

**MARIN COUNTY PLANNING DIVISION**  
**ADMINISTRATIVE DECISION**  
Ido Yoshimoto Et al Coastal Development Permit

<b>Decision:</b>	<b>Approved with conditions</b>		
<b>Date:</b>	<b>April 26, 2024</b>		
Project ID No:	P4312	Applicant(s):	Taylor Palmer
		Owner(s):	Ido Yoshimoto Et al & Kristina Feldman Et al
		Assessor's Parcel No(s):	166-360-02
		Property Address:	Vacant parcel off Fox Dr., Inverness
		Project Planner:	Erin Yattaw 415-473-3535 Erin.Yattaw@marincounty.gov
		Signature:	<i>Erin Yattaw</i>
Countywide Plan Designation:	C-SF2 (Very Low Residential Coastal Zone)		
Community Plan Area:	Inverness Ridge		
Zoning District:	C-RSP-0.144		
Environmental Determination:	Exempt per CEQA Guidelines 15303, Class 3		

**PROJECT SUMMARY**

The applicant requests Coastal Development Permit approval to construct a 1,224 square foot primary residence with covered porches, a detached 1,224 square foot residential accessory dwelling unit (ADU) with covered porches, and two 5,000-gallon water tanks on a vacant lot in Inverness. The 2,448 square feet of proposed development – of which 2,124 square feet would be considered floor area – would result in a floor area ratio of 2 percent on the 127,193 square foot lot.

The proposed primary residence would reach a maximum height of 15 feet above surrounding grade (existing) and the exterior walls would have the following setbacks: over 95 feet from the northern front property line; over 200 feet from the western side property line; over 100 feet from the eastern side property line; and over 100 feet from the southern rear property line.

The proposed, detached ADU would reach a maximum height of 15 feet above surrounding grade (existing) and the exterior walls would have the following setbacks: 81.5 feet from the northern front property line; 59.5 feet from the western side property line; over 250 feet from the eastern side property line; and over 150 feet from the southern rear property line.

The proposed 5,000-gallon water tanks would reach a maximum height of 7 feet, 3 inches above surrounding grade and the exterior would have the following setbacks: over 200 feet from the northern front property line; 26 feet from the western side property line; over 400 feet from the eastern side property line; and over 100 feet from the southern rear property line.

Coastal Permit approval is required pursuant to Marin County Local Coastal Program, Implementation Section 20.68.030 because the project entails new development in the Coastal Zone as defined in Article VIII, Chapter 22.130.D, Development.

## **COASTAL IMPLEMENTATION PLAN AND DEVELOPMENT CODE CONSISTENCY**

### **Mandatory Findings for Coastal Permit (Marin County Local Coastal Program Implementation Plan Section 20.70.070)**

**A. Coastal Access.** The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Coastal Access section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.180 (Public Coastal Access). Where the project is located between the nearest public road and the sea, a specific finding must be made that the proposed project, as conditioned, is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act (commencing with Section 30200 of the Public Resources Code)

The project is consistent with the Land use Plan (LUP) public coastal access policies (C-PA-2, C-PA-15 and C-PA-16) and this finding because the project site is not located near a coastal bluff or beach access, and therefore, would not interfere with or impact existing coastal access.

**B. Biological Resources.** The proposed project, as conditioned, is consistent with the applicable policies contained in the Biological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.050 (Biological Resources).

The applicants submitted an updated Biological Site Assessment dated September 29, 2023, to the Planning Division. Per the Biological Site Assessment, the proposed new construction at the subject property will be consistent with requirements of the Coastal Act and the Local Coastal Program as it will not have any adverse impacts on habitats of rare or endangered species and unique plant communities and no development is proposed within any ESHA buffers. A nesting bird survey has also been included as part of the project.

**C. Environmental Hazards.** The proposed project, as conditioned, is consistent with the applicable policies contained in the Environmental Hazards section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.060 (Environmental Hazards).

#### **A. Dune Protection (Marin County Interim Code Section 20.64.060.A)**

There are no natural dunes in the development area or in the immediate surrounding area.

#### **B. Shoreline Protection (Marin County Interim Code Section 20.64.060.B)**

The project is not located near any coastal bluffs or shorelines.

**C. Geologic Hazards (Marin County Interim Code Section 20.64.060.C)**

There are no known active faults that cross the project site. The Marin County Community Development Agency, Building and Safety Division will require seismic compliance with the California Building Code prior to issuance of a project building permit.

