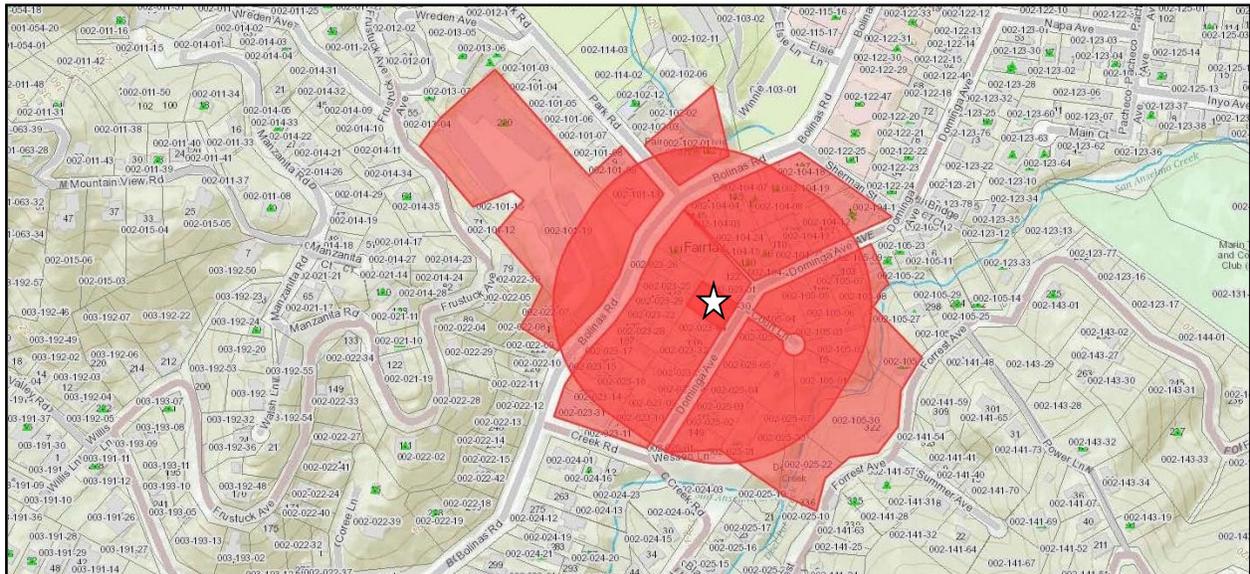


**TOWN OF FAIRFAX
STAFF REPORT**
Department of Planning and Building Services

TO: Fairfax Planning Commission
DATE: August 17, 2023
FROM: Kara Spencer, Assistant Planner
LOCATION: 128 Dominga Avenue; APN: 002-023-30
ZONING: RD-5.5-7 Residential Zone
PROJECT: Second driveway entrance and parking area to provide additional parking
ACTION: Driveway Variance; Application No. 23-22
APPLICANT: Stephen LaDyne
OWNER: Katherine Johnson
CEQA STATUS: Categorically exempt, § 15301(a).



128 DOMINGA AVENUE

PROJECT DESCRIPTION

The project proposes a voluntary second driveway entrance and new uncovered parking area to provide additional parking along the property frontage. The new concrete curb cut would be 11'-6" wide. It would conform to Marin County Uniform Construction Standards. It would be approximately 13'-9" from the existing driveway entrance on the property. The new parking area would be approximately 11'-6" wide and approximately 21 feet long. It would consist of several rectangular concrete slabs that would be surrounded by pervious concrete pavers. It would provide one nine foot by 19 foot parking space in compliance with the parking space dimensions required by Town Code § 17.052.040(B)(2). The new driveway entrance is proposed along a

section of road that is not approved for public parking and has a red curb. Creation of the new driveway will not eliminate any public parking spaces.

BACKGROUND

The approximately 6,250 square foot property is flat with an approximate slope of two percent. It contains an approximately 958 square foot two story house that was constructed in 1922; and, a single-story, detached Accessory Dwelling Unit (ADU) that is under construction. The existing house has an approximately 194 square foot single car garage that is located on the first floor. The ADU was approved by the Planning Department in November 2022 and will be approximately 857 square feet when completed. There are several mature trees on the property and various landscape plants. Parking for the property consists of one covered space in the first floor garage and one non-conforming space in front of the garage (The existing concrete driveway is approximately 9'-8" by 14'-6" and does not meet the Town's minimum parking space length of 19 feet.). Parking is not permitted along the entire street frontage (all red zone curb). There is six foot tall fence located on the front property boundary that exceeds four foot height limit established by Town Code § 17.044.080(B)(2). The resolution approving the project (Resolution 2023-19) includes a condition of approval requiring all fencing on the project property to comply with the requirements for fences contained in Town Code § 17.044.080.

The property is not within a quarter mile of a known Northern Spotted Owl (NSO) nesting site according Marin County Parks/Marin Audubon Society NSO surveys. Nor is it within a Wildland Urban Interface (WUI) Zone according to the Ross Valley Fire Department "Town of Fairfax Wildland-Urban Interface Zones" Map. It is within an AE flood zone (an area that presents a one percent annual chance of flooding).

