

RESOLUTION NO. 4358

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO
DENYING AN APPEAL, AND UPHOLDING THE PLANNING COMMISSION APPROVAL OF
DESIGN REVIEW FOR AN ADDITION AT 35 JORDAN AVENUE (APN 006-151-18)**

WHEREAS, on May 27, 2020, Josh Klein ("Applicant") filed an application with the Town of San Anselmo requesting approval of a Design Review Application No. PRO2020-0021, to construct an addition to an existing residence ("the Project"); and

WHEREAS, on June 12, 2020, the Planning Director, after mailing notice of the intent to make a decision on the Project to all property owners within 300 feet of the Project on May 29, 2020, considered the proposed design, story poles and all comments provided by interested parties and approved the application; and

WHEREAS, on June 22, 2020, Louise Berto and Malcolm McKenzie of 39 Jordan Avenue ("Appellants") appealed the Planning Director decision to the Planning Commission; and

WHEREAS, on July 20, 2020, the San Anselmo Planning Commission ("Planning Commission") held a duly noticed public hearing to consider the Project and all interested parties were given a full opportunity to be heard and present evidence, the application was fully studied, discussed and deliberated, and the Planning Commission voted 4-0-3 to approve the project subject to the findings and conditions recommended by staff (Planning Commissioners Pedersen, Cronk and Swaim absent); and

WHEREAS, on July 30, 2020, Appellants appealed to the Town Council to reconsider the Planning Commission decision; and

WHEREAS, on September 8, 2020, the Town Council held a duly noticed public hearing to reconsider the Project and all interested parties were given a full opportunity to be heard and present evidence.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1: The Project is Categorically Exempt from the requirement for the preparation of environmental documents pursuant to Title 14 of the California Code of Regulations, Chapter 3, Article 19, Section 15301 under the Class 1 exemption for existing facilities. Specifically, the Project is as an addition to an existing structure that does not result in an increase of more than 50 percent of the floor area of the structure before the addition or 2,500 square feet. (14 Cal. Code Regs. § 15301(e)). No exception set forth in Section 15300.2 of the CEQA Guidelines applies to the project including, but not limited to Subsection (a), which relates to impacts on environmental resources (previously developed site with no heritage trees or sensitive species on site); (b), which relates to cumulative impacts (other single family residential projects are

proposed in the neighborhood but the cumulative impact of these projects will not create measurable environmental impacts due to their small size); Subsection (c), which relates to unusual circumstances (the location of the project does not include unique characteristics and the size of the proposed residence and method of construction is not out of character with residential designs); or Subsection (f), which relates to historical resources (the structure does not have a unique architectural design and the site is not associated with notable persons).

SECTION 2: The Town Council of the Town of San Anselmo hereby approves the Project based on the entire record before the Town Council including the application, project plans, staff reports, correspondence, prior meeting video, public testimony received at two public hearings, Town Zoning Code, Town General Plan, all written and oral evidence presented to the Planning Commission and Town Council, and the findings made in this Resolution:

SECTION 3: The Town Council makes the following findings specific to issues raised in the appeal:

1. The Project involves the removal of less than one-half of the structure's exterior, including roof, foundation, and walls as described in the staff report to the Town Council dated September 1, 2020.
2. The Project will not remove to provide access for construction, more than one-half of its value and code compliant parking is not required.

SECTION 4: The Town Council makes all the findings required to approve Design Review for a new single-family residence under San Anselmo Municipal Code Section 10-3.1506(b):

1. *The project is functionally and aesthetically compatible with the existing improvements and the natural elements in the surrounding area.*
The Project is for a single-family home and Accessory Dwelling Unit, which are compatible uses in a single-family district. The residence is below the maximum permitted floor area and a single story, which is compatible with the size of other residences in the area. The area has a mix of architectural styles and the traditional design will be compatible with the design of homes in the area.
2. *The project provides for protection against noise, odors, and other factors which may make the environment less desirable.*
The single-family home will not create any objectionable noise or odors in the single-family neighborhood.
3. *Will not tend to cause the surrounding area to depreciate materially in appearance or value or otherwise discourage occupancy, investment, or orderly development in such area.*
The improved site is expected to increase value of property in the area as the existing site is in a deteriorated and unkept condition.

