

<b>MARIN COUNTY PLANNING DIVISION</b> <b>ADMINISTRATIVE DECISION</b> Maiero Design Review and Tree Removal Permit			
<b>Decision:</b>		<b>Approved with Conditions</b>	
<b>Date:</b>		<b>September 5, 2017</b>	
Project ID No:	P1608	Applicant(s):	Tom Maiero
		Owner(s):	Tom Maiero
		Assessor's Parcel No(s):	146-310-05
		Property Address:	405 Gage Lane, Novato
		Project Planner:	Evelyn Garcia (415) 473-7173 evgarcia@marincounty.org
		Signature:	
Countywide Plan Designation:	AG2 Agriculture; CON Conservation		
Community Plan Area:	Indian Valley		
Zoning District:	A10 Agricultural and Conservation		
Environmental Determination:	Section 15301, Class 1		

### PROJECT SUMMARY

The applicant is requesting Design Review approval to construct a new single-family residence and horse barn on the property located at 405 Gage Lane in Novato. The proposed residence would be 6,630 square feet in size, not including the (attached) 912 square-foot garage. The residence is proposed to be approximately 30 feet in height above surrounding grade and would have the following setbacks from the exterior walls: 481 feet from the northern front property line; approximately 800 feet from the western side property line; approximately 550 feet from the eastern side property line; and more than 900 feet from the southern rear property line.

The proposed horse barn would be 4,355 square feet in size. The barn is proposed to be approximately 25 feet in height above surrounding grade and the exterior walls would have the following setbacks: 194 feet from the northern front property line; approximately 650 feet from the western and eastern side property lines; and more than 1,000 feet from the southern rear property line.

The applicant also requests Tree Removal Permit approval to remove one heritage sized tree located on the subject property. One 25" Valley Oak would be removed for the construction of the driveway.

There is an existing residence on the property. Altogether, the proposed building area on the property is 14,742 square feet. The proposed floor area is 13,952 square feet, for a total floor area of 1% on the 45 acre lot. The applicant also intends to construct a variety of site improvements on the property in conjunction with the residential development, including a new driveway, new emergency vehicle turnaround, and new patios surrounding the proposed residence. Further, he intends to upgrade the existing septic system and extend the sewer and water lines to serve the newly proposed residence.

Design Review approval is required because the project consists of a request to construct more than 3,500 square feet of floor area. A Tree Removal Permit is required because one or more protected or heritage status trees will be removed to facilitate construction of the project.

## **COUNTYWIDE PLAN CONSISTENCY**

The proposed project is consistent with the Marin Countywide Plan (CWP) for the following reasons:

- A. The project is consistent with the CWP woodland preservation policy (BIO-1.3) because the project would not entail the irreplaceable removal of a substantial number of mature, native trees.
- B. The project is consistent with the CWP special-status species protection policy (BIO-2.2) because the subject property does not provide habitat for special-status species of plants or animals.
- C. The project is consistent with the CWP natural transition and connection policies (BIO 2.3 and BIO 2.4) because the project would not substantially alter the margins along riparian corridors, wetlands, baylands, or woodlands.
- D. The project is consistent with the CWP stream and wetland conservation policies (BIO-3.1 and CWP BIO-4.1) because the proposed development would not encroach into any Stream Conservation Areas or Wetland Conservation Areas.
- E. The project is consistent with CWP water quality policies and would not result in substantial soil erosion or discharge of sediments or pollutants into surface runoff (WR-1.3, WR-2.2, WR-2.3) 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. The project is consistent with CWP seismic hazard policies (CWP Policies EH-2.1, EH-2.3, and CD-2.8) because it would be constructed in conformance with County earthquake standards, as verified during review of the Building Permit application and the subject property is not constrained by unusual geotechnical problems, such as existing fault traces.
- G. The project is consistent with CWP fire hazard management policies (EH-4.1, EH-4.2, EH-4.5) because it would meet all fire safety requirements, as verified by the local fire protection district during review of the Building Permit application.
- H. The project is consistent with CWP aesthetic policies and programs (DES-4.1 and DES-4.e) because it would protect scenic quality and views of ridgelines and the natural environment from adverse impacts related to development.