DISCUSSION

Required Discretionary Approvals

Town Code Chapter 12.12: Driveway Entrances regulates the width, location, and number of driveway entrances allowed on residential, industrial, and commercial properties in Town. Section 12.12.030 limits residential driveways to 20 feet in width and no greater than 30 feet from any intersecting street. Section 12.12.050 allows a residential property to have no more than one driveway entrance on the same street frontage unless the property is used for multiple housing, which in that case one additional driveway entrance may be constructed as long as it is located a minimum of 40 feet from any other driveway entrance or approach. Section 12.12.090 grants the Planning Commission the authority to grant variances to the requirements of Chapter 12.12 if the following conditions can be met:

- (A) There are exceptional or extraordinary circumstances or conditions applying to the land, building or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings or uses in the same district;
- (B) The granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner; and

(C) The granting of the application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant, and will not under the circumstances of the particular case be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

The proposed project requires a Variance to the requirements of Chapter 12.12 because it proposes a second driveway entrance within 30 feet of an intersecting street (Court Lane); and, the proposed driveway entrance would be located a distance of approximately 13'-8" from the property's existing driveway entrance along the same street frontage.

Second Driveway Entrance Variance (Town Code § 12.12.090)

Widening the existing driveway to create more parking would be more disruptive to the site because it would require the removal of the magnolia tree, which the property owner would like to retain. It would also result in two substandard parking spaces that would encroach into the Dominga Avenue right-of-way and would not meet the minimum 19 foot length required by Town Code § 17.052.040(B)(2). Furthermore, one of the spaces would encroach within the northeastern side-yard setback, contrary to the requirements of Town Code § 17.052.010(B). Locating the driveway entrance and parking area 40 feet from the existing driveway entrance would place it within the southwestern side-yard setback, also contrary to the requirements of Town Code § 17.052.010(B). This location would also break up and reduce the property owner's private outdoor space and necessitate the removal of a walnut tree.

The proposed location of the driveway entrance would be the least disruptive to the project site, as it would concentrate the parking for the property in one area, maximizing the private outdoor space for the property owner and allowing the magnolia, fig, and walnut trees to remain. The proposed location of the parking area would comply with the setback requirements of the RD 5.5-7 zone. The parking space would also conform with the parking space dimensions required by Town Code § 17.052.040(B)(2).

The existing driveway entrance on the property is primarily across the street from Court Lane, as is the neighboring driveway entrance at 122 Dominga Avenue. The proposed second driveway entrance would be approximately 13'-8" from the Dominga Avenue intersection with Court Lane. The proposed location of the second driveway entrance is not anticipated to create any greater impact on traffic flow and safety at the intersection than the existing conditions, given that it would be further away from the intersection than the existing driveway entrance on the property and the neighboring driveway entrance at 122 Dominga Avenue. Ross Valley Fire Department and the Fairfax Police Department both reviewed the proposed project. The Fire Department stated that the driveway entrance would not impact fire access or response. The Police Department did not have any concerns or comments regarding the second driveway entrance. The driveway design and entrance would be consistent with Marin County Uniform standards and safety measures. Dominga Avenue is approximately 22 feet wide (curb

to curb) in front of the project property, the proposed curb cut and driveway entrance width of 11'-6" enables better back up turning radius and public safety.

Many of the homes in the Dominga Avenue neighborhood were constructed prior to the Town's incorporation in 1931, at a time when on-site parking was not required and fewer people owned automobiles. This resulted in properties with little or no off-street parking and narrow streets that now limit parking to only one side of the street with street parking in short supply. The proposed project would create an additional off-street parking space in a high density neighborhood adjacent to downtown that has limited on-street parking. No on-street parking would be lost. Implementation of the project would result in a net benefit to the neighborhood, as it would improve the neighborhood parking stock.

OTHER DEPARTMENT/AGENCY COMMENTS/CONDITIONS OF APPROVAL

No comments or conditions were received from the Marin Municipal Water District, the Ross Valley Sanitary District, or the Town of Fairfax Police, Building, or Public Works Departments. The Ross Valley Fire Department commented that second driveway entrance would not impact fire access or response.

RECOMMENDATION

Conduct the public hearing.

Move to approve application No. 23-22 by adopting the attached Resolution No. 2023-19 setting forth the findings and the conditions of project approval.

ATTACHMENTS

Attachment A – Resolution No. 2023-19

RESOLUTION NO. 2023-19

A Resolution of the Fairfax Planning Commission Approving Application No. 23-22 Granting a Variance for a Second Driveway Entrance at 128 Dominga Avenue

WHEREAS, the Town of Fairfax received an application from Stephen LaDyne for a second driveway entrance 128 Dominga Avenue; and

WHEREAS, Fairfax Town Code Section 12.12.030 provides that a single-family residential property shall have no more than one, 20 foot-wide driveway entrance located at least 30 feet from the corner of any intersecting street unless a Variance is granted by the Planning Commission; and

WHEREAS, Fairfax Town Code Section 12.12.050 provides that a single-family residential property shall have no more than one driveway located at least 40 feet away from any other driveway unless a Variance is granted by the Planning Commission; and

WHEREAS, the Planning Commission held a duly noticed Public Hearing on August 17, 2023, at which time the Planning Commission determined that the project complies with the Town Code and that findings can be made to grant the requested second driveway entrance; and

WHEREAS, based on the plans and other documentary evidence in the record the Planning Commission determined that the applicant met the burden of proof required to support the findings necessary to approve the discretionary Variance; and

WHEREAS, The project is exempt from the California Environmental Quality Act per Categorical Exemption Section 15301(a); and

WHEREAS, the Planning Commission has made the following findings:

The project is consistent with the 2010-2030 Fairfax General Plan as follows:

Policy LU-7.2.2: To the extent feasible natural features including the existing grade, mature trees, and vegetation shall be preserved for new and renewed development.

