MARIN COUNTY PLANNING DIVISION
ADMINISTRATIVE COASTAL PERMIT
McSweeney Coastal Permit

Decision: Approve
Date: December 1, 2022

Project ID No: P3592
Application No(s): n/a
Last Date for Action: 12/12/2022

Applicant(s): Ernie Selanders, Architects
Owner(s): Kevin McSweeney
Assessor's Parcel No(s): 114-101-08
Property Address: Vacant lot on Sunnyside Drive, Inverness
Project Planner: Immanuel Bereket
(415) 473-2755
ibereket@marincounty.org

Signature: [Signature]

Countywide Plan Designation: C-F3 (Coastal, Single-Family, 1 unit /1-5 acres)
Community Plan Area: Inverness Ridge Plan Area
Zoning District: C-RSP-0.25 (Coastal, Res. Single-Family Planned)
Environmental Determination: Exempt per CEQA Guidelines section 15303, Class 3

PROJECT SUMMARY

The applicant requests Coastal Permit approval to construct a new 1,035 square-foot residence with an approximately 276 square-foot attached carport and an approximately 440 square-foot structure to be used as an Accessory Dwelling Unit (ADU) on a vacant lot in Inverness. The new development would consist of 1,475 square feet of total floor area, resulting in a floor area ratio (FAR) of 1.72 percent on the 85,848 square-foot lot. Various site improvements would also be entailed in the proposed development, including general grading to accommodate the proposed project, the installation of a driveway, and a septic system.

The proposed primary residence would reach a maximum height of 16 feet, six inches above the surrounding grade, and the exterior walls would have the following setbacks: 51 feet, eight inches from the west front property line; 41 feet, ten inches from the south side property line; and over 100 feet from all other property lines.

The proposed ADU would reach a maximum height of 15 feet, 11 inches above the surrounding grade, and the exterior walls would have the following setbacks: 60 feet from the east front property line; and over 100 feet from all other property lines.
Coastal Permit approval is required under Marin County Local Coastal Program, Implementation Section 22.68.030 because the project entails the development of a vacant site otherwise not exempt from a Coastal Permit, and Coastal Permit approval is required according to Marin County Local Coastal Program, Implementation Section 22.68.060.G because the project involves the installation of a new septic system.

PROJECT SETTING

Characteristics of the site and surrounding area are summarized below:

<table>
<thead>
<tr>
<th>Characteristic</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td><strong>Lot Area:</strong></td>
<td>85,848 square feet (1.9 acres).</td>
</tr>
<tr>
<td><strong>Adjacent Land Uses:</strong></td>
<td>Detached single-family residences</td>
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<tr>
<td><strong>Topography and Slope:</strong></td>
<td>A gently upsloping lot with an average of 33 percent slope</td>
</tr>
<tr>
<td><strong>Existing Vegetation:</strong></td>
<td>The site consists of an undeveloped parcel situated within a mosaic of developed and undeveloped rural residential parcels. The project site and the surrounding area is dominated by mixed conifer and California bay forest interspersed with developed single-family residences.</td>
</tr>
<tr>
<td><strong>Environmental Hazards:</strong></td>
<td>The project is located in a Seismic Shaking Amplification Hazard Area Zone 2, but is not located within the vicinity of any known fault lines.</td>
</tr>
</tbody>
</table>

The project site consists of a vacant, approximately 2 acres in size, odd-shaped lot. Access is provided from Sunnyside Drive. The topography of the site consists of a gently undulating ridgeline in the western portion of the lot near Sunnyside Drive, transitioning to moderately to steeply sloped hillside. The project site contains one special-status plant, Marin manzanita (Arctostaphylos virgata), which classifies the area as a terrestrial ESHA under the Marin County Local Coastal Program. However, associated natural communities (e.g., chaparral, coastal prairie) necessary to support the special status plant species are not present on the site. The site is relatively flat and contains non-native annual grassland. No water courses or other biological resources, other than Marin manzanita, are present on the site. The applicants are property owners who also own the adjacent lot.

BACKGROUND

A Coastal Permit application was submitted on April 22, 2022. Upon receipt, the project was transmitted to the Department of Public Works (DPW), Environmental Health Services (EHS), the California Coastal Commission (CCC), and posted online.

