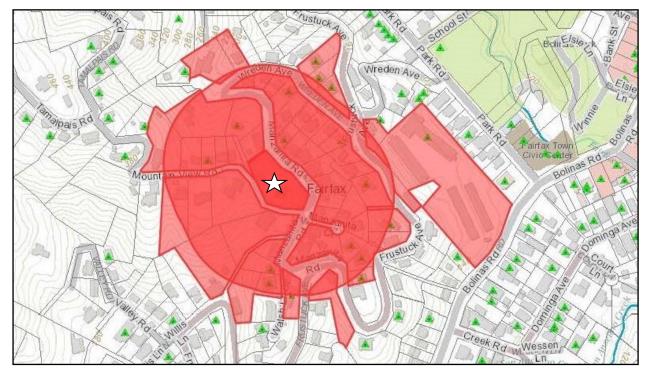
TOWN OF FAIRFAX STAFF REPORT Department of Planning and Building Services

TO:	Fairfax Planning Commission
DATE:	October 19, 2023
FROM:	Kara Spencer, Assistant Planner
LOCATION:	40 Manzanita Road; APN: 002-011-08
ZONING:	RS-6 Single-family Residential Zone
PROJECT:	Second driveway entrance and parking area to provide additional parking
ACTION:	Driveway Variance; Application No. 23-29
APPLICANT:	Hieronymous Axelson
OWNER:	Katherine and Hieronymous Axelson
CEQA STATUS:	Categorically exempt, § 15301(a)



40 MANZANITA ROAD

PROJECT DESCRIPTION

The project proposes to legalize a second driveway entrance, driveway, and uncovered parking area constructed off of the property's Mountain View Road frontage. The new, approximately 20 foot wide driveway entrance is located along a section of Mountain View Road that has no curb, so no curb cut was necessary. It is approximately 153 feet from the property's existing driveway entrance on Mountain View Road. The new driveway is approximately 13 feet wide and 15 feet long. The new parking area ranges in width from approximately 13 feet to 17'-6" and is approximately 44 feet long. It can accommodate two tandem 9'x22' parking spaces or parallel parking for one standard-sized pick-up truck and a small, compact car (see Plan page A1.3 and Attachment B). Both the driveway and parking area are permeable gravel. The resolution



approving the project (Resolution No. 2023-28) includes a condition of project approval requiring the site plan submitted for building permits to be modified to show paving on the first ten feet of the driveway to reduce the amount of gravel that could accumulate in the public right of way and cause damage to Mountain View Road. Prior to issuance of a final building permit, the Building Official will review the driveway and parking area construction to ensure its compliance with Marin County Steep Driveway standards.

The driveway and parking area required approximately 15 cubic yards (cy) of soil excavation and the construction of a retaining wall. The excavated soil was used elsewhere on the site as fill. The retaining wall is approximately 57'-8" long. It ranges from approximately three and a half feet to four feet in height. It was constructed of 80 pound double-stacked concrete bags and reinforced with #6 rebar at 12 inches horizontally and 16 inches vertically. Drainage aggregate behind the wall and four inch drain pipe in the wall facilitate drainage. A portion of an existing pathway was removed for the driveway and parking area. A new gravel pathway and new at grade natural stone landscaping stairs were constructed to connect the new parking area to existing paths that lead to the house on the property. The parking area would provide additional parking for the existing Junior Accessory Dwelling Unit (JADU), which was not required to have parking per Town Code § 17.048.010(F)(6)(b)(3).

BACKGROUND

The approximately 24,755 square foot property slopes up from Manzanita Road at an average rate of approximately 33 percent. It is bounded by Manzanita and Mountain View Roads and generally has the shape of a peninsula. There are native and non-native trees and vegetation scattered throughout the property. It is developed with an approximately 2,512 square foot single-family residence that contains an approximately 478 square foot JADU. There also is a detached two-car garage and a couple of accessory buildings. As previously mentioned, the existing driveway entrance for the property is located along Mountain View Road. It provides access to the detached two-car garage and a parking area for the single-family home.

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. It is within a Wildland Urban Interface (WUI) Zone according to the Ross Valley Fire Department "Town of Fairfax Wildland-Urban Interface Zones" Map.

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.

