and the Diagram of the referenced Easement area **"Exhibit "B" attached hereto and incorporated herein**.

This appurtenant easement is described as a portion of the Servient Tenement in the City of Fairfax, County of Marin, State of California, specifically set forth and described in **Exhibit "C" attached hereto and incorporated herein, identified as APN 002-174-06.**

Said exclusive easement is appurtenant to and for the benefit of the following described property ("Dominant Tenement") in the City of Fairfax, County of Marin, State of California;

As shown in Exhibit "D" attached hereto and incorporated herein, identified as APN 002-174-05.

This appurtenant exclusive easement shall run with the lands described above and for the sole benefit of the Dominant Tenement and shall bind the heirs, successors and assigns of the above named Grantor and Grantee, and the County Recorder is hereby instructed to index this Easement Deed for Ingress and Egress in the grantor/grantee index under the names of the respective parties.

DATED: 11-16, 2019

Danne Lezzeni Successor Trustee
THE HAROLD LEZZENI TRUST, of _____
by Danne Lezzeni, Successor Trustee,

ACKNOWLEDGMENT

A notary public or other 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.

State of California)
County of Sonoma)

On November 16, 2019, before me, R. Sui, Notary Public, Notary Public,
(insert name & title of the officer)

personally appeared Danne Bryce Lezzeni

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they 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 _____ **(Seal)**

JER-1 R. SUI COMM. #2206869 NOTARY PUBLIC - CALIFORNIA SONOMA COUNTY My Comm. Expires Jul. 24, 2021 JER-1

EXHIBIT A

LEGAL DESCRIPTION
EASEMENT
LEZZENI TO PEOPLES

All that certain property situate in the Town of Fairfax, County of Marin, State of California, described as follows:

BEGINNING at the most Northerly corner of the Lot "E", also being a point on the southeasterly line of a 20 foot Road, known as Spring Lane, as shown upon that certain map entitled "Map No. 3 of Deer Park, Fairfax, Marin County, Cal." filed for record March 8, 1916 in Volume 4 of Maps, at Page 96, Marin County records; thence along the northwesterly line of said Lot "E", also being the southeasterly line of said 20' Road, S 58deg 42' W, a distance of 2.70 feet to the beginning of a non-tangent curve to the left with a radial point which bears S 89deg38'05" E, having a radial distance of 47.00 feet; thence southerly along said curve through a central angle of 81deg47'27", and an arc-distance of 67.09 feet to a point on the northeasterly line of said Lot "E"; thence along said northeasterly line N 38deg02' W, a distance of 61.17 feet to the POINT OF BEGINNING.