On May 16, 2022, the application was deemed incomplete due to corrections, clarifications and additional documentation requested from Planning, DPW and EHS to evaluate the project. Upon the applicant's request, a 60-day extension was granted on June 10, 2022. On July 7, 2022, the applicant submitted the requested materials, including revised plans that reduced the overall height of the detached structures, submittal of a boundary and topographical survey, installing story-poles, geotechnical reports, additional information for the septic system and other materials in support of the project. The application was referred to DPW, EHS and the CCC. Staff received written responses from EHS and DPW, while the CCC did not respond. On August 8, 2022, the application was deemed incomplete by DPW, requesting the preparation and submittal of a Stormwater Control Plan. On September 14, 2022, the applicant submitted the requested materials, and on October 13, 2022, the application was deemed complete and accepted for filing.
Staff received written memos from DPW, EHS, and e-mail correspondences from the California Coastal Commission, and all correspondences are provided as Attachments No. 4, No. 5, and No. 6, respectively, to this report.

A notice was posted on the project site on April 22, 2022, identifying the applicants and describing the project and its location. A site visit was conducted on the same day the notice was posted. Upon deeming the project complete, a Notice and Referral was posted online on October 13, 2022, requesting any interested organizations or individuals to provide comments on the proposal. The Community Development Agency mailed public notice on July 14, 2022, identifying the applicant, describing the project and its location, hearing date, and location per California Government Code requirements. Said notice was sent via US Post to all property owners within 300 feet of the subject property.

RECOMMENDATION

Staff recommends that the Deputy Zoning Administrator review the administrative record, conduct a public hearing, and approve the McSweeney Coastal Permit.

Attachments:

1. Recommended resolution
2. 2022 Uniformly Applied Conditions of Approval
3. CEQA Exemption
4. Department of Public Works, Inter-Office Memorandum, dated August 15, 2022
5. Environmental Health Services, e-mail correspondence dated July 5, 2022
6. E-mail from Honora Montano, CA Coastal Commission, dated May 3, 2022
7. Marin County Fire, memorandum dated May 24, 2022
8. Exhibit A – Project Plans
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

RESOLUTION NO. ______
A RESOLUTION APPROVING THE MCSWEENEY COASTAL PERMIT
VACANT LOT ON SUNNYSIDE DRIVE, INVERNESS
ASSESSOR’S PARCEL: 114-101-08

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SECTION I: FINDINGS

1. WHEREAS, Ernie Selandier, on behalf of the owner, Kevin McSweeney, has submitted a Coastal Permit application to construct a new 1,035 square-foot residence with an approximately 276 square-foot attached carport and an approximately 440 square-foot structure to be used as an Accessory Dwelling Unit (ADU) on a vacant lot in Inverness. The new development would consist of 1,475 square feet of total floor area, resulting in a floor area ratio (FAR) of 1.72 percent on the 85,848 square-foot lot. Various site improvements would also be entailed in the proposed development, including general grading to accommodate the proposed project, the installation of a driveway, and a septic system.

The proposed primary residence would reach a maximum height of 16 feet, six inches above the surrounding grade, and the exterior walls would have the following setbacks: 51 feet, eight inches from the west front property line; 41 feet, ten inches from the south side property line; and over 100 feet from all other property lines.

The proposed ADU would reach a maximum height of 15 feet, 11 inches above the surrounding grade, and the exterior walls would have the following setbacks: 60 feet from the east front property line; and over 100 feet from all other property lines.

The property is located at a vacant lot on Sunnyside Drive, Inverness, and is further identified as Assessor’s Parcel 114-101-08.

2. WHEREAS, on December 1, 2022, the Marin County Deputy Zoning Administrator held a duly noticed public hearing to take public testimony and consider the project.

3. WHEREAS, the project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 15303, Class 3 (a) of the CEQA Guidelines because the project entails the construction of a single-family residence in a residential zone, and the project will not result in a potentially significant impact on the environment.

4. WHEREAS, the project is consistent with the mandatory findings for Coastal Permit approval (Marin County Local Coastal Program, Implementation Plan Section 22.70.070).

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 22.64.180 (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 LUP public coastal access policies (C-PA-3, C-PA-4, C-PA-17, C-PA-21) and this finding because the project site is not near a bluff and would not interfere with or impact coastal access as it is not located on a coastal bluff.

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 22.64.050 (Biological Resources).

The Marin County Land Use Plan includes policies to protect environmentally sensitive habitat areas (ESHAs), including C-BIO-1, which states:

"1. An environmentally sensitive habitat area (ESHA) is any area in which plant or animal life, or their habitats are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments.

2. ESHA consists of three general categories: wetlands, streams, and riparian vegetation, and terrestrial ESHAs. Terrestrial ESHA includes non-aquatic habitats that support rare and endangered species; coastal dunes as referenced in C-BIO-7 (Coastal Dunes); roosting and nesting habitats as referenced in C-BIO-10 (Roosting and Nesting Habitats); and riparian vegetation that is not associated with a perennial or intermittent stream. The ESHA policies of C-BIO-2 (ESHA Protection) and C-BIO-3 (ESHA Buffers) apply to all categories of ESHA, except where modified by the more specific policies of the LCP."