Policy LU-7.2.3: Traffic and parking concerns related to new and renewed development shall be addressed in a manner that does not result in undue hardship or significant negative impacts on properties and infrastructure in the vicinity.

Driveway Entrance Variance Findings (Town Code § 12.12.090)

1. The siting of the existing structures and driveway entrance on the property, as well as the site's width and vegetation and lack of adequate parking are the exceptional circumstances that necessitate the need for a second driveway entrance. The existing parking consists of one code compliant covered space and one substandard uncovered space in the driveway. The second driveway entrance will access one

ATTACHMENT A

additional code compliant parking area that will be out of the minimum and combined side-yard setbacks, concentrating parking for the property in one area and maximizing the property's private outdoor space.

2. The second driveway will provide access to one additional, code compliant parking space without removing any on-street parking. It will bring the property closer to compliance with current parking regulations.
3. The proposed location of the second driveway entrance would not be anticipated to create any greater impact on traffic flow and safety at the intersection of Dominga Avenue and Court Lane than the existing conditions, given that it would be further away from the intersection than the existing driveway entrance on the property and the neighboring driveway entrance at 122 Dominga Avenue. Ross Valley Fire Department determined the driveway entrance would not impact fire access or response and the Fairfax Police Department did not have any concerns or comments regarding the second curb cut. The driveway design and entrance would be consistent with Marin County Uniform standards and safety measures. The proposed curb cut and driveway entrance width of 11'-6" enables better back up turning radius and public safety.

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

1. The project is approved per the plans by Stephen LaDyne received by the Town on 6/29/23.
2. During the construction process the following shall be required:
 - a. All construction-related vehicles including equipment delivery, cement trucks and construction materials shall be situated off the travel lane of the adjacent public right(s)-of-way at all times. This condition may be waived by the Building Official on a case-by-case basis with prior notification from the project sponsor.
 - b. Any proposed temporary closures of a public right-of-way shall require prior approval by the Fairfax Police Department and any necessary traffic control, signage or public notification shall be the responsibility of the applicant or his/her assigns. Any violation of this provision will result in a stop work order being placed on the property and issuance of a citation.
3. Any changes, modifications, additions, or alterations made to the approved set of plans will require a modification of Application # 23-22. Modifications that do not significantly change the project, the project design or the approved discretionary permits **may** be approved by either the Planning Commission or the Planning Director. Any construction based on job plans that have been altered without the benefit of an approved modification of Application 23-22 will result in the job being immediately stopped and red tagged.

4. Any damage to the public portions of Dominga Avenue or other public roadway used to access the site resulting from construction-related activities shall be the responsibility of the property owner.
5. The applicant and its heirs, successors, and assigns shall, at its sole cost and expense, defend with counsel selected by the Town of Fairfax, indemnify, protect, release, and hold harmless the Town of Fairfax and any agency or instrumentality thereof, including its agents, officers, commissions, and employees (the "Indemnitees") from any and all claims, actions, or proceedings arising out of or in any way relating to the processing and/or approval of the project as described herein, the purpose of which is to attack, set aside, void, or annul the approval of the project, and/or any environmental determination that accompanies it, by the Planning Commission, Town Council, Planning Director, or any other department or agency of the Town. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties and the Indemnitees, arising out of or in connection with the approval of this project, whether or not there is concurrent, passive, or active negligence on the part of the Indemnitees. Nothing herein shall prohibit the Town from participating in the defense of any claim, action, or proceeding. The parties shall use best efforts, acting in good faith, to select mutually agreeable defense counsel. If the parties cannot reach agreement, the Town may select its own legal counsel and the applicant agrees to pay directly, or timely reimburse on a monthly basis, the Town for all such court costs, attorney fees, and time referenced herein, provided, however, that the applicant's duty in this regard shall be subject to the Town's promptly notifying the applicant of any said claim, action, or proceeding.
6. The applicant shall comply with all applicable local, county, state and federal laws and regulations. Local ordinances which must be complied with include, but are not limited to: the Noise Ordinance, Chapter 8.20, Polystyrene Foam, Degradable and Recyclable Food Packaging, Chapter 8.16, Garbage and Rubbish Disposal, Chapter 8.08, Urban Runoff Pollution Prevention, Chapter 8.32, and the Americans with Disabilities Act.
7. In accordance with Town Code §8.20.060(C)(1) and (2), the operation of any tools or equipment used in construction or demolition work or in property maintenance work between the hours of 6:00 PM and 8:00 AM Monday through Friday, or on weekends and holidays between 4:00 PM and 9:00 AM is prohibited.
8. All fencing on the project property shall comply with the requirements for fences contained in Town Code § 17.044.080. The existing fencing that exceeds four feet in height and is located along a front lot line shall be reduced to four feet in height or relocated to the front setback line, six feet into the property from the property boundary.