Second Driveway Entrance Variance (Town Code § 12.12.090)

The second driveway does not conform with Town Code Section 12.12.050, as it is located on the same street as the existing driveway entrance for the property. However, the second driveway entrance, driveway, and parking area all conform to all other applicable requirements of the Town Code. The second driveway entrance, driveway, and parking area comply with the setback requirements of the RS-6 zone. The second driveway entrance is approximately 20 feet wide and approximately 30 feet from the Mountain View Road/Manzanita Road intersection in compliance with Town Code § 12.12.030. The tandem parking configuration complies with Town Code § 17.048.010(F)(6)(a), which permits tandem parking for an ADU/JADU. The tandem parking spaces also conform with the parking space dimensions required by Town Code § 17.052.040(B)(2).

Locating the second driveway entrance along Manzanita Road would be much more disruptive to the site. The property frontage along Manzanita Road is much steeper than the portion of Mountain View Road where the property owner constructed the second driveway entrance and driveway. Locating the second driveway entrance and driveway on Manzanita Road would require substantially more excavation; the construction of drainage improvements and taller retaining walls in the front setback; and, likely the removal of several trees to conform with Marin County Steep Driveway standards. The existing location of the second driveway entrance on Mountain View Road is the least disruptive to the project site, as it required the least amount grading, excavation, and construction; lower retaining walls; minimal drainage improvements; and, no tree removal.

Manzanita Road curves along the property frontage as it approaches the intersection with Mountain View Road. This obstructs the line of sight for vehicular traffic and pedestrians on Manzanita Road in front of the property. Locating the second driveway in this area could potentially result in greater line of sight conflicts between vehicles backing in and out of the driveway and vehicles and pedestrians traveling on the road.

Neither the Ross Valley Fire Department, nor the Fairfax Police Department expressed any concerns about the driveway entrance or placed any conditions on the project.

Implementation of the project would result in a net benefit to the neighborhood, as it would improve the neighborhood parking stock by providing off-street parking for the JADU.

OTHER DEPARTMENT/AGENCY COMMENTS/CONDITIONS OF APPROVAL

No conditions of project approval were received from the Ross Valley Fire Department, the Marin Municipal Water District, the Ross Valley Sanitary District, or the Town of Fairfax Police or Building Departments. The Town's Public Works Director conditioned the approval of the project with the requirement that the first ten feet of the driveway be paved to reduce the amount of gravel that could accumulate in the public right of way and cause damage to Mountain View

Road. As noted previously, the resolution approving project incorporates this condition of project approval.

RECOMMENDATION

Conduct the public hearing. Move to approve application No. 23-29 by adopting the attached Resolution No. 2023-28 setting forth the findings and conditions of project approval.

ATTACHMENT Attachment A – Resolution No. 2023-28 Attachment B – Photographs of second parking area

RESOLUTION NO. 2023-28

A Resolution of the Fairfax Planning Commission Approving Application No. 23-29 Granting a Variance for a Second Driveway Entrance at 40 Manzanita Road

WHEREAS, the Town of Fairfax received an application from Hieronymous Axelson for a second driveway entrance 40 Manzanita Road; 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 October 19, 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 exceptional circumstances that necessitate the need for a second driveway entrance on Mountain View Road are the project site's steep approximately 33 percent slope, as well as its curving, winding shape along Manzanita Road. The second driveway entrance, driveway, and parking area comply with the setback and lot coverage requirements of the RS-6 zone.

- The Junior Accessory Dwelling unit (JADU) on the property does not have any separate parking, as it was not required per Town Code § 17.048.010(F)(6)(b)(3). The second driveway entrance and driveway provide access to two code compliant parking spaces for the JADU, reducing the JADU's on-street parking demand.
- 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 Manzanita Road and Mountain View Road than the existing conditions, given the low traffic volumes in the area and the approximately 30 foot distance of the driveway entrance to the intersection. Ross Valley Fire Department and the Fairfax Police Department did not have any concerns or comments regarding the driveway entrance, driveway, or parking area and did not require any conditions of project approval.

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 Selander Architects received by the Town on 10/3/23 with the following change:
 - a. The first ten feet of the driveway shall be paved.
- 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 No. 23-29. 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 23-29 will result in the job being immediately stopped and red tagged.
- 4. Any damage to the public portions of Mountain View Road, Manzanita Road, 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.
- 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.

