



MARIN MUNICIPAL WATER DISTRICT

220 Nellen Avenue Corte Madera CA 94925-1169
www.marinwater.org

April 14, 2017
Service No. 39987

Linda Neal
Fairfax Planning Dept.
142 Bolinas Rd.
Fairfax, CA 94930

RE: WATER AVAILABILITY – Redevelopment and Lot Split
Assessor's Parcel No.: 174-070-17
Location: 2626 Sir Francis Drake Blvd., Fairfax

Dear Ms. Neal:

The above referenced parcel is currently being served. The purpose and intent of this service are to provide water to a church. The proposed demolition of the existing structures, subdivision of the existing parcel into three lots and construction of a 54-unit senior housing facility will not impair the District's ability to continue service to this property; however, the property's current annual water entitlement of 0.38 acre-feet will be insufficient for this new use. Therefore the purchase of additional water entitlement will be required.

Please note, the proposed parcels labeled as "Lot 2" and "Lot 3" on the submitted plans will not meet the conditions for service as set forth by the District which state in part: "the property must be fronted by a water main; the structure must be within 125 feet of the water main." Under these conditions, water service to those proposed lots will require a pipeline extension from the end of the District's existing facilities. The applicant must enter a pipeline extension agreement for the installation of the necessary facilities and said agreement must be approved by the District's Board of Directors. All costs associated with a pipeline extension are borne by the applicant.

Upon completion and acceptance of these facilities this property will be eligible for water service upon request and fulfillment of the requirements listed below.

1. Complete a High Pressure Water Service Application.
2. Submit a copy of the building permit.
3. Pay appropriate fees and charges.
4. Complete the structure's foundation within 120 days of the date of application.
5. Comply with the District's rules and regulations in effect at the time service is requested.
6. Comply with all indoor and outdoor requirements of District Code Title 13 – Water Conservation. Plans shall be submitted, and reviewed to confirm compliance. The following are required:
 - Verification of indoor fixtures compliance
 - Landscape plan
 - Irrigation plan
 - Grading plan

Any questions regarding District Code Title 13 – Water Conservation should be directed to Water Conservation Department at (415) 945-1497. You can also find information about the District's water conservation requirements online at www.marinwater.org.

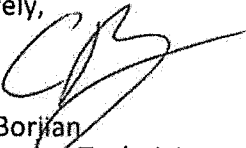
ATTACHMENT



7. Comply with the backflow prevention requirements, if upon the District's review backflow protection is warranted, including installation, testing and maintenance. Questions regarding backflow requirements should be directed to the Backflow Prevention Program Coordinator at (415) 945-1558.
8. Comply with Ordinance No. 429 requiring the installation of gray water recycling systems when practicable for all projects required to install new water service and existing structures undergoing "substantial remodel" that necessitates an enlarged water service.

If you have any questions regarding this matter, please contact me at (415) 945-1531.

Sincerely,



Chris Borjian
Engineering Technician

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