4. *The project will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel.*

The Project is for development of a single-family residence. New off-street parking is proposed on Jordan Avenue.

5. *Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area.*

The Project will increase impervious surfaces at the site but includes a Stormwater Plan that eliminates some existing impervious surfaces and disperses roof runoff on site and not directly into the stormwater system. The Project will be designed to current construction codes, including fire sprinklers.

6. *The project is consistent with the Town General Plan.*

The Project results in a single-story structure with a traditional design. The design and materials will be compatible with the mix of housing styles in the area. The resulting building size is not out of character with the neighborhood, since the lot area is like other properties in the neighborhood and the allowable floor area is a percentage of lot area. The proposed floor area is less than the floor area allowed for the site.

7. *The project will not unreasonably impair access to light and air of structures on neighboring properties.*

The proposed structure is a single story and is set back from adjacent residences.

8. *The project will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights, and decks.*

The existing residence and proposed addition are sited at the center of the site. The site has a unique shape and no neighboring homes are directly adjacent to the proposed construction.

9. *The project will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood.*

See General Plan findings No. 6 above.

10. *The project will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.*

The Project renovates and expands an existing single-family residence, corrects code deficient construction, and will improve the appearance of existing development and the site.

No elements of the Project will adversely affect the health or safety of persons in the neighborhood or will be materially detrimental to the public welfare or injurious to the

property or improvements in the neighborhood. Prior to construction, the applicant must receive a building permit from the Town of San Anselmo that requires that all work be done per California Construction Codes. The addition will change the appearance of the site, but the design will be attractive.

SECTION 5: The Town Council approves the Project subject to the following conditions of approval, which shall be printed on the first pages of the plans submitted for a building permit:

1. The project shall substantially conform with plans and materials prepared by Wittels Engineering dated February 26, 2020 and the Stormwater Management Plan dated June 1, 2020 (Sheet A1.2). The car deck shall be finished with a pervious surface and shall be limited to 20 feet in width.
2. The project shall be subject to the Standard Conditions of Approval in Exhibit A.
3. Demolition shall be less than 50% of the existing walls, foundation and roof as proposed, or a Conditional Use Permit shall be required. Demolition shall also be consistent with the demolition valuation calculation by the applicant. Staff will stop work at the project site if the demolition thresholds are exceeded and Planning Commission review is required.
4. Lot coverage is limited to 35% of the lot area. The building permit plans shall be updated to include any area of the proposed parking structure that is more than 3 feet above the existing grade as lot coverage. Building permit plans shall show existing/proposed/allowable lot coverage and floor area (limit 35%).
5. The note on the plans identifying "asphalt parking" at the southwest corner of the site shall be removed from the plans submitted for a building permit, as the Town will not approve or deny parking in this area, which is located partially off site and in an easement area.
6. The address for the Accessory Dwelling Unit shall be 35A Jordan.
7. The maintenance of the drainage facilities is the responsibility of the property owners. It is up to the property owners to determine how best to maintain the drainage swale and downstream pipes, so they convey the water properly.
8. Construction vehicles shall not park on Bungalow Avenue.

The foregoing Resolution was adopted at the regular meeting of the San Anselmo Town Council held on September 8, 2020, by the following vote:

AYES: Greene, Colbert, Wright, Fineman, Burdo
NOES: None
ABSENT: None
ABSTAIN: None



Ford Greene, Mayor

ATTEST:



Carla Kacmar, Town Clerk

EXHIBIT A

Town of San Anselmo

Standard Conditions of Planning Approval

1. All conditions of approval shall be included on the first sheet after the cover sheet of the construction drawings submitted for a building permit.
2. Except as otherwise noted in these conditions of approval, the plans submitted to the Building Department for plan check shall be identical to those approved by the Planning Commission or Planning Director. If any changes are made to the approved plans the applicant is responsible for clearly identifying all such changes and reviewing them with the Planning Department prior to submitting for a Building Permit or a revision to the Building and/or Grading Permit. All changes made to the Design Review Plans approved by the Planning Commission/Planning Director and the Building Permit construction document submittal must be clearly highlighted with a "bubble" or "cloud" on plans and marked with a "Delta 'P'" at the time of initial Building Permit submittal. A list describing in detail all such changes shall be submitted and attached to the plans. Any changes that have not been clouded on the plans and noted in a transmittal memo and explicitly approved by staff are not approved. Construction, demolition or grading that does not conform to the Planning Commission/Planning Director approval is not valid and shall be subject to stop work orders and may require removal.
3. Site landscaping shall be generally consistent with any approved landscape plan. Plans for any irrigation of the site shall be incorporated into the landscape plan. All planting shown on the approved plan shall be installed prior to occupancy. Upon the request of an applicant to receive a Temporary Certificate of Occupancy and at the discretion of the Planning Director, landscape installation may be guaranteed by posting a cash bond equal to 100% of the cost and installation of any landscape improvements. As required by San Anselmo Municipal Code Section 10-3.604 "Landscape Maintenance," all landscaping shall be maintained in a healthy condition in accordance with approved landscaping plans.
4. Acceptance of the construction drawings and specifications does not release the applicant and owner from correction of mistakes, errors, or omissions contained therein. If, during the course of construction, the public interest requires a modification or a departure from these accepted plans, the Town shall have the authority to require such modifications or departure and specify the manner in which the same is to be made.
5. The applicants and/or owners shall defend, indemnify, and hold the Town harmless along with the Town Council and Town boards, commissions, agents, officers, employees, and consultants from any claim, action, or proceeding ("action") against the Town, its boards, commissions, agents, officers, employees, and consultants attacking or seeking to set aside, declare void, or annul the approval(s) of the project or alleging any other liability or damages based upon, caused by, or related to the approval of the project. The Town shall promptly

notify the applicants and/or owners of any action. The Town, in its sole discretion, may tender the defense of the action to the applicants and/or owners or the Town may defend the action with attorneys of the Town's choice, with all attorneys fees and litigation costs incurred by the Town in either case paid for by the applicant and/or owners.

Planning Department Standard Conditions of Approval:

6. This approval shall be final either 10 calendar days following the date of action by the Planning Director, Planning Commission, or Town Council, whichever is last. This approval is effective from the date of approval until the building permit is issued and shall expire one year after approval should a building permit not be issued. If building permits are issued during the effective life of the approval, the expiration date of the approval shall be automatically extended to concur with the expiration date of the building permit. The approval may be renewed once by the Planning Director for one year if the applicant submits a written statement to the Planning Director showing good cause prior to expiration of the application.
7. Prior to issuance of a building permit, the applicants shall reimburse the Town for any known unpaid costs associated with the project, including work done by consultants and the Town Attorney. Prior to project final the applicants shall reimburse the Town for any other unpaid costs associated with the project, including work done by consultants and the Town Attorney.
8. The light source for all exterior lighting fixtures shall be shielded from adjacent properties. Cut sheets for all exterior lighting shall be submitted as part of the building permit. Lighting shall be designed to focus the light onto only the areas necessary to be illuminated and minimize overflow of lighting off-site. Exterior lighting shall not include unnecessary illumination of building or site walls. Town staff will review compliance with this condition after installation of the lighting and reserves the right to require adjustment or elimination of lighting that violates this condition.

Department of Public Works Standard Conditions of Approval:

9. For all improvements within the public right of way, the applicant shall submit plans to adequately describe the work. Plans shall include but not be limited to drainage details, cross-sections, driveway/roadway grades and utility locations as necessary.
10. The project shall comply with the Town of San Anselmo Urban Runoff Pollution Prevention Ordinance. If the project paves or otherwise creates more than 150 square feet of impervious surface, a Flatwork Permit is required from the Public Works Department. In addition to the site design measures and Flatwork Permit required for small projects, new and redeveloped projects that create or replace more than 500 square feet of impervious surface may require bioretention or permanent stormwater controls designed to remove sediment and other pollutants and to mimic the pre-project site hydrology by controlling the flow rates and/or the volume of stormwater runoff from the project's added and/or replaced impervious surfaces and a Stormwater Control Plan (SCP) (San Anselmo Municipal Code Section 5-8.11).