**D. Agriculture and Mariculture. The proposed project, as conditioned, is consistent with the applicable policies contained in the Agriculture and Mariculture sections of the Marin County Land Use Plan and the applicable agricultural and maricultural standards contained in Chapter 20.32.**

The subject property is zoned C-RSP (Coastal Residential Single-Family Planned). The purpose of the C-RSP zoning district is to provide areas for detached single-family homes, similar and related compatible uses, which are designed in compliance with Marin County Local Coastal Program policies. No agricultural land use or mariculture is proposed in the scope of this project.

**E. Water Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Water Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.080 (Water Resources).**

The applicant provided a preliminary drainage plan that was reviewed by the Department of Public Works and found to be acceptable. The project would result in zero cubic yards of off haul. The project is consistent with the LUP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff that would adversely affect the quality of coastal waters (C-WR-1, C-WR-2, C-WR-3, C-WR-6) because the grading and drainage improvements would comply with the Marin County standards and best management practices required by the Department of Public Works.

**F. Community Design. The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Design section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.100 (Community Design).**

The neighborhood surrounding the project site consists of parcels developed with single-family residences and residential accessory structures. The proposed single-family residence and residential accessory dwelling unit (ADU) would conform with the allowable maximum height of the C-RSP zoning district, respectively. The project would not disrupt significant views of the ocean or scenic coastal areas because it is not highly visible from public viewing areas. The project would be consistent in scale, design, and materials with the surrounding community. Therefore, the project is consistent with the LUP community design policies to protect visual resources and compatible design (C-DES-1, C-DES-2, and C-DES-3).

**G. Community Development. The proposed project, as conditioned, is consistent with the applicable policies contained in the Community Development section of the Marin County Land Use Plan and the applicable standards contained in Chapter 20.66 (Community Development).**

The proposed development would maintain the existing character of residential and small-scale commercial development in the Inverness Ridge communities as the proposed

development entails residential development exclusively. Additionally, both the single-family dwelling and the residential accessory dwelling unit are not proposed to exceed 15 feet above surrounding grade.

**H. Energy. The proposed project, as conditioned, is consistent with the applicable policies contained in the Energy section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.120 (Energy).**

The project would be required to satisfy all applicable energy-saving standards as required by the County's Building and Safety Division prior to the issuance of a building permit. Therefore, the project is consistent with the LUP energy policies (LUP Policies EH-2.1, EH-2.3, and CD-2.8) and this finding because it would be constructed in conformance with County energy efficiency standards, as verified during review of the Building Permit application.

**I. Housing. The proposed project, as conditioned, is consistent with the applicable policies contained in the Housing section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.130 (Housing).**

The proposed project would not result in the removal or demolition of low and/or moderate-income housing. Therefore, the project is consistent with the LUP housing policies to address low- and moderate-income housing needs in the Coastal Zone (LUP Policies C-HS-1) because the project does not entail the demolition of existing deed restricted affordable housing and would not affect the available housing stock in the surrounding community.

**J. Public Facilities and Services. The proposed project, as conditioned, is consistent with the applicable policies contained in the Public Facilities and Services section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.140 (Public Facilities and Services).**

The project was reviewed by Environmental Health Services staff and the proposed on-site sewage disposal system (septic system) was deemed to be adequate for the proposed development.

**K. Transportation. The proposed project, as conditioned, is consistent with the applicable policies contained in the Transportation section of the Marin County Land Use Plan and the applicable standards contained in Section 22.64.150 (Transportation).**

The project is proposed to be accessed from Fox Drive. Department of Public Works has reviewed the proposed project and deemed the project complete. No new roads or sidewalks are required as a result of this development nor would it impact any public trails.

**L. Historical and Archaeological Resources. The proposed project, as conditioned, is consistent with the applicable policies contained in the Historical and Archaeological Resources section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.160 (Historical and Archaeological Resources).**

The project site is not located within any designated historic district boundaries as identified in the Marin County Historic Study for the Local Coastal Program. Therefore, the project is consistent with the LUP historical and archaeological resources polices (C-HAR-2, C-HAR-8) because the project site is not located within any mapped historic district boundaries and would not affect historical, archaeological, or paleontological resources. Additionally, the

existing residence proposed for demolition was not constructed prior to 1930, therefore, the existing residence is not considered to be a historical resource and the project is consistent with this finding.