Area = 565.50 square feet

Exhibit B attached

Prepared by: 11-11-19

Stephen J. Flatland **Date**

LICENSED LAND SURVEYOR
STEPHEN FLATLAND
12-31-19
Exp.
No. 7744
STATE OF CALIFORNIA

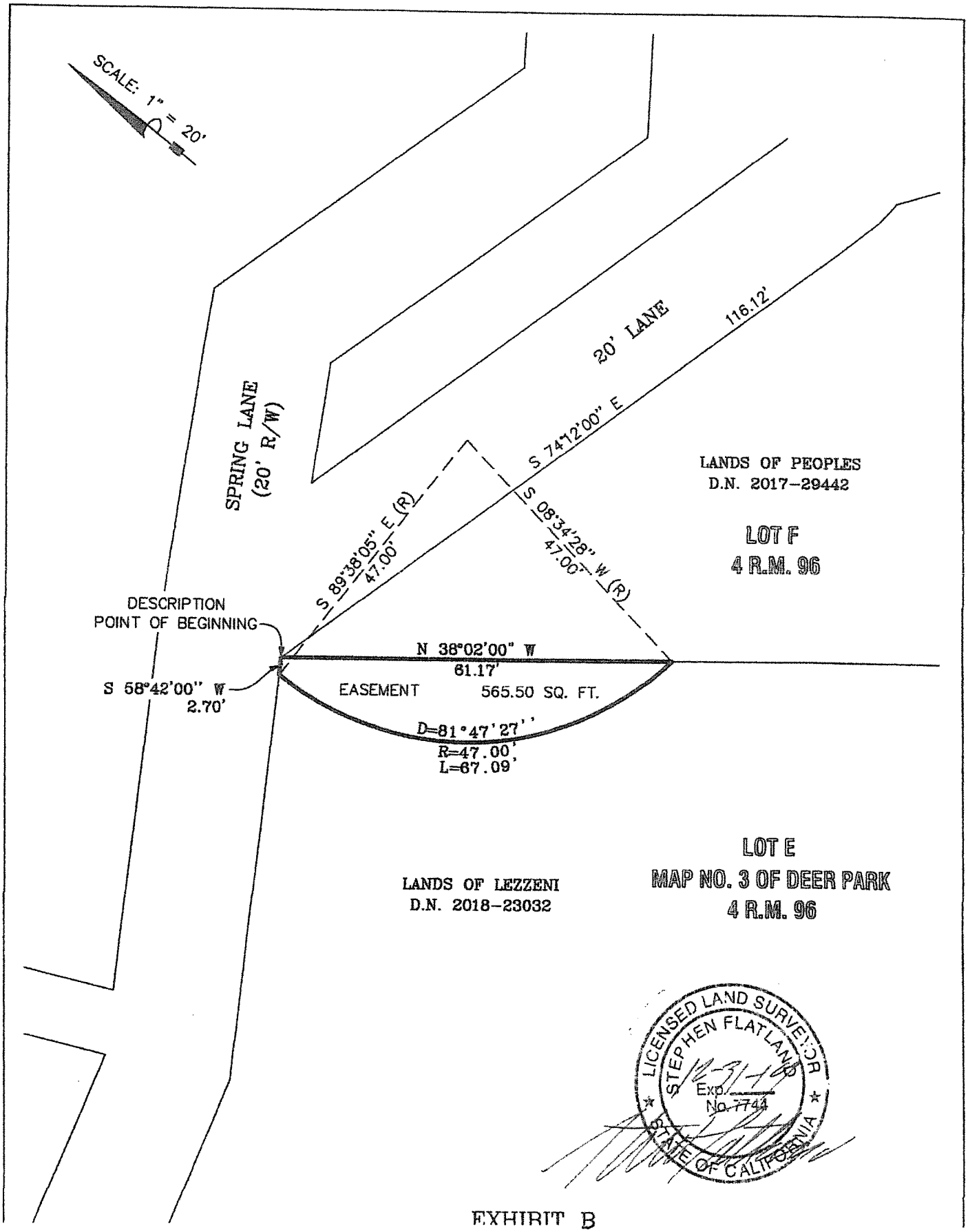
SCALE: 1" = 20'
SPRING LANE
(20' R/W)
20' LANE
116.12'
S 74°12'00" E
S 89°38'05" E (R)
47.00'
S 08°34'28" W (R)
47.00'
LANDS OF PEOPLES
D.N. 2017-29442
LOT F
4 R.M. 96
DESCRIPTION
POINT OF BEGINNING
N 38°02'00" W
61.17'
S 58°42'00" W
2.70'
EASEMENT
565.50 SQ. FT.
D=81°47'27"
R=47.00'
L=67.09'
LANDS OF LEZZENI
D.N. 2018-23032
LOT E
MAP NO. 3 OF DEER PARK
4 R.M. 96
LICENSED LAND SURVEYOR
STEPHEN FLATLAND
Exp. 12-31-19
No. 7744
STATE OF CALIFORNIA

EXHIBIT B

EXHIBIT "C" TO EASEMENT GRANT DEED

The land described herein is situated in the State of California, County of Marin, City of Fairfax, described as follows:

Beginning at a stake in the Southerly line of a 20 foot road and at the Northeast corner of that certain lot of land which was conveyed by the Croker Land Company to John Alexander Campbell McLaren by a Deed dated March 16th, 1911 and recorded in the Office of the County Recorder of the County of Marin, State of California, in Liber 134 of Deeds at Page 194, running thence along the Southerly line of said road North 75° 02' East 33.6 feet and North 51° 42' East 66.4 feet, thence leaving said road and running South 38° 02' East 364.4 feet to a point in the Southerly boundary line of that certain tract of land which was conveyed by Walter R. Hoag to Croker Land Company by a Deed dated May 11th, 1907 and recorded in the Office of the County Recorder of Marin County, State of California in Liber 103 of Deeds at Page 269, running thence Westerly along said Southerly boundary line 200.0 feet and thence North 22° 53' West 284.0 feet to the point of beginning.

APN: 002-174-06

EXHIBIT "D" TO EASEMENT GRANT DEED

The land referred to herein is situated in the State of California, County of Marin, City of Fairfax, and described as follows:

Beginning at a stake in the Southerly line of a 20 foot road which stake is distant North 75° 02' East 33.6 feet and North 51° 42' East 66.5 feet from the Northeast corner of that certain parcel of land conveyed in the Deed from Croker Land Company to John Alexander Campbell McLaren recorded April 7, 1911 in Book 134 of Deeds at Page 194, Marin County Records; thence following the Southerly line of said 20 foot road South 74° 12' East 113.4 feet to a stake; thence South 85° 24' East 6.6 feet to a stake; thence leaving the line of said 20 foot road and running South 54° 46' East 400.6 feet to a stake; thence South 83° 38' West 220 feet to a stake; and thence North 38° 02' West 364.4 feet to the point of beginning.

Being all of Lot "F", as shown upon that certain Map entitled "Map No. 3 Deer Park, Fairfax, Marin Co., Cal, 1916", filed for record March 8, 1916 in Volume 4 of Maps, at Page 96, Marin County Records.

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