- I. The project is consistent with CWP residential design policies and programs (DES-3.b and DES-4c) because it would fit within the context of the neighborhood, minimize the perception of mass and bulk, and comply with the Single-family Residential Design Guidelines.

## **COMMUNITY PLAN CONSISTENCY**

The proposed project is consistent with the Indian Valley Specific Plan for the following reasons:

- A. The subject property is zoned A10, therefore not subject to the 7,000 square foot home size cap applicable in the A2-B4 zoning district as identified in the Indian Valley Specific Plan.
- B. The project is consistent with Community Plan Policy 3.1.4 because it would minimize lighting that could be intrusive to adjacent properties and roadways, or otherwise result in light pollution.

## **DEVELOPMENT CODE CONSISTENCY**

### **Mandatory Findings for Design Review (Marin County Code Section 22.42.060)**

- A. The proposed development complies with either the Single-family or Multi-family Residential Design Guidelines, as applicable, the characteristics listed in Chapter 22.16 (Discretionary Development Standards) and any applicable standards of the special purpose combining districts provided in Chapter 22.14 of this Development Code.**

There are no standards provided in Chapter 22.14 that apply to the project. The proposed project is consistent with the Design Guidelines and Discretionary Development Standards because it is designed to avoid adversely affecting natural resources or the character of the local community. The project's consistency with the standards and guidelines most pertinent to the subject property is discussed below.

**SITE PREPARATION:** Development Standards J.1 through J.6; Design Guidelines A-1.2 through L-1.4

The project area is on a rural property with an existing gravel driveway, and narrow dirt road. Project fill and grading would be primarily focused on the creation of the driveway, and primarily concentrated around the development area. A majority of the natural features of the lot would generally be retained.

**BUILDING LOCATION:** Development Standards D.1 through D.4; Design Guidelines D-1.6

The project is designed to provide adequate separation between the main residence, the barn, and the surrounding properties due to the location of the project relative to the size of the lot. Currently, there is an existing single-family residence on the lot that will be converted into an Accessory Dwelling Unit (ADU). The ADU would remain in the same location. The building envelopes would be setback a minimum of 20 feet from the delineated top of bank of the ephemeral stream on the property, and a minimum of 100 feet from a mapped wetland. While the property is located within the County's Ridge and Upland Greenbelt (RUG) area, the new development would not be located on or near a prominent ridgeline. The site slopes are mostly north facing with an average of 32 percent, although the building site is relatively flat.

**PROJECT DESIGN:** Development Standard I.1 and I.2; Design Guideline D-1.7

The project as proposed entails the construction of a single-family residence, an equestrian barn. The proposed development is surrounded by mostly native shrubs and grasses. The single family residence would have eagle capistrano roofing.

**MASS AND BULK:** Design Guidelines D-1.1 through D-1.5

The barn and the main residence would not significantly alter the existing views of the project site from Gage Lane, or neighboring properties and surrounding neighbors. Existing and proposed vegetation will provide adequate screening. The location and depth of the development on the 43 acre lot reduces visual impact.

**EXTERIOR LIGHTING:** Development Standard G; Design Guideline C-1.11

The exterior lighting shown would be shielded and downward facing. However, to ensure that all the exterior lighting would be unobtrusive, a condition of approval would require that the applicant submit an exterior lighting plan which demonstrates that all exterior lighting for the project is unobtrusive.

**LANDSCAPING AND VEGETATION REMOVAL:** Development Standard F; Design Guideline A-1.1

A total of twelve trees are considered for removal. Per the project arborist report nine trees are recommended for removal due to their health and structural condition or close proximity to retained oaks. An additional three trees have been recommended for removal due to their impediment to the driveway construction. Of the 27 trees assessed by the arborist report, 15 trees are currently designed for preservation.