**M. Parks, Recreation, and Visitor-Serving Uses. The proposed project, as conditioned, is consistent with the applicable policies contained in the Parks, Recreation, and Visitor-Serving Uses section of the Marin County Land Use Plan and the applicable standards contained in Section 20.64.170 (Parks, Recreation, and Visitor-Serving Uses).**

The project is consistent with LUP policies for coastal recreation and visitor-serving and local-serving facilities (C-PK-1 and C-PK-4) and this finding because the project is located entirely on the subject property and would not adversely affect existing access to existing visitor and local serving amenities.

**ACTION**

The project described in condition of approval 1 below is authorized by the Marin County Planning Division and is subject to the conditions of project approval.

This planning permit is an entitlement to apply for construction permits, not a guarantee that they can be obtained, and it does not establish any vested rights. This decision certifies the proposed project's conformance with the requirements of the Marin County Development Code and in no way affects the requirements of any other County, State, Federal, or local agency that regulates development. In addition to a Building Permit, additional permits and/or approvals may be required from the Department of Public Works, the appropriate Fire Protection Agency, the Environmental Health Services Division, water and sewer providers, Federal and State agencies.

**CONDITIONS OF PROJECT APPROVAL**

**CDA-Planning Division**

1. This Coastal Development Permit approval authorizes the construction of a 1,224 square foot primary residence with covered porches, a detached 1,224 square foot residential accessory dwelling unit (ADU) with covered porches, and two 5,000-gallon water tanks on a vacant lot in Inverness. The 2,448 square feet of approved development – of which 2,124 square feet is considered floor area – shall result in a floor area ratio of 2 percent on the 127,193 square foot lot.

The approved primary residence shall reach a maximum height of 15 feet above surrounding grade (existing) and the exterior walls shall have the following setbacks: over 95 feet from the northern front property line; over 200 feet from the western side property line; over 100 feet from the eastern side property line; and over 100 feet from the southern rear property line.

The approved ADU shall reach a maximum height of 15 feet above surrounding grade (existing) and the exterior walls shall have the following setbacks: 81.5 feet from the northern front property line; 59.5 feet from the western side property line; over 250 feet from the eastern side property line; and over 150 feet from the southern rear property line.

The approved 5,000-gallon water tanks shall reach a maximum height of 7 feet, 9 inches above surrounding grade and the exterior shall have the following setbacks: over 200 feet

from the northern front property line; 26 feet from the western side property line; over 400 feet from the eastern side property line; and over 100 feet from the southern rear property line.

2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Fox Drive," consisting of 29 sheets prepared by Studio BBA, received in final form on January 30, 2024, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.
3. The project shall conform to the Planning Division's "Uniformly Applied Conditions 2023" with respect to all of the standard conditions of approval and the following special conditions: 3, 6, and 7.

## **VESTING**

Unless conditions of approval establish a different time limit or an extension to vest has been granted, any permit or entitlement not vested within three years of the date of the approval shall expire and become void. The permit shall not be deemed vested until the permit holder has actually obtained any required Building Permit or other construction permit and has substantially completed improvements in accordance with the approved permits, or has actually commenced the allowed use on the subject property, in compliance with the conditions of approval.

## **RIGHT TO APPEAL**

This decision is final unless appealed to the Planning Commission. A Petition for Appeal and the required fee must be submitted in the Community Development Agency, Planning Division, Room 308, Civic Center, San Rafael, no later than 10 business days from the date of this decision.

cc: *{Via email to County departments}*

CDA – Assistant Director

CDA – Planning Manager

DPW – Land Development

CDA – Environmental Health Services

North Marin Water District

County Fire (CSA 31)

Ido Yoshimoto Et al & Kristina Feldman Et al, PO Box 605, Inverness, CA 94937

Taylor Palmer, PO Box 411, Point Reyes Station, CA 94956

Sent to Taylor Palmer via email to tpolla@gmail.com

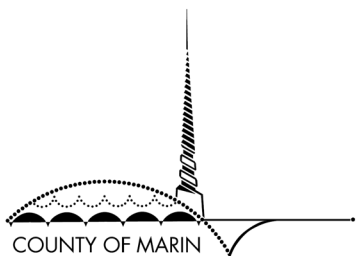
Sent to Kristina Feldman via email to kristina@kristinaholey.com

Sent to Ido Yoshimoto via email to idoinpr@gmail.com

Sent to James Palmer via email to jaypalmer6@hotmail.com

Attachments:

1. Marin County Uniformly Applied Conditions 2023
2. DPW Transmittal Response
3. EHS Transmittal Response
4. Marin County Fire Response
5. CCC Transmittal Response