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 19th day of October 2023 by the following vote:

AYES: NOES: ABSTAIN: ABSENT:

Chair Cindy Swift

Attest:

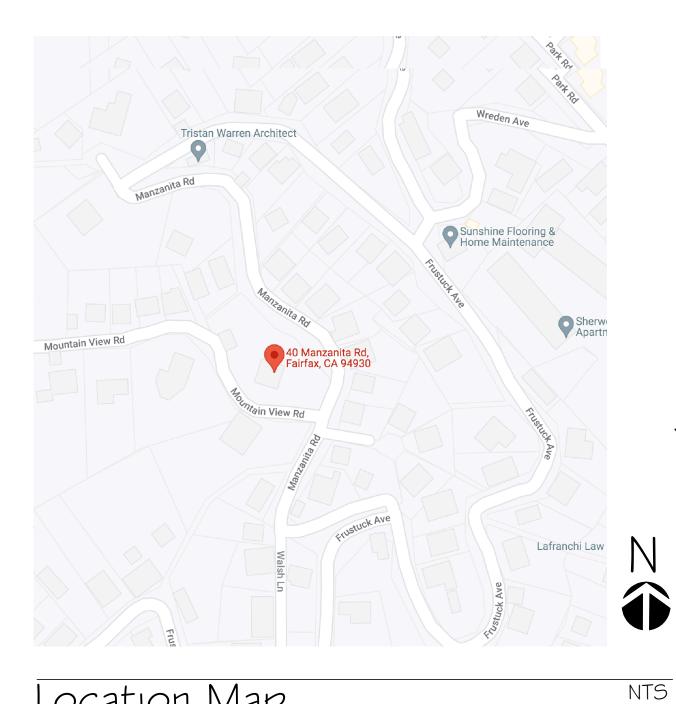
Jeffrey Beiswenger, Director of Planning and Building Services











Location Map

Owner:

Heironymous Axelson 40 Manzanita Rd. Fairfax, CA 94930 phone: 415.686.4804 email: hi@axelsonbuilders.com

Architect

Ernie Selander 2095 Jerrold Ave. Suite 319 San Francisco, CA 94124 mobile: 415.385.4339 email: ernie@selanderarchitects.net

Project Description

Add new driveway & parking space. Landscape work: add new retaining walls, 4'-0" high max, new concrete stairs at grade, new permeable material parking area \$ drıveway.

Planning Information:

Zoning District: RS-6 Single-Family Residential High Density 24755 SF Lot Area: No easements at this property.

Applicable Codes: 2019 CBC.

Building Information:

	Existing (NO CHANGE)
# of units:	I + JADU
# of stories:	3
Construction Type:	V-B
House footprint:	1571.2 SF
Habitable area:	
Main House:	2512.4 SF
JADU:	478 SF
Garage area:	454 SF
Decks & stairs area:	76.7 SF
Accessory Buildings:	146 SF