A. The applicant provided a Biological Site Assessment for the project, prepared by WRA Environmental Consultants, Inc., dated June 2022, and Addendum Biological Site Assessment, dated August 16, 2022. The assessments identified the presence of one special-status plant species, Marin manzanita (Arctostaphylos virgata), which is classified as a terrestrial ESHA under the Marin County Local Coastal Program. However, the BSA concluded that associated natural communities (e.g., chaparral, coastal prairie) necessary to support the special status plant species are not present on the site.

According to C-BIO-3.3, development must maintain a minimum of 50 feet buffer zone for terrestrial ESHA, which may be adjusted on case-by-case basis, but in no case shall be less than 25 feet. Such adjustment may be made on the basis of a biological site assessment based upon specific site conditions.

An Addendum to the Biological Site Assessment, prepared by WRA Environmental Consultants, Inc., dated August 16, 2022, concluded that given the nature of the site, the proposed building placement is the only feasible location for development while still avoiding impacts to ESHA. Other alternative home sites would result in greater environmental impacts, e.g., requiring greater extent of removal of native vegetation, requiring more earth movement, and building on steeper slopes potentially resulting in increased erosion, or would not be feasible due to development code guidelines. The proposed reduced buffer of 25 feet was deemed sufficient to protect the resource because the project is expected to have little to no effect on the terrestrial ESHA feature. The Biological Site Assessment recommends the installation of a split rail fence at the 25-foot buffer to reduce landscaping or human intrusion.
The Biological Site Assessments concluded the following: (1) no other terrestrial or aquatic ESHAs were identified; (2) the site does not contain nesting habitat for the Northern spotted owl as the site does not contain trees that could provide suitable habitat; (3) the site does not contain trees that could potentially be used by monarchs in this manner; (4) No federally or State-listed threatened or endangered species were observed at or near the project site; and (5) No wetlands were observed on or adjacent to the project site. Further, the Addendum to the Biological Site Assessment concluded that the reduction of the terrestrial ESHA buffer zone from 50 feet to 25 feet would not cause adverse impacts on special-status species and alternative building placement on the site would result in direct and adverse impacts to special status species as well as protected plant species because the proposed site plan represents the least intrusive site plan and provides the maximum possible protection to the terrestrial ESHA feature.

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 22.64.060 (Environmental Hazards).

On July 13, 2021, the Board of Supervisors voted to activate the certified Local Coastal Program (LCP) Amendments. All portions of Marin's LCP Amendments have been approved by the Board of Supervisors and certified by the Coastal Commission with the exception of chapters related to environmental hazards, which remain the subject of ongoing work and public input. As a result, those sections of the original versions of the LCP, certified by the Coastal Commission in 1980 (Unit I) in 1981 (Unit II) and the Marin County Interim Code Sections 22.56.130l.H, 22.56.130l.K, and 22.56.130l.L still apply to environmental hazards and are further discussed in section 1.5 below.

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 22.32.

The project entails installing a septic system and the construction of a single-family residence with an ADU on a residential lot located amongst residential uses. It is located within an area governed by the C-RSP-0.25 (Coastal, Residential Single-Family Planned) zoning district. As the site does not entail agricultural or maricultural uses, this finding does not apply.

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 22.64.080 (Water Resources).

Grading and drainage improvements for the approved project would comply with the Marin County standards and best management practices required by the Department of Public Works. Additionally, in a letter dated March 18, 2022, the North Marin Water District has confirmed it has enough capacity to provide water services for domestic consumption for the proposed project. Therefore, 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).
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 22.64.100 (Community Design).

The subject property is located within a developed residential neighborhood. The surrounding area is gently undulating ridgeline, with residences constructed with varying setbacks and patterns. In general, buildings in the vicinity are nondescript, one-story detached single-family developments. At 16 feet six inches in height, where up to 25 feet is permitted, the proposed project is similar to the existing developments in the area and would be compatible with the surrounding built-in and natural environments. The design of the buildings incorporates board and batten siding in green intended to blend in with the natural environment, composition shingle roof in dark grey, and anodized window trims in dark colors and other materials that are reflective of and complimentary to finish materials found on surrounding buildings. The neutral color palette would be appropriate for the site and would accentuate the architectural features, contributing to a project that is responsive to the site and neighborhood context. Additionally, all proposed exterior lights are shielded and downward facing.

Due to the project's location in a Planned district, the Marin County Local Coastal Program has no minimum setback requirements that apply to the project. Nevertheless, the project provides a minimum of 41 feet, ten inches from the south side property line and over 100 feet from all other property lines, which provides sufficient distances between adjacent properties and buildings. The existing shared driveway would provide vehicular access, which the Department of Public Works has determined meets its standards.