**MARIN COUNTY UNIFORMLY APPLIED CONDITIONS  
FOR PROJECTS SUBJECT TO DISCRETIONARY PLANNING PERMITS**

**2023**

**STANDARD CONDITIONS**

1. The applicant/owner shall pay any deferred Planning Division fees as well as any fees required for mitigation monitoring or condition compliance review before vesting or final inspection of the approved project, as determined by the Director.
2. The applicant/owner shall defend, indemnify, and hold harmless the County of Marin and its agents, officers, attorneys, or employees from any claim, action, or proceeding, against the County or its agents, officers, attorneys, or employees, to attack, set aside, void, or annul an approval of this application, for which action is brought within the applicable statute of limitations. The County of Marin shall promptly notify the applicant/owner of any claim, action, or proceeding that is served upon the County of Marin and shall cooperate fully in the defense.
3. Exterior lighting for the approved development shall be located and shielded to avoid casting glare into the night sky or onto nearby properties, unless such lighting is necessary for safety purposes.
4. Building Permit applications shall substantially conform to the project that was approved by the planning permit. All Building Permit submittals shall be accompanied by an itemized list of any changes from the project approved by the planning permit. The list shall detail the changes and indicate where the changes are shown in the plan set. Construction involving modifications that do not substantially conform to the approved project, as determined by the Community Development Agency staff, may be required to be halted until proper authorization for the modifications is obtained by the applicant.

**SPECIAL CONDITIONS**

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit a signed Statement of Conformance prepared by a certified or licensed landscape design professional indicating that the landscape plan complies with the State of California's Model Water Efficient Landscape Ordinance and that a copy of the Landscape Documentation Package has been filed with the Community Development Agency.
2. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall mark or call out the approved building setbacks on the Building Permit plans indicating the minimum distance of the building from the nearest property line or access easement at the closest point and any of the following features applicable to the project site: required tree protection zones, Wetland Conservation Areas, or Stream Conservation Areas.

3. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the plans to depict the location and type of all exterior lighting for review and approval of the Community Development Agency staff. Exterior lighting visible from off-site shall consist of low-wattage fixtures, and shall be directed downward and shielded to prevent adverse lighting impacts to the night sky or on nearby properties. Exceptions to this standard may be allowed by the Community Development Agency staff if the exterior lighting would not create night-time illumination levels that are incompatible with the surrounding community character and would not shine on nearby properties.
4. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall record a Waiver of Public Liability holding the County of Marin, other governmental agencies, and the public harmless related to losses experienced due to geologic and hydrologic conditions and other natural hazards.
5. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall submit written confirmation that the property owner has recorded the "Disclosure Statement Concerning Agricultural Activities," as required by Section 23.03.050 of the Marin County Code.
6. BEFORE ISSUANCE OF A BUILDING PERMIT for any of the work identified in the project approval, the applicant shall install 3-foot high temporary construction fencing demarcating established tree protection zones for all protected trees that are not being removed in the vicinity of any area of grading, construction, materials storage, soil stockpiling, or other construction activity. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. Acceptable limits of the tree protection zones shall be the dripline of the branches or a radius surrounding the tree of one foot for each one inch diameter at breast height (4.5 feet above grade) of the tree trunk. The fencing is intended to protect existing vegetation during construction and shall remain until all construction activity is complete. If encroachment into the tree protection zone is necessary for development purposes, additional tree protection measures shall be identified by a licensed arborist, forester, or botanist, and the tree specialist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a tree protection zone occurs.
7. BEFORE FINAL INSPECTION, if encroachments into a tree protection zone have been approved, then the tree specialist shall submit a letter to the Planning Division verifying that the additional tree protection measures were properly implemented during construction activities.
8. BEFORE ISSUANCE OF A BUILDING PERMIT, temporary construction fencing shall be installed on the subject property at edge of the Wetland Conservation Area and/or Stream Conservation Area, as applicable to the site. The applicant shall submit a copy of the temporary fencing plan and site photographs confirming installation of the fencing to the Community Development Agency. The construction fencing shall remain until all construction activity is complete. No parking of vehicles, grading, materials/equipment storage, soil stockpiling, or other construction activity is allowed within the protected area. If encroachment into the protected area is necessary for development purposes, additional protection measures shall be identified by a qualified biologist and the biologist shall periodically monitor the construction activities to evaluate whether the measures are being properly followed. A



report with the additional measures shall be submitted for review and approval by the Planning Division before any encroachment into a protected area occurs.