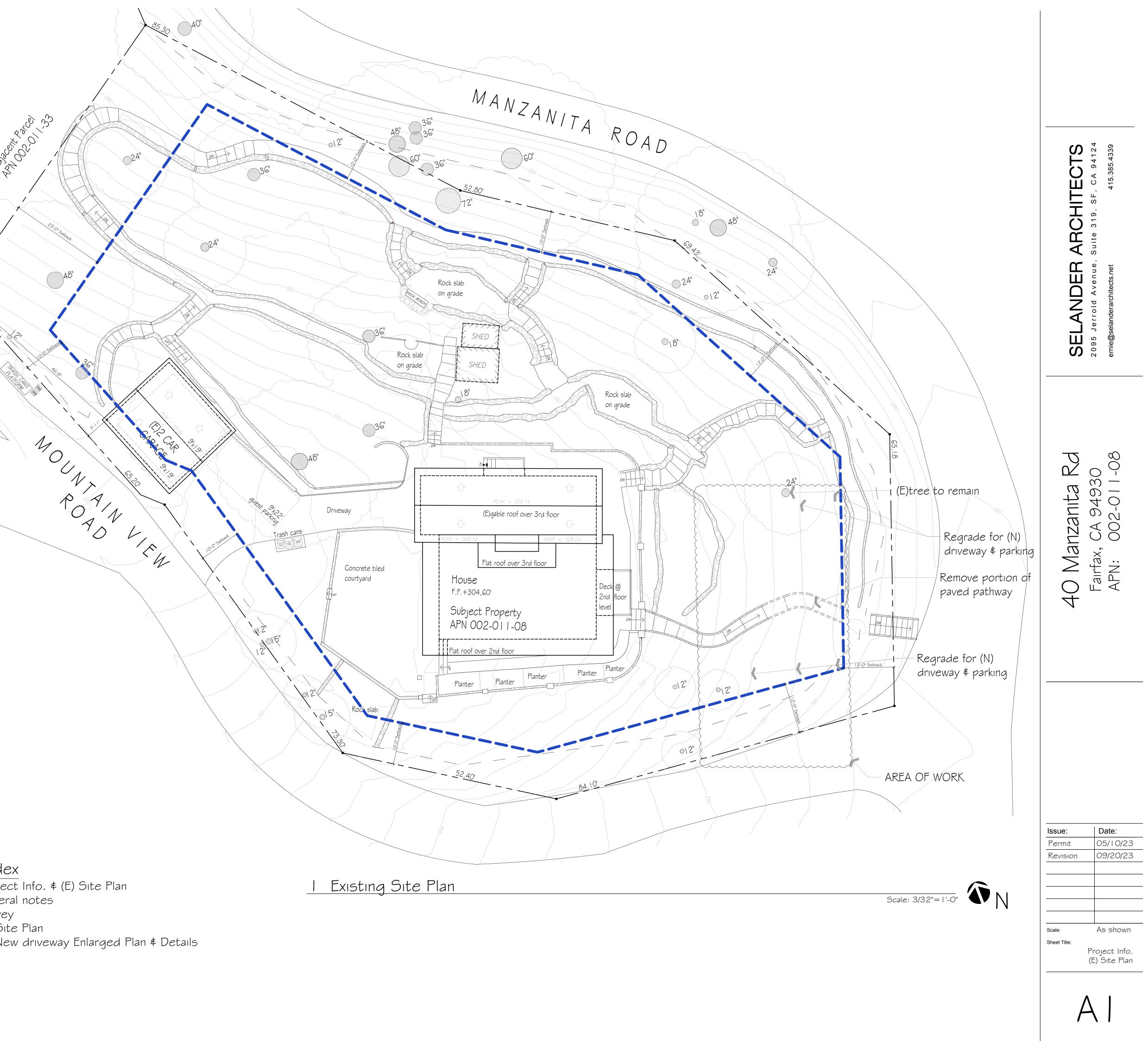
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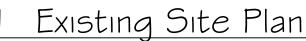
AI Project Info. \$ (E) Site Plan

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- A|.| General notes
- A1.2 Survey
- (P) Site Plan AI.3
- (P) New driveway Enlarged Plan & Details AI.4





GENERAL NOTES

I. These notes shall apply to all subcontractors and suppliers on this project. The word "contractor" shall hereafter apply equally and without exception to all subs and suppliers.

2. The Contractor shall furnish all labor materials, equipment, services and transportation for completion of the work described in these Contract Documents.

3. The Contractor shall be responsible for coordinating and cooperating with the Owner, and the Owner's other contractors, who may perform work and provide materials during the general construction of the project.

4. These notes are an aid to the Contractor in understanding the work, and should not be construed as being complete in every detail. It is the explicit and specific responsibility of the Contractor to visit the site, verify the existing conditions, familiarize himself thoroughly with the scope of work, and bring all discrepancies between the Drawings and the assumed or actual conditions to the attention of the Architect.

DRAWINGS AND DIMENSIONS

5. Design represented by these drawings are the property of the architect and were developed for the use of this project only. Reuse without the written consent of the Architect is prohibited.

6. No one drawing or specification shall "govern." The Contractor shall correlate work between all the various drawings and specifications. It is the explicit and specific responsibility of the Contractor to examine the Contract Documents in their entirety, bring all discrepancies therein to the attention of the Architect, and await resolution before proceeding with any work affected by such discrepancies.

7. All lines, symbols, notes, poche, and other graphic devices contained in the Contract Documents carry specific and inferential meaning. Items indicated in these ways are a part of the scope of work and will be required by the Owner and Architect to be included in the scope of the Contractor's work whether in the Contractor's original bid or not. Any items which require further clarification by the Architect for the specific benefit of the Contractor shall be brought to the attention of the Architect for such clarification before commencement of the work.

