



# STAFF REPORT

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**Meeting Type:** Planning Committee/Board of Directors  
**Title:** Pipeline Extension Agreement – Woodland Avenue, San Rafael - Auburn Grove  
**From:** Alex Anaya, Director of Engineering  
**Through:** Ben Horenstein, General Manager  
**Meeting Date:** April 28, 2026

*AA*      *BH*

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**TYPE OF ITEM:**                      Approve      X      Review and Comment

**RECOMMENDATION:** Review and comment on the proposed Pipeline Extension Agreement, Woodland Avenue, San Rafael – Auburn Grove

**SUMMARY:** An extension of the District’s existing facilities is required to serve a new 79-unit residential development located in an area of San Rafael referred to as Cal Park. A new pipeline, hydrants, firelines and services are to be installed for development within the public right of way of Woodland Avenue and the property of the County of Marin.

**DISCUSSION:** On June 5, 2025, the County of Marin approved a Vesting Tentative Map which authorized the subdivision of a 4.95-acre unit of real property to develop 79 living units on two lots. The County’s decision is final, and the Tentative Map is now vested.

Seventy-nine (79) living units will be constructed within 16 buildings containing a mix of single-family, duplex and multi-family residences. All structures will be accessed from Woodland Avenue which connects to Auburn Street at both its eastern and western end.

The Marin County Fire Department has set the fire flow requirement for the project at 1,500 gallons per minute (gpm) with 20 psi residual pressure. Water service and fire protection for the project will require the installation of approximately 1,150’ of 6” water main, 4-6” hydrants, 15-4” firelines, 11-1.5” services and 6-1” services.

**ENVIRONMENTAL REVIEW:** The County of Marin determined that the proposed development project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21159.25 (“County Infill Exemption”), and the County filed a Notice of Exemption for the project on June 12, 2025.

The Board of Directors consideration of approval of a Pipeline Extension Agreement is a discretionary project, as defined by CEQA, and is subject to additional CEQA review. District staff has determined

that the proposed Pipeline Extension Agreement qualifies for statutory exemption pursuant to Public Resources Code section 21080.21, as the proposed project consistent of installation of less than one mile of new pipeline within a public street. Additionally, District staff have determined that the proposed project qualifies for categorical exempt pursuant to Section 15303 of the CEQA Guidelines, as the proposed project includes installation of water main of reasonable length and other utility extensions to serve the development project.

**FISCAL IMPACT:** None

**ATTACHMENT(S):**

1. Vicinity Map
2. Site Map