



STAFF REPORT

Meeting Type: Operations Committee/Board of Directors
Title: Pipeline Extension Agreement – 187 Sacramento Avenue, San Anselmo
From: Alex Anaya, Acting Director of Engineering
Through: Ben Horenstein, General Manager
Meeting Date: December 15, 2023

AA *BH*

TYPE OF ACTION: Action Information X Review and Refer

RECOMMENDATION: Review and refer to a future regularly scheduled Board meeting to approve the 187 Sacramento Avenue, San Anselmo Pipeline Extension Agreement

SUMMARY: An extension of the District’s existing facilities is required to serve a new single family residence in San Anselmo as the property does not meet the standard conditions for water service as described in District code. A new water main, service and hydrant are proposed to be installed for the new home within the existing public right-of-way of Sacramento Avenue.

DISCUSSION: On March 1, 2023, the County of Marin issued a building permit for the construction of a new single family residence and other assorted improvements at 187 Sacramento Avenue in San Anselmo. The currently vacant property consists of Assessor’s Parcel Numbers 177-172-10 and 177-172-20 which comprise a single legal lot of record. An approximately 3,500-square-foot single family residence is to be constructed along with an attached garage, decking and a driveway. Extension of the paved portion of Sacramento Avenue is also planned.

The Marin County Fire Department has set the fire flow requirement for the project at 500 gallons per minute (gpm) with 20 psi residual pressure. Water service and fire protection for the project will require the installation of approximately 160 feet of 6-inch pipe, one 6-inch fire hydrant, and one 1-inch service. The purchase of 0.30-acre-feet of water allotment for the residential property is also required.

ENVIRONMENTAL REVIEW: The Marin Municipal Water District is a Responsible Agency¹ as defined by the California Environmental Quality Act (CEQA) Guidelines for consideration of the proposed development of a single-family residence at 187 Sacramento Avenue, San Anselmo.

The grant of a Pipeline Extension Agreement is a discretionary project, and as such, is subject to CEQA. Staff has determined that the proposed Pipeline Extension Agreement can be deemed Categorically Exempt from review under CEQA Guideline Section 15303(d), New Construction or Conversion of Small Structures. Subparagraph (e) specifically exempts “Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.”

FISCAL IMPACT: None.

ATTACHMENT(S):

1. Subdivision Overview
2. Vicinity Map
3. Site Map

1 §15381. “Responsible Agency” means a public agency which proposes to carry out or approve a project, for which a Lead Agency is preparing or has prepared an EIR or Negative Declaration. For the purposes of CEQA, the term “Responsible Agency” includes all public agencies, other than the Lead Agency, which have discretionary approval power over the project.

1 §15303(a). One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.