9. BEFORE FINAL INSPECTION, if encroachments into a protected area have been approved, then the biologist shall submit a letter to the Planning Division verifying that the additional protection measures were properly implemented during construction activities.
10. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant must provide written evidence that all appropriate permits and authorizations have been secured for this project from the Bay Conservation and Development Commission, the California Department of Fish and Game, the Regional Water Quality Control Board, the California Coastal Commission, the California State Lands Commission, the Bay Area Air Quality Management District, and/or the United States Army Corps of Engineers.
11. BEFORE CLOSE-IN INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification prepare and submit written (stamped) Floor Elevation Certification to the Planning Division confirming that the building's finished floor elevation conforms to the floor elevation that is shown on the approved Building Permit plans, based on a benchmark that is noted on the plans.
12. BEFORE FINAL INSPECTION, the project shall substantially conform to the requirements for exterior materials and colors, as approved herein. Approved materials and colors shall substantially conform to the materials and colors samples shown in "Exhibit A" unless modified by the conditions of approval. The exterior materials or colors shall conform to any modifications required by the conditions of approval. All flashing, metalwork, and trim shall be treated or painted an appropriately subdued, non-reflective color.
13. BEFORE FINAL INSPECTION, the applicant shall install all approved landscaping that is required for the following purposes: (1) screening the project from the surrounding area; (2) replacing trees or other vegetation removed for the project; (3) implementing best management practices for drainage control; and, (4) enhancing the natural landscape or mitigating environmental impacts. If irrigation is necessary for landscaping, then an automatic drip irrigation system shall be installed. The species and size of those trees and plants installed for the project shall be clearly labeled in the field for inspection.
14. BEFORE FINAL INSPECTION, the applicant shall submit a Certificate of Completion prepared by a certified or licensed landscape design professional confirming that the installed landscaping complies with the State of California's Model Water Efficient Landscape Ordinance and the Landscape Documentation Package on file with the Community Development Agency.
15. BEFORE FINAL INSPECTION, the applicant shall submit written verification from a landscape design professional that all the approved and required landscaping has been completed and that any necessary irrigation has been installed.
16. BEFORE FINAL INSPECTION, utilities to serve the approved development shall be placed underground except where the Director determines that the cost of undergrounding would be so prohibitive as to deny utility service to the development.
17. BEFORE FINAL INSPECTION, the applicant shall call for a Community Development Agency staff inspection of approved landscaping, building materials and colors, lighting and

compliance with conditions of project approval at least five business days before the anticipated completion of the project. Failure to pass inspection will result in withholding of the Final Inspection approval and imposition of hourly fees for subsequent reinspections.

### CODE ENFORCEMENT CONDITIONS

1. Within 30 days of this decision, the applicant must submit a Building Permit application to legalize the development. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
2. Within 60 days of this decision, a Building Permit for all approved work must be obtained. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.
3. Within 120 days of this decision, the applicant must complete the approved construction and receive approval of a final inspection by the Building and Safety Division. Requests for an extension to this timeline must be submitted in writing to the Community Development Agency staff and may be granted for good cause, such as delays beyond the applicant's control.

**PLANNING APPLICATION REVIEW**

## DEPARTMENT OF PUBLIC WORKS

Inter-office Memorandum - Second Transmittal

DATE: 1/8/2024DUE: 1/8/2024TO: Erin YattawFROM: Maurice ArmstrongAPPROVED: RE: Ido Yashimoto Et Al Coastal PermitP4312APN: 166-360-02ADDRESS: 5 Fox Dr, Inverness**TYPE OF DOCUMENT** DESIGN REVIEW COASTAL PERMIT LAND DIVISION VARIANCE USE PERMIT ADU PERMIT ENVIRONMENTAL REV. OTHER:**Department of Public Works Land Use Division  
has reviewed this application for content and:**

- Find it **COMPLETE**
- Find it **INCOMPLETE**, please submit items listed below
- Find it **NEEDS SUBSTANTIAL MODIFICATIONS TO CONFORM**