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

The approval of the Second Driveway Variance is in conformance with the 2010 – 2030 Fairfax General Plan, the Fairfax Town Code and the Fairfax Zoning Ordinance, Town Code Title 17; and

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

The foregoing resolution was adopted at a regular meeting of the Planning Commission held in said Town, on the 17th day of August 2023 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Chair Cindy Swift

Attest:

Linda Neal, Principal Planner



PROJECT INFORMATION

LOCATION: 128 DOMINGA AVE, FAIRFAX CA
APN: 002-023-30
OWNER: KATHERINE JOHNSON
LOT AREA: 6,250 SF
PERCENT SLOPE: 2.2 %
ZONING DISTRICT: RD 5.5-7
OCCUPANCY GROUP: R3
WUI FIRE ZONE: NO
SPRINKLERS: NO
NUMBER OF STORIES: 2
NUMBER OF UNITS: 1
ORIG. CONSTRUCTION: 1922
PARKING COVERED: 1 SPACES
UNCOVERED: 0 SPACES*
PROPOSED: 1 SPACES
1 SPACES
*EXISTING DRIVEWAY DOES NOT MEET CURRENT DIMENSION STANDARDS

SCOPE OF WORK

SECOND CURB CUT FOR ADDITIONAL OFFSTREET PARKING (VOLUNTARY)
NEW UNCOVERED PARKING AREA
REBUILD FENCES & PLANTING AREAS AS NEEDED

SHEET INDEX

A11 SITE PLAN PROPOSED ADDITIONAL DRIVEWAY
A12 STREET FRONT ELEVATIONS
A13 DRIVEWAY STANDARDS
SURVEY BOUNDARY & TOPOGRAPHIC SURVEY

AREA ANALYSIS

FLOOR AREA	EXISTING	PROPOSED	
MAIN HOUSE LIVING AREA GARAGE	958 SF 194 SF	NO CHANGE NO CHANGE	
ACCESSORY DWELLING UNIT LIVING AREA	857 SF	NO CHANGE	
ACCESSORY	- SF	- SF	
TOTAL LIVING AREA	1,815 SF	NO CHANGE	MAX 40%
FLOOR AREA RATIO:	29 %	NO CHANGE	

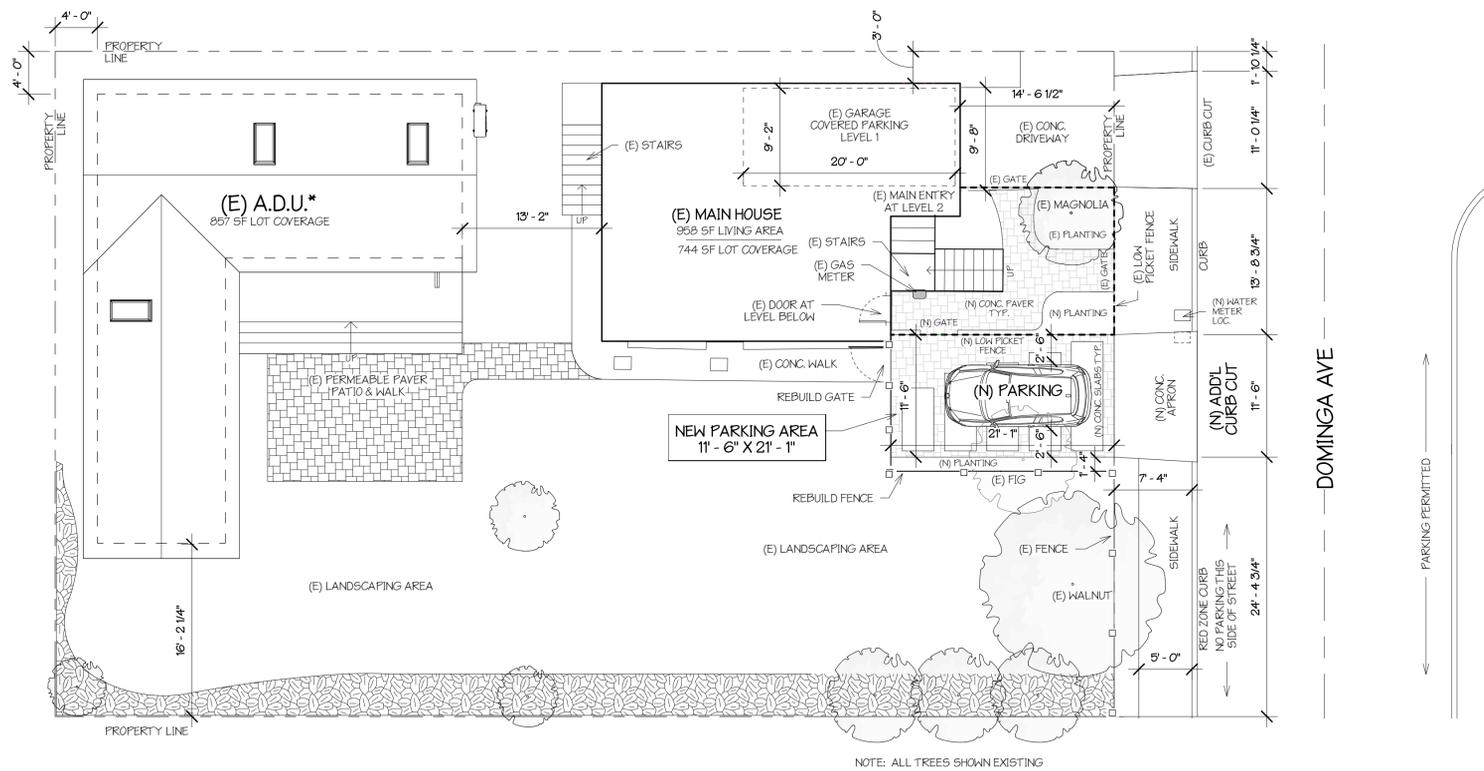
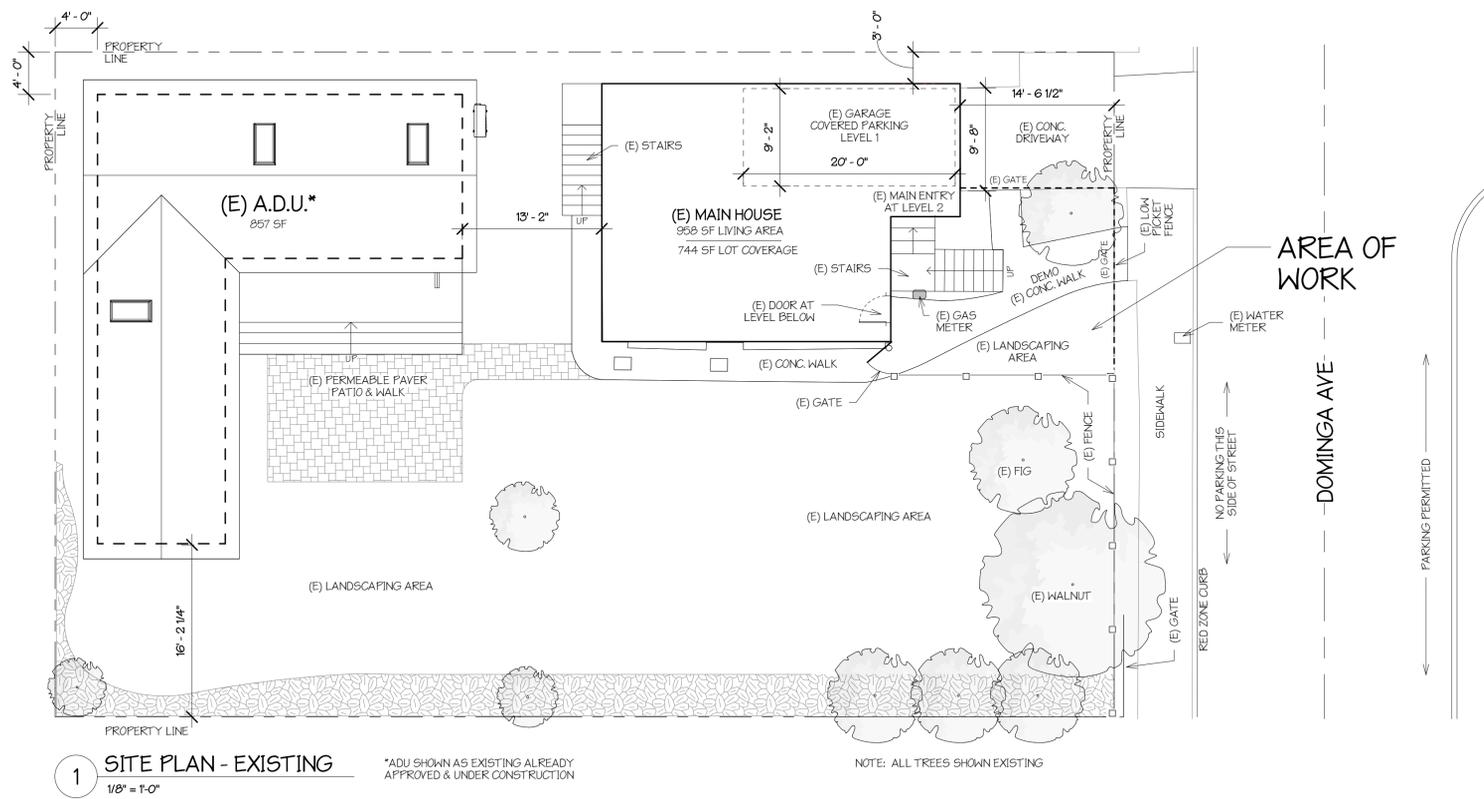
LOT COVERAGE / IMPERVIOUS