The three trees proposed for removal for the construction of the driveway includes one heritage status valley oak, and two incense cedars. The nine trees recommended for removal due to condition or proximity to development include: six incense cedars, one heritage size coast live oak, one mature Monterey pine, and one Siberian elm. The removal of one heritage tree is a trigger for a Tree Removal Permit per Marin County Development Code standards.

Vegetation on the property is mostly composed of tree, shrub and grass species native to Marin County. Predominant tree species are coast live oak, California bay laurel, and a mix of non-natives (Monterey pine, incense cedar). The project landscape plan includes up to 18 new trees.

**ACCESS:** Development standard C; Design Guidelines A-1.5

Access to the property would be provided via Gage Lane. The project proposes the construction of a new driveway that will run from Gage Lane through the central portion of the property. The driveway would be setback a minimum of 20 feet from the delineated top of bank from the ephemeral stream, and minimum of 40 feet from the mapped wetland.

NEIGHBORHOOD COMPATABILITY: Design Guidelines B-1.1, C-1.1 through C-1.3, C-1.7

The project is designed and located in a manner that would be compatible with the neighborhood as discussed above.

- B. The proposed development provides architectural design, massing, materials, and scale that are compatible with the site surroundings and the community.**

Based on the lot size, topography, and location of the subject property, and the varied architecture and scale of the neighborhood, the project is designed to be in keeping with and compatible with the surrounding neighborhood.

- C. The proposed development results in site layout and design that will not eliminate significant sun and light exposure or result in light pollution and glare; will not eliminate primary views and vistas; and will not eliminate privacy enjoyed on adjacent properties.**

The project would not adversely impact sun and light exposure, views, vistas and privacy to adjacent properties due to the location of the project, the size of the project site, the topography of the project site, and the location of the developed structures on the adjacent properties.

- D. The proposed development will not adversely affect and will enhance where appropriate those rights-of-way, streetscapes, and pathways for circulation passing through, fronting on, or leading to the property.**

The house would not impact any right-of-way or pathways of circulation because it is designed to be built outside of these areas.

- E. The proposed development will provide appropriate separation between buildings, retain healthy native vegetation and other natural features, and be adequately landscaped consistent with fire safety requirements.**

The project would provide appropriate separation between buildings and development on adjacent properties by maintaining adequate setbacks, given the constrained physical setting of the project site (ephemeral stream, running north to south running through the central portion of the property, and seasonal wetland also in the central portion of the property). A Vegetation Management Plan prepared for the subject property by Urban Forestry Associates, Inc, contains vegetation management practices that would comply with the Novato County Fire Protection District's fire protection standards.

**Mandatory Findings for Tree Removal Permit (Marin County Code Section 22.62.050)**

**In considering a Tree Removal Permit application, the Director may only grant approval or conditional approval based on a finding that removal of the tree(s) is necessary for the reasonable use and enjoyment of land under current zoning regulations and Countywide Plan and Community Plan (if applicable) policies and programs, taking into consideration the following criteria:**

- A. Whether the preservation of the tree would unreasonably interfere with the development of land.**

- B. The number, species, size and location of trees remaining in the immediate area of the subject property.**
- C. The number of healthy trees that the subject property can support.**
- D. The topography of the surrounding land and the effects of tree removal on soil stability, erosion, and increased runoff;**
- E. The value of the tree to the surrounding area with respect to visual resources, maintenance of privacy between adjoining properties, and wind screening.**
- F. The potential for removal of a protected or heritage tree to cause a significant adverse effect on wildlife species listed as threatened or endangered by State or Federal resource agencies in compliance with the California Environmental Quality Act (CEQA).**
- G. Whether there are alternatives that would allow for the preservation of the tree(s), such as relocating proposed improvements, use of retaining walls, use of pier and grade beam foundations, paving with a permeable substance, the use of tree care practices, etc.**

The project proposes the removal of one heritage size tree. The tree is a 25" Valley Oak (18" Diameter at Breast Height and above qualifies as heritage size). Allowing tree the removal is consistent with findings A to G, as listed above. Per the arborist report, the tree is required for removal due to the constriction of the driveway. The majority of healthy and protected trees on the site will be retained, and a number of additional trees will be planted to offset the removal of the heritage tree to accommodate development. The removal of the one heritage tree would not cause significant environmental impact. The property is surrounded by native trees and other tree species including coast live oak, valley oak, California bay laurel, incense cedar, Monterey pine, and Siberian elm.