**Comments Included (Inc.) or  
Attached (Att.) from other DPW  
Divisions:**

- Traffic
- Flood Control
- Other: \_\_\_\_\_

**Merit Comments****Prior to Issuance of a Building Permit:**

1. **Grading & Drainage Plans:** Provide the following information on the drainage and grading plans:
  - a. The plan shall also incorporate any recommendations from the Geotechnical Engineer, if such a professional is involved in the project.
  - b. Plan shall show and label the limit of disturbance. Provide the total area to be disturbed and the proposed cut and fill earthwork volumes. Indicate to where off haul will be taken.
  - c. Indicate means of restoring all disturbed areas.
  - d. Add a note on the plans indicating that the plan preparer shall certify to the County in writing upon the completion of work that all grading and drainage improvements were installed in accordance with the approved plans and field direction. Be aware that a DPW Engineer will need to inspect and accept work after receipt of certification letter. Certification letters shall reference building permit number or numbers for specific work being certified, the address of the property and the Assessor's Parcel Number (APN), and shall be signed and stamped by the certifying professional.
2. **Geotechnical Review and Acceptance:** The plans must be reviewed and approved by the soils engineer. Certification shall be either by his/her stamp and original signature on the plans or by a stamped and signed letter. Certification shall reference plans reviewed, specifying site, structural, and drainage plans with date of drawings, and verify that plans address any recommendations previously offered.

**Erosion & Sediment Control Plan:**

3. Per Marin County Code § 24.04.625(b)(e), provide an Erosion and Sediment Control Plan (ESCP) which shall include information required in the most recent version of the MCSTOPPP ESCP Standard Template. The template can be found in the "Construction Erosion and Sediment Control Plan Applicant Package" available at the following link: <https://www.marincounty.org/~media/files/departments/pw/mcstoppp/development/mcstoppp-erosion-and-sediment-control-plan-applicant-package.pdf?la=en>. Note the actual template begins on page 11 of the document.

**Stormwater Control Plans:**

4. Provide a Stormwater Control Plan as required by Marin County Code § 24.04.627 Permanent Stormwater Controls for New and Redevelopment. You may refer to the BASMAA Post Construction Manual which you can access at the County's website for post-construction stormwater management requirements, publications and resources at: <http://www.marincounty.org/depts/pw/divisions/mcstoppp/development/new-and-redevelopment-projects?panelnum=2> . **Direction for this project is in Appendix C of the BASMAA manual, Stormwater Control Plans for Small Projects / Single Family Homes.**
5. **Construction Management Plan:** Provide a construction management plan, including at a minimum the following:
  - a. Provide a site plan showing areas where grading and construction will take place, soils will be stockpiled, storage area for material delivery, parking for construction workers, and temporary facilities such as portable toilets.
  - b. Dust reduction plan.
  - c. An erosion and sediment control plan.
  - d. A traffic control plan.
  - e. Construction phasing and the timing during any given year when the various components of construction will occur, such as grading, tree and vegetation removal, loud external noise-making work, etc.

-END-

**INTERDEPARTMENTAL TRANSMITTAL**  
**MARIN COUNTY ENVIRONMENTAL HEALTH SERVICES**  
 ROOM 236, 415-473-6907

**DATE:** November 16, 2023  
**TO:** Erin Yattaw, Planner  
**FROM:** Becky Gondola, REHS  
**RE:** Ido Yashimoto Et al Coastal Permit  
  
**AP#:** 166-360-02  
**ADDRESS:** Vacant Parcel

<b>TYPE OF DOCUMENT</b>	
	DESIGN REVIEW
	LAND DIVISION
	USE PERMIT
	VARIANCE
	MASTER PLAN
x	COASTAL PERMIT
	LOT LINE ADJ.
	OTHER

**THIS APPLICATION HAS BEEN REVIEWED FOR THE FOLLOWING ITEMS:**

WATER	x SEWAGE	SOLID WASTE
POOLS	HOUSING	FOOD ESTABLISHMENT

**THIS APPLICATION IS FOUND TO BE:**

FIND IT COMPLETE.

FIND IT INCOMPLETE UNTIL THE ITEMS LISTED BELOW HAVE BEEN SUBMITTED.

FIND IT ACCEPTABLE AS PRESENTED, WITH THE FOLLOWING CONDITIONS.

RECOMMEND DENIAL FOR THE REASONS LISTED BELOW.

1. Indicate whether the application materials contain enough information for you to determine whether the applicant can readily comply with your agency's standards.  
**The application is complete.**
  
2. 2. If the application does not contain enough information for you to determine whether the project can readily comply with your agency's standards, please list the information that you will need to make this determination.
  