11. Appropriate Best Management Practices (BMPs) shall be implemented to prevent the discharge of construction wastes or contaminants from construction materials, tools, and equipment from entering storm drains or watercourses. Plans for adequate BMPs to be installed, implemented, and maintained during construction and after final stabilization shall be submitted with the building permit application. The combination of BMPs used, and their execution in the field, must be customized to each site using up-to-date standards and practices. The Town will provide references to current guidance manuals and BMP information on request. (San Anselmo Municipal Code Section 5-8.10)
12. The Director of Public Works may require dedication of street rights-of-way or improvements. No permit for the development of any parcel of land abutting a public street shall be issued until the Director certifies that frontage improvements in accordance with the current Town specifications in use by the Department of Public Works and at the location prescribed by the Town Engineer in accordance with the Streets and Highways Plan of the Town: 1.) have been installed at no cost to the Town; or 2.) will be installed as a part of the development and prior to occupancy; or 3.) that in lieu of the improvements the applicant has deposited the estimated cost of the improvements with the Town. (San Anselmo Municipal Code Section 7-10.101)
13. Any improvements, public or private, damaged during construction shall be replaced; by the applicant, in-kind or with new improvements. All cracked, broken, or uplifted sidewalk, driveway and/or curb and gutter fronting the property shall be replaced. Applicant shall coordinate with the Department of Public Works prior to the start of the project improvements to identify the extents and limits of replacement.
14. All construction materials, debris and equipment shall be stored on site. If that is not physically possible, an encroachment permit shall be obtained from the Department of Public Works prior to placing any construction materials, debris, debris boxes or unlicensed equipment in the right-of-way. A minimum of 12' passable auto traffic clearance (paved travel way) shall be maintained at all times along the roadway. The placing of portable restroom facilities in the Town right-of-way will not be permitted unless there is not an appropriate location on the subject property and Public Works approves placement in the right of way.
15. If a permeable paving system is to be used as a part of the site development strategy, the analysis shall include but not be limited to the following:
 - a. For drainage purposes, the underlying intent, either retention or detention, shall be fully quantified. If retention is to be used, a soils report, including percolation of the soils shall be submitted as a part of the plans. If detention is to be used, peak runoff quantities, storage capacity of the system, discharge rates, discharge points, impacts to existing facilities etc. shall be included. For small to medium projects, the Town and County prescriptive method outlined in the Homeowner's Guide to Stormwater Management may be used if approved by Public Works.
 - b. The structural adequacy of the system that accommodates vehicle loading including emergency response vehicles (i.e. fire trucks) if the access to be designated for that

- c. Provisions for ongoing maintenance of the pavers shall be included in the submittal package.
16. Drainage improvements shall implement Low Impact Development standards, including but not limited to:
- a. No increase in stormwater runoff as compared to existing conditions
 - b. Maintain natural drainage patterns
 - c. No concentration of flows, allowing drainage to flow naturally and to percolate and mimic existing and sheet flow conditions.
 - d. Rock rip-rap outfalls shall be located as far from property lines as possible and shall be designed to mimic existing drainage conditions (i.e. sheet flow, velocity dissipater, etc.)
 - e. All stormwater runoff lines (such as building downspout lines, landscape drain lines, etc.) must be discharged in a manner that conforms to the current stormwater discharge practices in Marin County and as outlined in the Town's Homeowner's Guide to Stormwater Management on the Town website.
17. A Construction Management Plan, (CMP) shall be submitted to the Town as part of the Building Permit and/or Grading Permit and shall be incorporated into the plans. This plan shall be a binding document. Failure to adhere to the plan may result in a "Stop Work Notice" being placed on the project. An electronic copy of the APPROVED CMP shall be submitted to the Town and may be posted to the Town's website. This plan shall be updated as project conditions warrant. Updates to the plan shall be provided to the Town for review and approval. The CMP shall include but not be limited to:
- a. Work schedule (start of construction date, road or lane closure intent/dates, important milestones and proposed final dates).
 - b. A video of the right of way in front of and adjacent to the property and the haul route as required by Public Works before any work commences.
 - c. Construction Hours-Construction hours may be changed before or during construction as needed and determined by Public Works.
 - d. Construction Waste Management Plan
 - e. Staging/storage type and location
 - f. Travel routes and turn-around locations
 - g. Road and/or lane closures (Applicant to provide information on how many anticipated road closures, and the reasons for each road closure).
 - h. Worker auto parking space locations/construction parking
 - i. Phasing (if applicable)
 - j. If construction improvements are in areas of steep slopes, the Contractor shall provide safe temporary hard surface stair access to the improvements. This access shall be shown on the CMP.