As such, the project is consistent with the Inverness Ridge Plan Area. As required under Marin County Implementation Plan Section 22.66.070, LUP policies related to development in Inverness (Land Use Policy C-INV-1, Land Use Plan Policy C-INV-3 and Land Use Plan Policy C-INV-4), the height, scale, and design of the residence are compatible with the existing pattern of development in the neighborhood. Additionally, all proposed exterior lighting would be shielded and directed downward and there is adequate distance between the project site and adjacent properties to prevent light pollution. Therefore, due to the project's location and orientation on the site, coupled with the distance to other properties surrounding the site, it would not obstruct any views from the surrounding area or affect sun exposure or privacy enjoyed on neighboring properties.

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 Section 22.64.110 (Community Development).

As discussed above, the project site is located within a developed residential neighborhood in Inverness. The project provides a minimum 41 feet ten inches setback from the nearest property line, where no setbacks are required due to the project's location in the Coastal, Residential Single-Family Planned (C-RSP) district. As designed, the proposed project would be integrated with the rest of the surrounding one-story single-family residences while also being adequately separated from surrounding properties. At 16 feet six inches in height, the proposed project would be similar in mass
and scale to other buildings in the vicinity. The exterior colors and materials would consist of board and batten siding in green intended to blend in with the natural environment, composition shingle roof in dark grey, and anodized window trims in dark colors and other materials that are reflective of and complimentary to finish materials found on surrounding buildings. Further, the window arrangements would enhance the building's architecture and create relief patterns in the facades. Therefore, the project is consistent with this finding.

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 22.64.120 (Energy).

The project would be required to satisfy all energy-saving standards required by the County’s Building and Safety Division before issuing 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 the 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 22.64.130 (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 22.64.140 (Public Facilities and Services).

The North Marin Water District provides water to the project site. On March 18, 2022, the North Marin Water District approved the applicant’s petition for limited water use. Additionally, the project site will be served by a new septic system, which was reviewed and preliminarily approved by Environmental Health Services on July 5, 2022. Therefore, the project is consistent with the LUP public facilities and services policies (C-PFS-1 and C-PFS-7) and this finding because the project would be adequately served by existing public water service and the proposed onsite sewage disposal system located on the existing residential lot that would be adequately sized to meet the needs of the development, as verified during the review of the Building Permit application.

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 currently accessed from Sunnyside Drive and would not entail any alterations or impacts to existing roadway facilities or public parking facilities. Therefore,
the project is consistent with the LUP transportation policies (C-TR-1 and C-TR-2) and this finding because the project would not entail any alterations to existing roadway facilities or adversely impact the scenic quality of Highway One.

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 22.64.160 (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 policies (CH-AR-2, C-CH-AR-8) and this finding because the project site is not located within any mapped historic district boundaries and would not affect historical, archaeological, or paleontological resources.

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 22.64.170 (Parks, Recreation, and Visitor-Serving Uses).

The project site is not located adjacent to any public park or open space. The project does not entail any construction or development that would encroach into existing public access points to and from surrounding public parks, recreation, or visitor-serving uses. The project would occur entirely on a private property within a residential zoning district. Therefore, the project is consistent with the LUP policies for parks, recreation, and visitor-serving uses (C-PK-1 and C-PK-3), and this finding because the project is proposed entirely on an existing residential property that is not located within a mixed-use coastal village commercial/residential zone and does not entail any construction of development that would encroach into existing public access points to and from surrounding public parks, recreation, or visitor-serving uses.

5. WHEREAS, the project is consistent with the mandatory findings for Coastal Permit approval pursuant to Marin County Interim Code Sections 22.56.130.I.H, 22.56.130.I.K, and 22.56.130.I.L.

A. Dune Protection (Marin County Interim Code Section 22.56.130.I.H)

While there are dunes in waterfront properties in Inverness, there are no dunes on the project site. Therefore, the project is consistent with this finding because no dunes are located on the site, and the project has been sited landward from the sandy beach to the greatest extent possible.

B. Shoreline Protection (Marin County Interim Code Section 22.56.130.I.K)

The proposed project is not located within a bluff erosion zone and does not impact coastal access.
C. Geologic Hazards (Marin County Interim Code Section 22.56.130I.L)

The project entails the construction of a single-family residence with an onsite sewage treatment and disposal system. The proposed project would be constructed in accordance with the applicable requirements. As the project is potentially subject to geologic hazards, a condition of approval shall be placed on the project stating, "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."