**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 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 Design Review and Tree Removal Permit approval authorizes the construction of a new single-family residence and horse barn on the property located at 405 Gage Lane in Novato. The approved residence shall not exceed 6,630 square feet in size, and the attached garage shall not exceed 912 square-feet. The approved residence shall not exceed 30 feet in height

above surrounding grade and shall have the following setbacks: 481 feet from the northern front property line; approximately 800 feet from the western side property line; approximately 550 feet from the eastern side property line; and more than 900 feet from the southern rear property line.

The approved horse barn shall not exceed 4,355 square feet in size. The barn shall not exceed 25 feet in height above surrounding grade and shall have the following setbacks: 194 feet from the northern front property line; approximately 650 feet from the western and eastern side property lines; and more than 1,000 feet from the southern rear property line.

This approval authorizes the removal of one heritage sized tree located on the subject property. The approved tree for removal is one 25" Valley Oak to accommodate the construction of the driveway.

2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Maiero," consisting of 13 sheets prepared by Rob Reynolds Construction Inc, received in final form on June 20, 2017, 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 2017" with respect to all of the standard conditions of approval and the following special conditions: 3, 6, 7, 8, 9, 16, 18 and 19.

## **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.

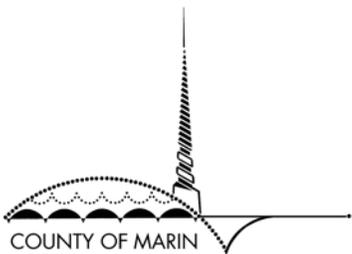
## **RIGHT TO APPEAL**

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 eight business days from the date of this decision (September 19, 2017).

cc: *{Via email to County departments}*  
CDA – Assistant Director  
CDA – Planning Manager  
DPW – Land Development  
CDA – Environmental Health Services  
North Marin Water District  
Novato Fire Protection District

Attachments:

1. Marin County Uniformly Applied Conditions 2017
2. Novato Fire Protection District Review, June 12, 2017



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

**2017**

**STANDARD CONDITIONS**

1. BEFORE ISSUANCE OF A BUILDING PERMIT, the applicant shall revise the site plan or other first sheet of the Building Permit plan sets to list as notes all standard and project specific conditions of approval, including the applicable special conditions listed herein and those conditions listed in the project approval, as well as any requirements indicated by other regulating agencies during the planning process.
2. 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.
3. 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.
4. 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.
5. 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 FOUNDATION INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification verify that the foundations of the project comply with the approved setback distances from adjacent property lines, access easements, or rights of way as shown on the approved building permit plans and submit a written (stamped) Building Setback Certification to the Planning Division. Verification is only required for setback distances when the structure is located up to or within one foot of the minimum required setback for conventionally zoned properties and when the structure is located within five feet of a property line, access easement, or right of way for planned district zoned properties. The building setback verification can also be satisfied by having a licensed land surveyor or civil engineer with proper certification conduct a survey of the appropriate boundaries and install survey hubs with connecting colored line in locations that can be readily used by the Building and Safety Inspection staff to verify building setbacks in the field prior to approval of the foundation inspection. If new survey hubs are installed, the project land surveyor or civil engineer must submit a written (stamped) Building Setback Certification to the Planning Division confirming that the staking of boundary lines has been properly completed.
12. 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 finish 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.
13. BEFORE CLOSE-IN INSPECTION, the applicant shall have a licensed land surveyor or civil engineer with proper surveying certification submit a written (stamped) building Roof Elevation Certification confirming that the building conforms to the roof ridge elevations that are shown on the approved Building Permit plans, based on a benchmark that is noted on the plans. The Roof Elevation Certification shall include the roof materials in the calculation.
14. BEFORE CLOSE-IN INSPECTION, the applicant shall submit a written (stamped) building Floor Area Certification from the project surveyor or engineer confirming that the floor area of the building conforms to the floor area that is shown on the approved Building Permit

plans. The Floor Area Certification shall include the exterior siding finish for buildings in the calculation.