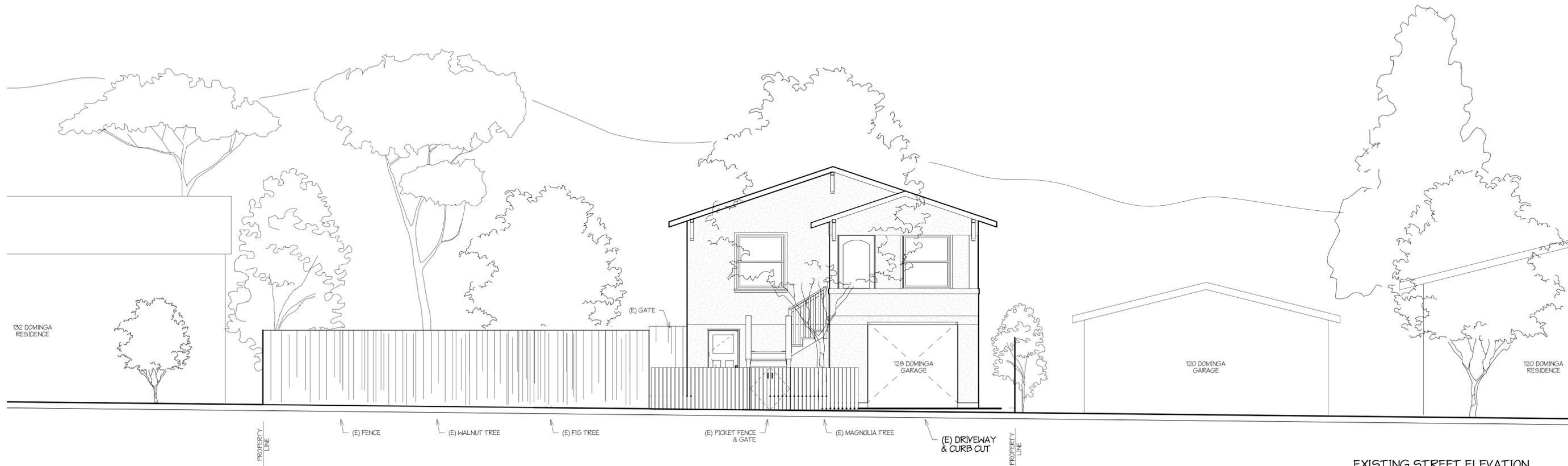
ITEM	EXISTING	PROPOSED	
MAIN HOUSE	744 SF	744 SF	
ADU	857 SF	857 SF	
(E) CONC. WALKWAY	264 SF	125 SF	
(N) FRONT PAVERS	-	115 SF	
TOTAL	1,865 SF	1,841 SF	
LOT AREA	6,250 SF	6,250 SF	MAX 30%
% LOT COVERAGE	29.8 %	29.5 %	