SECTION II: ACTION

NOW, THEREFORE, BE IT RESOLVED that the project described in condition of approval 1 is authorized by the Marin County Deputy Zoning Administrator 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.

SECTION III: CONDITIONS OF PROJECT APPROVAL

NOW, THEREFORE, BE IT RESOLVED that the Marin County Deputy Zoning Administrator hereby approves the McSweeney Coastal Permit, subject to the conditions as specified below:

CDA-Planning Division

1. This Coastal Permit approval authorizes the construction of a new 1,035 square-foot residence with an approximately 276 square-foot attached carport and an approximately 404 square foot structure to be used as an Accessory Dwelling Unit (ADU) on a vacant lot in Inverness. The new development would consist of 1,475 square feet of total floor area, resulting in a floor area ratio (FAR) of 1.72 percent on the 85,848 square-foot lot. Various site improvements would also be entailed in the proposed development, including general grading to accommodate the proposed project, the installation of a driveway, and a septic system.

The proposed primary residence shall reach a maximum height of 16 feet, six inches above the surrounding grade, and the exterior walls shall have the following setbacks: 51 feet, eight inches from the west front property line; 41 feet, ten inches from the south side property line; and over 100 feet from all other property lines.

The proposed ADU shall reach a maximum height of 15 feet, 11 inches above the surrounding grade, and the exterior walls shall have the following setbacks: 60 feet from the east front property line; and over 100 feet from all other property lines.

2. Plans submitted for a Building Permit shall substantially conform to plans identified as Exhibit A, entitled "Land of McSweeney Sunnyside Drive," consisting of 14 sheets prepared
by Earnie Selander Architects, received in final form on September 14, 2022, and on file with the Marin County Community Development Agency, except as modified by the conditions listed herein.

a. The landscape plan shall be modified to provide a minimum of two native trees for each native tree removed.

b. The applicant shall install a fence at the 25-foot buffer to reduce landscaping or human intrusion into the ESHA buffer zone.

3. Unless a public emergency services provider recommends otherwise or unique circumstances necessitate a change, the street address for the primary residence shall be 21 Sunnyside Dr., Inverness, CA 94937.

4. Unless a public emergency services provider recommends otherwise or unique circumstances necessitate a change, the street address for the Accessory Dwelling Unit shall be 19 Sunnyside Dr., Inverness, CA 94937.

5. The project shall conform to the Planning Division's "Uniformly Applied Standards 2022" with respect to all of the standard conditions of approval.

SECTION IV: VESTING

NOW, THEREFORE, BE IT RESOLVED that 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.

SECTION V: APPEAL RIGHTS

NOW, THEREFORE, BE IT RESOLVED that this decision is final unless appealed to the Marin County 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 ten business days from the date of this decision.
SECTION VI: ADOPTION

ADOPTED at a regular meeting of the Deputy Zoning Administrator of the County of Marin, State of California, on the 1st day of December 2022.

__________________________________________
Michelle Levenson
MARIN COUNTY DEPUTY ZONING ADMINISTRATOR

Attest:

__________________________________________
Michelle Reed
DZA Recording Secretary
MARIN COUNTY UNIFORMLY APPLIED CONDITIONS
FOR PROJECTS SUBJECT TO DISCRETIONARY PLANNING PERMITS

2022

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.
NOTICE OF CEQA EXEMPTION

September 27, 2022

1. Project Name: McSweeney Coastal Permit (P3592)

2. Project Location: Vacant Lot on Sunny Drive, Point Reyes Station
   APN: 114-101-08

3. Project Summary:

   The project involves construction of a new 1,035 sq. ft. single-family residence with a 276-square-foot carport and a detached 459-square-foot Accessory Dwelling Unit (ADU) on a vacant property in Inverness. The new development would consist of 1,770 square-feet of total building area and 1,494 square-feet of total floor area, which would result in a floor area ratio (FAR) of 0.031 percent on the 48,804 square foot lot.

4. Public Agency Approving Project: Community Development Agency

5. Project Sponsor: Ernie Selandar, Selandar Architects

6. CEQA Exemption Status: CEQA Guidelines section 15303, Class 3

7. Reasons for Exemption:

   The proposed project is categorically exempt pursuant to CEQA §15303(a), which applies for construction of a single-family residence and a second dwelling unit (ADU) in a residential zone. This exemption applies in this case because the project consists of construction of a single-family residence and a detached ADU in a residentially zoned area. Additionally, none of the Categorical Exemption exceptions, noted under Section 15300.2, apply to this project.