15. 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.
16. 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.
17. 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.
18. BEFORE FINAL INSPECTION, the applicant shall submit written verification from a landscape design professional that all of the approved and required landscaping has been completed and that any necessary irrigation has been installed.
19. 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.
20. 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.

#### 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.

# Novato Fire Protection District



Occupancy: **SFD**  
 Address: **405 GAGE LN**  
**NOVATO CA 94947**

Inspection Type: **7 - Plan Review**  
 Inspection Date: **6/1/2017** By: Tyler, William G (65)  
 Time In: **16:20** Time Out: **16:34**  
 Authorized Date: **06/01/2017** By: Tyler, William G (65)

Form: DO NOT USE - DO NOT DELETE - Novato Fire Plan Review Form 2015-1 Master

## Inspection Description:

Based on the 2013 California Building and Fire Codes, along with current Novato Fire Protection District Standards.

## Inspection Topics:

### Planning Division Review

#### 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. Contact the North Marin Water District 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. Reference Std. #401.

**Status: Condition of Approval**

**Notes: Required for the 2707 sq./ft. converted 2nd unit--According to applicant the existing residence will not be substantially remodeled or converted to a second unit. This project will be reevaluated for fire sprinklers at the time of building permit.**

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

An automatic fire sprinkler system is required to be installed conforming to NFPA Std. 13R and Fire Protection Standard #401. Plans and hydraulic calculations shall be submitted to the Fire Marshal for review prior to installation. Contact the North Marin Water District should an upgrade for the domestic water meter be needed. Additional sizing may be required due to available pressures and fire flow.

**Status: Condition of Approval**

**Notes: Required for the proposed 6768 sq./ft. main house and attached 912 sq./ft. garage.**

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

An automatic fire sprinkler system is required to be installed conforming to NFPA Std. 13. Plans and hydraulic calculations shall be submitted to the Fire Marshal for review prior to installation. Contact the North Marin Water District to apply for fire service connection. Additional sizing may be required due to available pressures and fire flow.

**Status: Condition of Approval**

**Notes: Required for the 4455 sq./ft. horse stable**

#### Fire Hydrants Required. (1500 GPM)

Fire hydrants capable of supplying 1,500 gallons per minute minimum will be required to be installed so that spacing between hydrants does not exceed 300 feet. The fire hydrant(s) shall be spotted by the Fire Marshal and contain at least one 4 and one half inch and one 2 and one half inch outlets. Installation shall conform to the specifications of the North Marin Water District.

**Status: Condition of Approval**

**Notes: Hydrant(s) required to be served from private onsite tank(s) with a combined capacity not less than 20,000 gallons. FH shall be spotted by the fire marshal.**

#### Fire Hydrants Required. (1750 GPM)

Fire hydrants capable of supplying 1,750 gallons per minute minimum will be required to be installed so that spacing between hydrants does not exceed 300 feet. The fire hydrant(s) shall be spotted by the Fire Marshal and contain at least one 4 and one half inch and one 2 and one half inch outlets. Installation shall conform to the specifications of the North Marin Water District.

**Status: Deficiency Cleared**

**Notes: This condition is VOIDED--see additional Fire Hydrant comment for 1500 gpm**

#### Fire Hydrants Installed, Tested and Operational.

Fire hydrants shall be installed in accordance with the applicable standard, tested and operational prior to framing.

**Status: Condition of Approval**

**Notes:**

Fire Hydrant Marking.

Fire Hydrants shall be painted Rustoleum high gloss yellow or equal. Hydrants shall have a blue reflective roadway marker installed per NFD Standards.

**Status: Condition of Approval**

**Notes:**

Roadways and Driveways, Grade.