VICINITY MAP

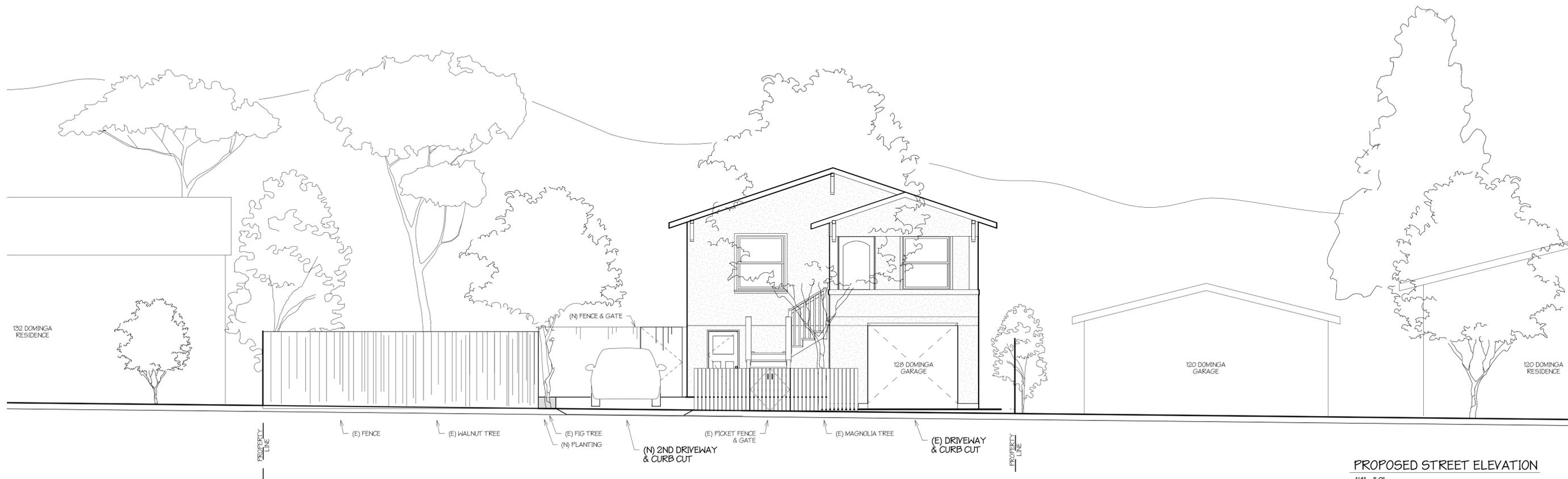


ASSESSOR MAP





EXISTING STREET ELEVATION
1/4" = 1'-0"



PROPOSED STREET ELEVATION
1/4" = 1'-0"