Project Planner: Immanuel Bereket
Senior Planner

Reviewed by: Rachel Reid
Environmental Planning Manager
PLANNING APPLICATION REVIEW
DEPARTMENT OF PUBLIC WORKS
Inter-office Memorandum - Second Transmittal

DATE: 08/15/2022                  DUE: 07/25/2022

TO: Immanuel Bereket
FROM: Maurice Armstrong

APPROVED: [Signature]
RE: McSweeney Coastal Permit, Design
Review and ADU Permit P3592

APN: 114-101-08
ADDRESS: Sunnyside Drive, Inverness 94937

Department of Public Works Land Use Division has reviewed this application for content and:

X 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:

Driveways:
1. Per Marin County Code § 24.04.260(b), the minimum improved width of a driveway serving two to six dwelling units is sixteen feet. Subject to the review and approval of the agency, this may be reduced to a minimum of twelve feet along all or part of its length if extenuating circumstances exist. In evaluating a proposal for such a reduction, the amount of grading and tree removal and the height of any retaining walls necessary to obtain the full width shall be of paramount consideration. When such a reduction is proposed the design shall be submitted to the appropriate fire department or protection district for review, comment, advice and mitigation suggestions.

2. Marin County Code § 24.04.255, the centerline radius of driveways extending in excess of one hundred fifty feet from a public or private road shall not be less than thirty feet. Demonstrate

3. Per Marin County Code § 24.04.277, A turnaround may be required at the end of any driveway and/or adjacent to any parking area where, in the opinion of the Agency, the alignment, grade or street connection of the driveway is such that backing along the driveway or out onto the street would be inordinately difficult or dangerous. The alignment and dimensions of turnarounds shall be such as to allow the attainment of the desired direction by a standard sized car in no more than one movement. Demonstrate compliance.

4. Per Marin County Code § 24.04.280, maximum gradient measured along the centerline shall not be steeper than twenty-five percent. Where a segment of a driveway has a grade exceeding eighteen percent, the length of that segment shall not exceed three hundred feet. Any two driveway segments with a grade greater than eighteen percent shall be joined by a flatter segment not exceeding fifteen percent grade and at least one hundred fifty feet in length. Demonstrate compliance.

5. Per Marin County Code § 24.04.295, driveway culverts shall be a minimum fifteen inches in diameter. Demonstrate compliance.
6. Per Marin County Code § 24.04.300, when it is required that a driveway be paved, the pavement section shall consist of a base course approved by the agency covered with a minimum thickness of two inches of A.C. or three and one half inches of P.C.C. Driveways over eighteen percent grade shall be surfaced with P.C.C. and given a broomed or otherwise roughened finish. Demonstrate compliance.

7. Per Marin County Code § 24.04.310, all driveways within the city-centered corridor and village areas shall be paved regardless of grade. Demonstrate compliance.

8. Per Marin County Code § 24.04.320, driveways outside the city-centered corridor and village areas need not be paved except those sections over twelve percent in grade or along any section where paving is deemed necessary by the agency to provide a safe and adequate access. Where paving is not required, the driveway shall be surfaced with at least four inches of compacted crushed rock. Demonstrate compliance.

Parking:

9. Per Marin County Code § 24.04.335(c), parking spaces shall be independently accessible such that a vehicle may enter or exit any space without the necessity of moving another vehicle. Demonstrate compliance.

10. Per Marin County Code § 24.04.340(a), for detached single-family dwellings and duplexes, two parking spaces per unit are required. For one bedroom units one parking space per unit is required.

11. Per Marin County Code § 24.04.380(a), head-in parking spaces shall be a minimum eight and one-half feet by eighteen feet. Parallel spaces shall be a minimum eight feet by twenty feet. For constrained locations such as garages serving single-family dwellings, spaces shall be a minimum nine feet by twenty feet. Demonstrate compliance.

12. Per Marin County Code § 24.04.400, the maximum cross-slope grade of a parking area shall not be more than eight percent. Demonstrate compliance.

13. Grading & Drainage Plans: Provide the following information on the drainage and grading plan:
   a. Plan shall provide existing and proposed topographic contours, or a sufficient number of spot elevations, to describe drainage patterns. The proposed project shall maintain existing drainage patterns.
   b. Plan shall show and label all existing and proposed drainage features and improvements. Improvements may include down spouts, footing and foundation drains, area drains and catch basins, piping and out fall structures or means of dispersion. Note that 2016 California Plumbing Code (CPC) §1101.12.1 requires roof areas of buildings to be drained by roof drains and gutters. Note as well that CPC §1101.6.5(2) indicates that the point of discharge shall not be less than 10 feet from the property line.
   c. Per 2019 California Residential Code § R401.3, lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. Where lot lines, walls, slopes, or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum 2 percent away from the building. Demonstrate compliance.
   d. The plan shall also incorporate any recommendations from the Geotechnical Engineer, if such a professional is involved in the project.
   e. The plan shall tabulate the existing and proposed areas of impervious surface for the property, and demonstrate that there will be no net increase in runoff from the developed site compared to pre-existing development.
   f. 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.
   g. Indicate means of restoring all disturbed areas.
   h. 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.
14. **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.