3. If the application contains sufficient information for your review, please indicate whether the project is feasible as proposed or needs substantial modifications to comply with your agency's standards.  
**The project is feasible, with minor changes to the septic plans required for septic system permitting.**

4. If the project needs to be substantially modified to comply with your agency's standards, please describe the scope of those modifications.

N/A



# Marin County Fire Dept

Occupancy: **Yoshimoto Residence**  
Occupancy ID: **P 166-360-02**  
Address: **5 Fox DR Inverness CA 94956**

Inspection Type: **Plan Review**

Inspection Date: **1/2/2024**

Time In: **15:30**

Authorized Date: **01/02/2024**

By: Alber , Scott D (10003211)

Time Out: **16:20**

By: Alber , Scott D (10003211)

Form: MCFD Plan Review  
Form

## Inspection Description:

Based on the currently adopted California Building and Fire Codes, along with current Marin County Fire Department Standards.

## Inspection Topics:

### Planning/Building Division Review

#### Rural Fire Protection Water Supply and Hydrant

Where municipal fire protection water supply is unavailable, a minimum fire protection/domestic water supply tank of 5,000 gallon capacity shall be provided. The tank shall be connected via a 4-inch supply line to a "wharf" style fire hydrant with 2-1/2-inch male NST connection in a location approved by the Fire Marshal.

**Status:** Condition of Approval

**Notes:** See above.

#### Project is in a State Responsibility Area (SRA) Fire Hazard Severity Zone (FHSZ)

This project is located in a SRA FHSZ and must meet all applicable California Building Code requirements. See CBC Chapter 7A. These code provisions are enforced by Building & Safety. Specifically, the structure is required to comply with CBC Chapter 7A-Ignition Resistant Construction. Requirements reviewed and enforced by Building & Safety.

**Status:** Condition of Approval

**Notes:** See above.

#### Automatic Residential Fire Sprinkler System Is Required per NFPA 13D

An automatic residential fire sprinkler system is required to be installed in all new residences including garages conforming to NFPA Std. 13D, Fire Protection Standard #401, and as modified by the Fire Marshal. Plans and hydraulic calculations shall be submitted to the Fire Marshal for review prior to installation. If the residence is supplied by a public water supply, contact the local water purveyor (as applicable) should an upgrade for the domestic water meter be needed. Additional sizing may be required due to available pressures and fire flow. The above requirement may be waived provided the new and existing remodel and addition does not exceed 50% of the total existing floor area.

**Status:** Condition of Approval

**Notes:** See above. The AFS plans and calculations for both structures are a deferred submittal to MCFD under separate permits after the building permits have been issued by Building & Safety.

#### Roadways and Driveways, Grade.

Proposed roads and driveways shall not exceed 18% grade.

**Status:** Condition of Approval

**Notes:** A driveway profile showing the grade was not provided.

#### Roadway and Driveway Minimum Clearance.

Roadways and driveways shall have a minimum clearance of not less than 20-ft. horizontal by 15-ft. vertical clearance. No object or vegetation shall encroach into this horizontal and vertical plane.

**Status:** Condition of Approval

**Notes:** See above.

**Roadways and Driveways Minimum Requirements (Prior to Lumber Delivery or Framing).**

Roadways shall be not less than 20 feet wide and driveways not less than 16 feet wide capable of accommodating a 70,000 lb. GVW, all weather surface (AC Paving or concrete), unobstructed, and shall be installed prior to lumber delivery or framing.

**Status:** Condition of Approval

**Notes:** See above.

**Driveway Minimum Width. (One-Two Family Dwellings)**

Driveways shall be not less than 12 feet wide (16-ft in the Wildland-Urban Interface) capable of accommodating 60,000 GVW and conform to MCFD Standards. For driveways serving 2 to 5 homes, the minimum driveway width is 16-ft. (18-ft. for homes located in the Wildland-Urban Interface).

**Status:** Deficiency

**Notes:** See above. The portion of the driveway serving 2 or more homes is shown to be 16-ft.

**Fire Apparatus Turnout Required.**

Approved fire apparatus turnout(s) shall be designed and installed at the mid-point of driveways exceeding 150-ft. in length. For driveways exceeding 800-ft. in length turnouts shall be installed at intervals not exceeding 300 feet and capable of accommodating MCFD apparatus. The turnout shall be recorded, dedicated, and clearly delineated on the subdivision map as 'Dedicated Fire Apparatus Turnout'.