128 DOWINGA AVE
FAIRFAX CA 94930
JOHNSON ADDITIONAL PARKING & CURB CUT
APN: 002-023-30

STREET FRONT ELEVATIONS

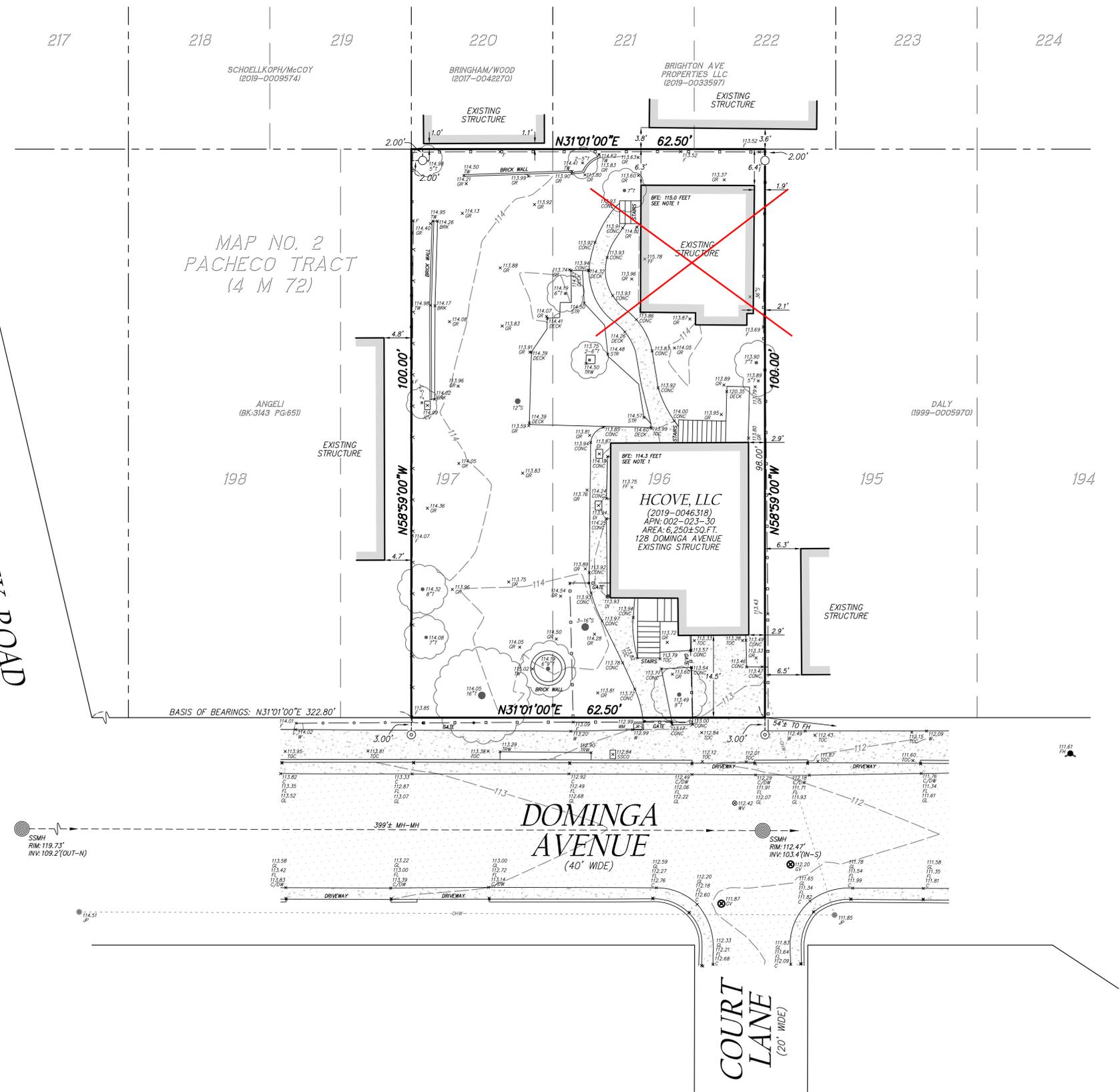
06.21.23
1/4" = 1'-0"

A1.2



Mt. County Standards\County UCS\2018 Updated\County Standards\UCS 100.dwg	1. EXISTING CONCRETE SHALL BE REMOVED AT EXPANSION OR WEAKENED PLANE JOINTS OR AT SAWCUTS AS FIELD MARKED BY AGENCY ENGINEER. SAWCUTS MUST GO ENTIRELY THROUGH CONCRETE.			
	2. FOR NEW DEVELOPMENT, NO UTILITY BOXES OR POLES WILL BE PERMITTED IN THE SIDEWALK AREA WITHOUT THE PRIOR WRITTEN APPROVAL OF THE AGENCY ENGINEER.			
	3. WHERE UNDERCUT SUBGRADE OR UNSUITABLE SUBGRADE MATERIAL IS ENCOUNTERED, THE AGENCY ENGINEER MAY REQUIRE REMEDIAL WORK TO BE DONE, INCLUDING OVER EXCAVATION AND BACKFILLING WITH CRUSHED ROCK AND, WHEN DIRECTED BY THE ENGINEER, PLACING GEOTEXTILE FABRIC BENEATH THE NEW CONCRETE SECTION.			
	4. SUBGRADE SHALL BE COMPACTED TO AT LEAST 95% RELATIVE COMPACTION IN THE TOP SIX INCHES.			
5. NEW WORK SHALL MATCH EXISTING AS CLOSELY AS POSSIBLE IN FINISH, SCORING AND COLOR. FOR NEW INSTALLATIONS PLACED ADJACENT TO EXISTING, 2LB. DAVIS BLACK #8084 (OR EQUIVALENT) PER CU. YD. CONCRETE SHALL BE ADDED TO MIX.				
6. EXCEPT WHERE SPECIFIED OTHERWISE HEREIN, NO ADMIXTURES SHALL BE USED WITHOUT THE PERMISSION OF THE AGENCY ENGINEER.				
7. FORMS SHALL MEET GRADE AND FORM FACES SHALL NOT VARY FROM THE DIMENSIONS SHOWN BY MORE THAN 1/2 INCH.				
8. NO CONCRETE SHALL BE PLACED UNTIL THE AGENCY ENGINEER HAS INSPECTED AND APPROVED FORMS AND SUBGRADE/BASE.				
9. SUBGRADE/BASE SHALL BE THOROUGHLY WETTED IMMEDIATELY PRIOR TO PLACING CONCRETE.				
10. CONCRETE SHALL BE A MINIMUM CLASS B (5 SACK MIX) WITH 1 INCH MAXIMUM AGGREGATE FROM AN APPROVED MIXING PLANT. NO BAGGED MIX IS PERMITTED.				
11. CONCRETE SHALL HAVE A SLUMP OF NOT MORE THAN FOUR INCHES.				
12. FOR SIDEWALKS AND DRIVEWAY APPROACHES, 1/4 INCH DEEP SCORE LINES SHALL BE PLACED AT FOUR FEET ON CENTER OR AS DIRECTED BY THE AGENCY ENGINEER.				
13. WEAKENED PLANE JOINTS AT LEAST 3/4" DEEP SHALL BE PLACED AT A MINIMUM 16 FEET ON CENTER EXCEPT FOR SIDEWALKS AND DRIVEWAY APPROACHES WHICH SHALL BE A MINIMUM 5 FEET ON CENTER.				
14. 3/8 INCH THICK EXPANSION JOINTS SHALL BE PLACED ON BOTH SIDES OF DRIVEWAY APPROACHES, AT CURB AND SIDEWALK RETURN POINTS, DRAINAGE STRUCTURES AND OTHER LOCATIONS AS SHOWN ON THE PLANS.				
15. ALL EXPOSED EDGES SHALL BE ROUNDED WITH 1/2 INCH RADIUS TOOL.				
16. ALL FLAT SURFACES SHALL BE LIGHT BROOM FINISHED UNLESS OTHERWISE SPECIFIED BY AGENCY ENGINEER.				
17. CURBS, SIDEWALKS AND DRIVEWAY APPROACHES SHALL HAVE FORMS REMOVED AND BE BACKFILLED WITHIN SEVEN DAYS AFTER POURING.				
18. THE DESIGNATED DIMENSIONS AND SLOPES MAYBE MODIFIED TO ACCOMMODATE EXISTING ADJACENT FACILITIES SUBJECT TO THE APPROVAL OF THE AGENCY ENGINEER.				
UNIFORM STANDARDS ALL CITIES AND COUNTY OF MARIN	REQUIREMENTS FOR CONCRETE CURB, GUTTER, SIDEWALK, DRIVEWAY AND OTHER "FLATWORK"	REV. DATE BY	MARCH 2018 DWG. NO. 100	