**Best Management Practices:**
15. Per Marin County Code § 24.04.625(a)(c)(g)(k), provide a plan indicating construction-phase best management practices (BMPs) include erosion and sediment controls and pollution prevention practices. Erosion control BMPs may include, but are not limited to, scheduling and timing of grading activities, timely re-vegetation of graded areas, the use of hydroteed and hydraulic mulches, and installation of erosion control blankets. Sediment control may include properly sized detention basins, dams, or filters to reduce entry of suspended sediment into the storm drain system and watercourses, and installation of construction entrances to prevent tracking of sediment onto adjacent streets. Pollution prevention practices may include: designated washout areas or facilities, control of trash and recycled materials, covering of materials stored on-site, and proper location of and maintenance of temporary sanitary facilities. The combination of BMPs used, and their execution in the field, must be customized to the site using up-to-date standards and practices. You may refer to the Marin County Stormwater Pollution Prevention Program’s website, [https://www.marincounty.org/~/media/files/departments/pw/mcstoppp/development/erosionsediment-control-measures-for-small-construction-projects-2015.pdf?la=en](https://www.marincounty.org/~/media/files/departments/pw/mcstoppp/development/erosionsediment-control-measures-for-small-construction-projects-2015.pdf?la=en)

**Erosion & Sediment Control Plan:**

17. **Utilities:** Plan shall show the location of all the existing utility laterals and indicate which, if any, will be upgraded or relocated with this project. Be certain to include water, sanitary sewer, gas, electric and telecommunications.

**Stormwater Control Plans:**

19. **Easements:** Dimension all easement that encumber APN 114-101-08. Title report refers to two easements that exist on the parcel.

-END-
Hello Manny, I just wanted to give you a heads up that the applicant has submitted septic plans and geotechnical evaluation for the substantiation of the application noted above. So EHS can find this application complete, and condition the installation of the septic system at the time of building permit issuance. If you need me to send a revised transmittal, let me know. Otherwise, please complete this project from EHS standpoint. Thank you, Gwen Baert

Gwendolyn R. Baert, REHS, MS
Environmental Health Specialist
(415) 473-6912
gbaert@marincounty.org
Community Development Agency—Environmental Health Services
Hi Manny,

We have some additional comments about the proposed development along Sunnyside Drive, Project ID 3592, after reviewing the biological resources report. In the future, it would be most helpful if you could include all project materials in one transmittal, so we don’t miss anything - thank you!

The report identifies one special-status plant, Marin manzanita (*Arctostaphylos virgata*), which is classified as a terrestrial ESHA under the Marin County LCP. The Applicant proposes to site the residence 25 feet from the tree. Per LCP LUP C-BIO-3 ESHA Buffers, development must:

3. Establish buffers for terrestrial ESHA to provide separation from development impacts. Maintain such buffers in a natural condition, allowing only those uses that will not significantly degrade the habitat. **Buffers for terrestrial ESHA shall be 50 feet, a width that may be adjusted by the County as appropriate to protect the habitat value of the resource, but in no case shall be less than 25 feet.**

Such adjustment shall be made on the basis of a biological site assessment supported by evidence that includes but is not limited to:

a. Sensitivity of the ESHA to disturbance;
b. Habitat requirements of the ESHA, including the migratory patterns of affected species and tendency to return each season to the same nest site or breeding colony;
c. Topography of the site;
d. Movement of stormwater;
e. Permeability of the soils and depth to water table;
f. Vegetation present;
g. Unique site conditions;
h. Whether vegetative, natural topographic, or built features (e.g., roads, structures) provide a physical barrier between the proposed development and the ESHA; and
i. The likelihood of increased human activity and disturbance resulting from the project relative to existing development.

While the buffer for this proposed development may be adjusted to as little as 25 feet, as is proposed, this adjustment must be justified by evidence in the biological assessment as outlined above in items a through i, to ensure that the buffer adjustment does not result in adverse impacts to coastal resources.

Additionally, on page 18, the report establishes that individual trees protected by the Marin County Native Tree Preservation Ordinance, and likely the LCP Protected Tree and Heritage Tree list as well, are present. The report recommends a tree survey conducted by an ISA-Certified Arborist. Such a survey should be conducted to determine tree removal impacts and ensure adherence to LCP tree protection policies, such as IP 22.65.030 H3.
Thank you for including these comments in the public record and directing them to the Applicants.

