



STAFF REPORT

Meeting Type: Board of Directors
Title: Pipeline Extension Agreement – 187 Sacramento Avenue, San Anselmo
From: Alex Anaya, Director of Engineering
Through: Ben Horenstein, General Manager
Meeting Date: January 9, 2023

TYPE OF ACTION: X Action Information Review and Refer

RECOMMENDATION: Staff recommends the Board:

1. Approve Pipeline Extension Agreement and authorize the President of the Board to execute same;
2. Approve Resolution for Fees Contained in Pipeline Extension Agreement;
3. Approve Resolution for Impending Peril;
4. Approve Resolution for Limited Purpose Line; and
5. Authorize the General Manager to accept and execute all suitable real property, easements and rights-of-way required by the Pipeline Extension Agreement

SUMMARY: The Operations Committee reviewed this item on December 15, 2023, and referred it to a future Regular Bi-Monthly Meeting of the Board of Directors to consider approval.

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 the 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' of 6" pipe, 1-6" hydrant, and 1-1" service. The purchase of 0.30-acre-feet of water allotment for the residential property is also required.

In addition to the approval of the Pipeline Extension Agreement, staff proposes the adoption of resolutions addressing the payment of fees in connection with the pipeline extension and new water service, the remediation of slides by installation of welded steel pipe and the limited use of the extended pipeline unless otherwise approved by the District subject to contribution by other future users. All of these are resolutions that are routinely included with the approval of pipeline extension.

ENVIRONMENTAL REVIEW: The Marin Municipal Water District is a Responsible Agency¹ as defined by the California Environmental Quality Act 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 Categorical 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. Pipeline Extension Agreement
3. Proposed Resolution regarding Fees Contained in Pipeline Extension Agreement
4. Proposed Resolution regarding Impending Peril
5. Proposed Resolution regarding Limited Purpose Line
6. Vicinity Map
7. Site Map
8. Pipeline Extension Agreement Study

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.

DEPARTMENT OR DIVISION	DIVISION MANAGER	APPROVED
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Engineering



Alex Anaya
Engineering Director



Ben Horenstein
General Manager