8. Electrical, Mechanical, and Plumbing drawings are intended to imply a diagrammatic scope of the work for use by the appropriate Subcontractor in developing a design/build budget and scope of installation. As such, the drawings in this regard are design documents only. Positions of architectural and visible features are fixed as shown unless a change in position is authorized by the Architect. The Contractor is responsible for design, approval, and installation of all non-visible components required for a fully operational, safe, and code compliant system

9. Design work is the responsibility of the Architect. The Contractor shall assume design liability and all responsibility for design changes or changes in the scope of work not brought to the attention of the Architect.

10. The Contractor shall pay specific attention to all dimensioned or inferential plan and sectional spatial relationships, and shall verify all alignments before commencing work.

II. Before starting work, the Contractor shall field verify all dimensions, locations, elevations, sizes, clearances, etc. required to complete the work.

12. All dimensions are to finish surface unless noted otherwise.

13. Dimensions marked "verify" are to be checked for accuracy by the Contractor as work progresses, and all discrepancies are to be brought to the attention of the Architect before proceeding.

14. Dimensions marked "clear" are not adjustable without the authorization of the Architect.

15. The Contractor shall not scale the Drawings. Figured dimensions only are to be used for all aspects of the work.

QUALITY OF THE WORK

16. Each Contractor or Subcontractor is responsible for providing product cut sheets and/or samples to the Owner and Architect for review and approval prior to ordering and installation of said items. Specific product selections and finishes shall be clearly indicated in each case. These submittals shall include, but not be limited to, the following:

A. Electrical fixtures and fittings B. All finish trim and other finish materials

17. All materials shall be new, of best quality, suitable for the use intended, compatible with complementary materials, and subject to approval by the Architect.

18. Substitutions will be considered, but do not substitute materials, equipment or methods without specific approval in advance by the Architect.

19. Follow all manufacturer's instructions and recommendations in the installation of equipment, and in the installation and application of materials.

20. All work shall be of the best quality, meet the highest standards of the respective trades, and be subject to the approval of the Architect.

CODES, SAFETY, AND INSURANCE

21. All construction and installation shall comply with the California Building Code, current edition, and all other requirements prescribed by authorities having jurisdiction.

22. The Contractor is solely responsible for all job safety.

23. The Contractor shall maintain Public Liability and Property Damage Insurance for the duration of the job.

THE JOBSITE AND TEMPORARY FACILITIES

24. The Contractor shall personally or through an authorized and competent representative constantly supervise the work from beginning to completion and, within reason, keep the same workmen and foreman on the project throughout its duration.

25. Temporary utilities as required shall be provided by the Contractor. Temporary controls and barriers shall be provided as required to accomplish the Work and removed as work progresses or upon completion.

26. The Contractor shall furnish temporary toilet facilities for workmen, keep them in proper condition, and at the completion of the work, disinfect and remove all evidences of same.

27. Access to construction shall be permitted at all times to Owner and Architect or their representatives.

28. The Contractor shall adequately protect the work in progress, materials delivered to the job, work of subcontractors, finished surfaces, exposed corners of millwork, etc., and shall replace any damage or injury due to his act or neglect.

29. Any site areas unaffected by this work shall be protected from any damage caused by this work. Any damage to existing structures and physical plant so caused shall be the financial responsibility of the Contractor.

30. Any waste and refuse caused by this work shall be removed from the premises and disposed of in a regular and timely manner by the Contractor. The Contractor shall leave the job clean, including the windows, to professional cleaning standards.

THE CONTRACT AND JOB ADMINISTRATION

31. Contract form for this Work shall be as specified by the Owner.

32. The Work under this Contract shall be accomplished efficiently and expeditiously. The Contractor shall prepare a schedule for the Work including required submittals and time for their approval, and review same with the Owner and Architect for approval, prior to commencement of construction.

33. Change Orders shall be in writing and approved (signed) by the Owner and Architect in advance of proceeding with the work.

34. Allowances shall be for materials only unless noted otherwise. Installation shall be included in the base proposal.

35. The Owner will obtain and pay for the Building Permit. Subcontractors will be responsible for all permits, fees, and licenses relating to their particular trades.

36. The Contractor shall maintain a complete set of prints of Contract Drawings for record mark-up purposes throughout the Contract Time. Mark-up drawings during course of the work to show changes and actual installation conditions, sufficient to form a complete record for Owner's purposes. Give particular attention to work which will be concealed and difficult to measure and record at a later date. Require entities marking prints to sign and date each mark-up.