Proposed roads and driveways shall not exceed 18% grade.

**Status: Condition of Approval**

**Notes: Appears to conform**

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

Roadways shall be not less than 20 feet wide capable of accommodating a 60,000 GVW and driveways not less than 16 feet wide capable of accommodating a 40,000 GVW, all weather surface (AC Paving or concrete), unobstructed, and shall be installed prior to lumber delivery or framing.

**Status: Submission is Acceptable**

**Notes: Approved as submitted. Framing MAY proceed prior to final approved chip-seal surface provided engineering demonstrates that the road and final surface is capable of supporting 40,000 gvw.**

Driveway Minimum Width. (One-Two Family Dwellings - Up to Three Homes)

Driveways shall be not less than 16 feet wide capable of accommodating 40,000 gvw and conform to NFD Standard #210.

**Status: Condition of Approval**

**Notes: Appears to conform**

Fire Apparatus Turn Around Required

An approved fire apparatus turn around shall be designed and installed at the driveway end so as not to exceed 150 feet from the street and shall be capable of accommodating Novato Fire District apparatus. The turnaround shall be recorded, dedicated, and clearly delineated on the subdivision map as 'Dedicated Fire Apparatus Turnaround'.

**Status: Submission is Acceptable**

**Notes: Appears to conform: Turn-around replaced with circular drive that appears to meet NFD standings**

Fire Apparatus Turnout Required.

Approved fire apparatus turnout(s) shall be designed and installed at intervals not exceeding 300 feet and capable of accommodating Novato Fire District apparatus. The turnout shall be recorded, dedicated, and clearly delineated on the subdivision map as 'Dedicated Fire Apparatus Turnout'.

**Status: Condition of Approval**

**Notes: Appears to conform with NFD standards.**

Fire Gate Required.

An approved fire gate shall be located by the Fire Marshal, and installed conforming to NFD Standard #221.

**Status: Condition of Approval**

**Notes:**

Knox Key Access Required.

'Knox' key access shall be installed at the premises conforming to Novato Fire Protection Standard #202.

**Status: Condition of Approval**

**Notes: If gated, then keyway access is required.**

Vegetation Management Plan - Fuels Management Plan Required.

An irrigated greenbelt Vegetation Management Plan (VMP) Fuels Management Plan conforming to the standards of the Novato Fire District shall be prepared and implemented at the site. The VMP-Fuels Management Plan shall conform to Novato Fire Protection 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: Map format was not submitted and is required to be complete; VMP narrative as submitted appears to conform, however the VMP needs to be submitted under a NFD permit directly to NFD conforming with NFD standard 220. (Three sets with fees paid)**

Project In A Wildland-Urban Interface Area.

This project is located in a wildland-urban interface area and must meet all applicable California Building Code requirements. See CBC Chapter 7A.

**Status: Condition of Approval**

**Notes:**

Other Information.

See Below.

**Status: Condition of Approval**

**Notes: The existing access on Gage lane is non-conforming with NFD standards for width, vertical clearance, and surface. As discussed, applicant will make access road improvements in order to maintain reliable emergency vehicle access to the new residence and stables.**

**Building Division Review****Address Number Requirements.**

The address shall be posted clearly visible from the street with numerals illuminated and contrasting color to their background conforming to Novato Fire Protection Standard #205.

**Status:** Condition of Approval

**Notes:**

California Building Code and State Fire Marshal Building Standards and Regulations, Conformance Required.

The facility and improvements shall comply with California Building Code and State Fire Marshal building standards and regulations.

**Status:** Condition of Approval

**Notes:**

**Additional Time Spent on Inspection:**

Category	Start Date / Time	End Date / Time
<b>Notes:</b> No Additional time recorded		

**Total Additional Time: 0 minutes**

**Inspection Time: 14 minutes**

**Total Time: 14 minutes**

**Summary:**

**Overall Result:** Plan Review - Complete

**Inspector Notes:**

**Inspector:**

Name: Tyler, William G

Rank: Battalion Chief