-Honora

From: Bereket, Immanuel <Bereket@marincounty.org>
Sent: Tuesday, May 3, 2022 8:27 AM
To: Montano, Honor@Coastal <Honora.Montano@coastal.ca.gov>; KoppmanNorton, julia@Coastal <julia.koppmannorton@coastal.ca.gov>
Subject: RE: McSweeney Coastal Permit, Design Review and ADU Permit (P3592)

Honora

Thank you for your comments. Attached, please find a BSA and Soils report the applicant prepared and submitted. Both of these reports are also available for download or review at this address: [https://www.marincounty.org/depts/cd/divisions/planning/projects/west-marin/mcsweeney_cp_dr_adup_p3592_inv](https://www.marincounty.org/depts/cd/divisions/planning/projects/west-marin/mcsweeney_cp_dr_adup_p3592_inv)

Regards
Manny

From: Montano, Honor@Coastal <Honora.Montano@coastal.ca.gov>
Sent: Monday, May 2, 2022 2:57 PM
To: Bereket, Immanuel <Bereket@marincounty.org>; KoppmanNorton, Julia@Coastal <julia.koppmannorton@coastal.ca.gov>
Subject: Re: McSweeney Coastal Permit, Design Review and ADU Permit (P3592)

Hi Manny,
Thank you for the opportunity to comment on the proposed development along Sunnyside Drive in Point Reyes Station, P3592.
The proposed development includes an ADU with a proposed height of 21 feet, which is inconsistent with the maximum allowed height of accessory structures in the C-RPS zoning district, which is 15 feet. Per IP 22.32.140 - Residential Second Units, ADUs shall conform to all of the zoning and development standards (i.e., lot coverage, height, setbacks, design, FAR, etc.) of the residential zoning district which governs the lot. However, per IP 22.32.130, "an accessory structure may be constructed to the maximum height allowed by the applicable zoning district for a primary structure, where the structure is located at least 40 feet from any property line and it meets any other applicable requirements (e.g., those protecting public views)." The proposed ADU meets this setback requirement, and is consistent with the maximum allowed height for primary structures, 25 feet. In order to determine whether this height is allowable under the LCP, a view impacts analysis with visual simulations is needed to determine potential impacts to public views.

Second, the plans list a biological consultant from WRA. Has a biological assessment been conducted? If so, please share the associated report. If no assessment has been conducted, one should be performed and provided to us.
Finally, the APN provided on the transmittal sheet (114-130-15) and the plans (114-101-08) are different. They appear to be adjacent parcels; please clarify this discrepancy. Thank you for sharing these comments with the Applicant and including them in the public record.
Honora Montano
Coastal Planner, North Central Coast District
California Coastal Commission

From: Bereket, Immanuel <Ibereket@marincounty.org>
Sent: Monday, April 25, 2022 2:01 PM
To: KoppmanNorton, Julia@Coastal <julia.koppmannorton@coastal.ca.gov>; Montano, Honora@Coastal <Honora.Montano@coastal.ca.gov>
Subject: McSweeney Coastal Permit, Design Review and ADU Permit (P3592)

Hello all,

Please kindly see the attached transmittal for the above referenced project in Stinson Beach. Attached, please find a transmittal cover page and the project plans.

Please provide your comments on the merits of this application by Friday, May 13, 2022.

Please advise me if you have any questions.

Thank you,

Immanuel Bereket | Senior Planner
County of Marin | Community Development Agency
3501 Civic Center Drive, Suite 308 | San Rafael, CA 94903
(415) 473-2755
Ibereket@marincounty.org

Follow us on Facebook and Twitter

Email Disclaimer: https://www.marincounty.org/main/disclaimers
Marin County Fire Dept
Occupancy: McSweeny Residence
Occupancy ID: P 114-101-08
Address: Sunnyside DR
Inverness CA 94937

Inspection Type: Plan Review
Inspection Date: 5/24/2022 By: Alber, Scott D (10003211)
Time In: 08:00 Time Out: 09:30
Authorized Date: 05/24/2022 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**

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. All new structures are required to have an AFS system. When an AFS system is required for the main residence, the associated ADU is also required to have an AFS system installed. AFS system plans and calculations are a deferred submittal to MCFD under separate permit.

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.

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. These code provisions are enforced by Building & Safety.

**Status:** Condition of Approval

**Notes:** See above.

**Additional Time Spent on Inspection:**

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**Notes:** No Additional time recorded

Total Additional Time: 0 minutes
Inspection Time: 90 minutes
Total Time: 90 minutes

**Summary:**

**Overall Result:** Plan Review-Complete

Inspector Notes:
**Inspector:**

Name: Alber, Scott D
Rank: Fire Marshal BC