37. Provide maintenance manuals and on-location instruction to the Owner by the system installer for all systems requiring continued operation/maintenance by the Owner. These include but are not necessarily limited to:

A. Mechanical/electrical/electronic systems

B. Kitchen equipment

38. Upon substantial completion, the Contractor shall request a pre-final inspection with the Architect and the Owner to determine the punch list items. The Contractor shall request a Final Project Review after completing all of the items on the punch list to determine project acceptance.

39. All Plans, Specifications, and Drawings prepared by the Architect contraction BMP's. are instruments of service and as such are the property of the Architect whether the work for which they are prepared is executed or 6. Perform cleaning and earth moving activities only during dry not. Plans, Specifications, and Drawings shall not be used without the weather. express written consent of the Architect.

40. The Architect is not responsible for the execution of the work described in the documents or for any acts of the Owner or the Owner's agents.

SPECIAL NOTES	
GENERAL	

	GENERAL
	I. These special notes are intended to clarify and specify the work of the various trades, vendors, and subcontractors. They are not intended to be exhaustive specification, but rather notes of concern for this project:
2	 2. All trades shall conform to, but not necessarily be limited to, all of the following requirements: A. Verify all conditions at the site affecting the work. Work to field dimensions as required. Coordinate with the work of others, verifying that their work is sufficiently and appropriately complete for the progress of the work.
	B. Fabricate and install all work according to the best practices of the trade, per details and dimensions shown, with sharp lines, angles, and smooth surfaces, all true, plumb and level. Joints shall be flush and tight.
	C. Coordinate all work with interfacing and adjoining work to ensure the best possible durability of the work, materials, and finishes.D. Use only workers skilled and familiar with the work which they are to perform.
	E. Follow all manufacturer's instructions and recommendations in the installation and application of materials.
	PLUMBING, ELECTRICAL, MECHANICAL
	I. See General Note 8.
	2. Plumbing drawings are not necessarily complete but indicate a general scope of work. Plumbing contractor shall be responsible for verifying all kitchen, bar, and other equipment requirements and provide services accurately feed and located for same.
	3. Electrical drawings are not necessarily complete but indicate a general scope of work. Electrical contractor shall be responsible for verifying all kitchen, bar, and other equipment requirements and provide services accurately feed and located for same.
	4. Place all boxes for switches, outlets, fixtures and equipment and walk-through with Owner and Architect for approval of placement before proceeding with running conduit or wiring.
	5. Gas vent terminations shall meet the requirements of CMC 802.6. Through wall vent termination per CMC 802.8.
	6. Combustion air shall meet the requirements of CMC Chapter 7.
	7. Environmental air ducts shall terminate 3 feet from the property line and 3 feet from openings into the building per CMC 502.2.1. and provide with back draft dampers per CMC 504.1.1. Exhaust shall not discharge onto a public walkway.
	8. Domestic range hood vents shall meet the requirements of CMC 504.3 and comply with CMC table 403.7.
	9. All interior spaces intended for human occupancy shall be provided with space heating per CBC 1204.1.
	10. Clothes dryer exhaust shall be a minimum of 4" terminated to the outside of the building, shall be equipped with a back-draft dumper, and meet the requirements of CMC 504.4. Provide 100sq.inch. minimum make-up air opening for domestic dryers.
	II. Direct vent appliances per CMC 802.2.4 (per manufacturer's installation instructions)
	12. 26 guage duct in garage.
	13. Lighting per CEC 150.0 (K). See general notices.
	14. Provide a minimum 200 sq.inch ventilation outlet in the garage wall or exterior door per CBC 406.3.3.
	CITE WORK
	I. No unnecessary change in impervious area.
	2 Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, rinse water from architectural copper, and non-stormwater discharges to storm drains and watercourses.
	3. Store, handle and dispose of construction materials/ wastes properly to prevent contact with stormwater.
	4. Do not clean fuel, maintain vehicles on site, except in designated

4. Do not clean fuel, maintain vehicles on site, except in designated area where wash water is contained and treated.

5. Train and provide instruction all employees/ subcontractors re:

CHITECTS	319, SF, CA 94124	415.385.4339
SELANDER ARCHITECTS	2095 Jerrold Avenue, Suite 319, SF, CA 94124	ernie@selanderarchitects.net
40 Manzanıta Rd	Fairfax, CA 94930	APN: 002-011-08
ssue: Permit Revision	05	ate: 5/10/23 5/20/23
Scale: Sheet Title: General Nc		shown