Mt. County Standards\County UCS\2018 Updated\County Standards\UCS 115.dwg	<p>RAMP SIDEWALK</p>			
	<p>APRON OFFSET SIDEWALK</p>			
	<p>WIDE SIDEWALK</p>			
	UNIFORM STANDARDS ALL CITIES AND COUNTY OF MARIN	EXAMPLES OF SIDEWALK DRIVEWAY CONNECTIONS	REV. DATE BY	MARCH 2018 DWG. NO. 115



MAP NO. 2
PACHECO TRACT
(4 M 72)

CREEK ROAD
(40' WIDE)

DOMINGA AVENUE
(40' WIDE)

COURT LANE
(20' WIDE)

LEGEND	
○	SET REBAR & CAP LS 9022
⊙	SET NAIL & TAG LS 9022
()	RECORD DATA
—	BUILDING EDGE
—	ASPHALT
—	CONCRETE
# S	DIAMETER OF STUMP (INCHES)
# T	DIAMETER OF TREE (INCHES)
BRK	BRICK
C	TOP OF CURB
CONC	CONCRETE
DI	DROP INLET
DW	DRIVEWAY
F	FENCE
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GL	GUTTER LIP
GR	GROUND SHOT
GV	GAS VALVE
ICV	IRRIGATION CONTROL VALVE
JIP	JOINT POLE
OHW	OVERHEAD WIRE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
STR	STAIRS
TOC	TOP OF CONCRETE
TRW	TREE WELL
TW	TOP OF WALL
W	BACK OF SIDEWALK
WM	WATER METER
WV	WATER VALVE

— SUBJECT PROPERTY
 - - - ADJACENT PARCEL/LOT LINE
 — RIGHT OF WAY LINE
 - - - HISTORIC PARCEL/LOT LINE
 - - - TIE LINE

OWNER:
 HCOVE III, LLC
 84 PARKER POINT ROAD
 BLUE HILL, ME 04614

BASIS OF BEARINGS:
 NORTH WESTERLY RIGHT OF WAY LINE OF DOMINGA AVENUE
 REESTABLISHED BY SPLIT OF IMPROVEMENTS
 AS SHOWN ON MAP NO. 2 PACHECO TRACT (4 M 72)
 BEARING: N31°01'00"E

BENCHMARK:
 NGS BENCHMARK PID HT1828
 STAMPED: A 210 RESET 1971
 NAVD 88 ELEVATION: 125.23 FEET

SURVEYOR'S STATEMENT:
 THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE CALIFORNIA LAND SURVEYORS ACT ON FEBRUARY 12, 2020.

NOTE 1:
 FLOOD ZONE DESIGNATION: ZONE "AE"
 BASE FLOOD ELEVATIONS (BFE) DETERMINED PER FEMA
 FLOOD INSURANCE RATE MAP NO. 06041C0452E
 MAP REVISED: MARCH 17, 2014.



Ryan C. Engel
 RYAN C. ENGEL, L.S. 9022
 DATE: 03/02/2020
 REV 05/08/2020:
 ADDED SET MONUMENTATION

BOUNDARY & TOPOGRAPHIC SURVEY
 THAT REAL PROPERTY DESCRIBED IN THAT CERTAIN DEED DOCUMENT SERIES NO. 2019-0046318, RECORDED DECEMBER 6, 2019, OFFICIAL RECORDS COUNTY OF MARIN FAIRFAX, COUNTY OF MARIN, CALIFORNIA MARCH, 2020 SCALE 1" = 10'
BAY AREA LAND SURVEYING INC.
 3065 RICHMOND PARKWAY, SUITE 101
 RICHMOND, CA 94806
 (510) 223-5167