**Status:** Condition of Approval

**Notes:** See above.

**Vegetation Management Plan - Fuels Management Plan Required.**

An irrigated greenbelt Vegetation Management Plan (VMP) Fuels Management Plan conforming to the standards of the Marin County Fire Department shall be prepared and implemented at the site. The VMP-Fuels Management Plan shall conform to MCFD Standard #220. The plan shall be incorporated into the landscape plan for the project and submitted to the Fire Marshal for review prior to implementation. The plan shall be implemented prior to building final.

**Status:** Condition of Approval

**Notes:** See above. The VMP is a deferred submittal to MCFD under separate permit after building permits have been issued by Building & Safety.

**Project In a Wildland-Urban Interface Area.**

This project is located in a wildland-urban interface area (WUI) and must meet all applicable California Building Code requirements. See CBC Chapter 7A. These code provisions are enforced by Building & Safety.

**Status:** Condition of Approval

**Notes:** See above.

**Additional Time Spent on Inspection:**

Category	Start Date / Time	End Date / Time
----------	-------------------	-----------------

**Notes:** No Additional time recorded

**Total Additional Time: 0 minutes**

**Inspection Time: 50 minutes**

**Total Time: 50 minutes**

**Summary:**

**Overall Result:** Plan Review-Complete

**Inspector Notes:**

**Inspector:**

Name: Alber , Scott D  
Rank: Fire Marshal BC



**From:** [Rexing, Stephanie@Coastal](mailto:Rexing.Stephanie@Coastal)  
**To:** [Erin Yattaw](mailto:Erin.Yattaw)  
**Cc:** [KoppmanNorton, Julia@Coastal](mailto:KoppmanNorton.Julia@Coastal); [Martinez, Erik@Coastal](mailto:Martinez.Erik@Coastal)  
**Subject:** RE: Ido Yashimoto Et al Coastal Permit (P4312) - Transmittal  
**Date:** Monday, November 13, 2023 3:11:56 PM  
**Attachments:** [image001.png](#)  
[Appeal Withdrawal Form - Appellant.docx](#)

---

Hi Erin,

Just a quick question on this one regarding proposed heights. The Project Plans say building height is proposed to be 16'-0" max, but your cover letter says the primary residence would be 16'-8" and the ADU would be 16'-2". Can you clarify?

Then Commission staff suggests the County incorporate all recommendations from the bio report regarding nesting bird protections as required conditions of approval, due to the proposed removal of shrubs and other vegetation that may provide suitable substrate for nesting birds. Specifically, please incorporate the following as a required condition of approval:

*Bird nesting surveys (are required) to ensure that no nesting birds are harmed during construction and to ensure compliance with the MBTA and California Fish and Game code sections pertaining to protection of nesting birds. If clearing of vegetation is to be conducted during the February 1 to August 31 bird nesting season, a biologist will conduct a preconstruction nesting bird survey of construction areas no sooner than 14 days prior to the onset of construction activity. If active bird nests are found, appropriate buffer zones will be established around the active nests to protect nesting adults and their young from construction disturbance. Size of buffer zones will be determined per recommendations of the biologist based on site conditions and species involved and will be maintained until it can be documented that either the nest has failed, or the young have fledged.*

Let us know if you have further questions or want to chat. Thanks!

---

Stephanie R. Rexing

---

**From:** Yattaw, Erin <EYattaw@marincounty.org>  
**Sent:** Thursday, November 2, 2023 8:29 PM  
**To:** KoppmanNorton, Julia@Coastal <julia.koppmannorton@coastal.ca.gov>  
**Subject:** Ido Yashimoto Et al Coastal Permit (P4312) - Transmittal

Hello Julia,

Please see the attached plans and documents associated with the above referenced project as well as the transmittal. I will be going on vacation beginning the week of Thanksgiving so I apologize for the shorter request for incompleteness items. I am requesting any incompleteness items by 11/15/23, please. Let me know if you have any questions or concerns.

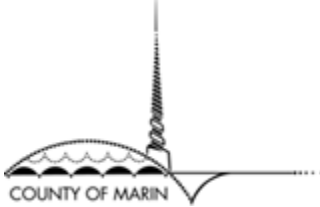
Best regards,

**Erin Yattaw**  
PLANNER  
*She/her*

County of Marin  
Community Development Agency  
3501 Civic Center Drive, Suite 308  
San Rafael, CA 94903

**415 473 3535 T**

[eyattaw@marincounty.org](mailto:eyattaw@marincounty.org)



Email Disclaimer: <https://www.marincounty.org/main/disclaimers>