The CMP may be more stringent if the project is located close to schools or in impacted neighborhoods. A CMP may be required to be modified if a neighborhood becomes

"impacted" during the construction. Impacted neighborhoods are defined as areas in geographic proximity (i.e. using the same streets for access) with a significant number of simultaneous construction projects.

Delivery times shall be determined at the time of Building Permit review and included on the Construction Management Plan sign.

A **24 inch by 36-inch weatherproof copy** of the approved Construction Management Plan shall be posted on the site as part of a job site sign and located so as to be clearly readable from the public right-of-way. In addition to the approved Construction Management Plan, the sign shall include the following information:

- a. Address of the project site.
- b. Permitted hours of construction and of deliveries/off-haul.
- c. Name, e-mail address and direct phone number of the General Contractor.
- d. Name, e-mail address and direct phone number of the person responsible for managing the project.
- e. Name and direct phone number of the party to call in case of an emergency.
- f. Town of San Anselmo Building Department.

Building Department – Standard Conditions of Approval:

18. All construction shall comply with the California Building Code, Plumbing Code, Electrical Code, and Mechanical Code, and other applicable Title 24 Codes in effect at the time of building permit submittal.
19. It is the responsibility of the designer(s) to ensure that all of the above Title 24 codes, as well as any applicable San Anselmo Municipal Codes are incorporated into the design.
20. The hours of construction activity shall be limited to 7:00 a.m. to 7:00 p.m. Monday through Friday, 9:00 a.m. to 5:00 p.m. on Saturdays and 12:00 p.m. to 5:00 p.m. on Sundays. These hours may be changed as required by Public Works or Building.
21. A mechanical permit is required for any exterior mechanical equipment. Prior to the issuance of a mechanical or building permit for mechanical equipment, the applicant shall provide adequate information, reports and data to the Building Department demonstrating that the noise level from any exterior mechanical equipment or exterior vents, when measured at the property line boundary, complies with Town Noise Ordinance decibel limits.
22. All portions of the job site shall be maintained in an organized and professional condition. All trash, debris, construction scraps and broken/deteriorated machinery shall be removed from the site by the end of each week. If off loaded construction materials are not used within 2 weeks, they shall be screened from public view. All sidewalks, driveways and public/private roadways fronting the subject site shall be broom cleaned at the end of each business day.
23. Prior to issuance of a building permit, a Construction Sign shall be posted in a location where

the sign is clearly readable from the public right-of-way. The sign shall be 9 to 12 square feet in size (for example, 3' by 3' or 3' by 4'). Information on the sign shall include:

- a. Address of site.
- b. Permitted hours of construction.
- c. Name, address, and phone number of the contractor.
- d. Name and phone number of the person responsible for the project.
- e. Name and phone number of the private party to call in case of an emergency.
- f. Requirement that workers carpool to the site.
- g. The phone number of the Town of San Anselmo Building Department.

24. **A Pre-Construction Meeting is required.** Prior to initiation of any work on the proposed project, the applicant shall arrange a pre-construction meeting that shall be attended by Town of San Anselmo staff, the owner, general contractor, and sub-contractors responsible for demolition, foundation and excavations, framing, roofing and major deliveries to review these conditions of approval, permitted hours of operation, etc. Staff may require additional subcontractors depending on project scope. The general contractor is responsible for ensuring that all contractors adhere to the Construction Management Plan and all Conditions of Project Approval and Conditions of all permits (Building, Grading, Encroachment, etc.).

25. All required construction signage and any required tree-protection shall be posted and available for Town inspection at the time of the Pre-construction meeting. If these measures are not in place at the time of the pre-construction meeting, a re-inspection fee will be required and issuance of building permit will be delayed.

26. Any project within a Special Flood Hazard Area shall comply with the standards of construction and standards for utilities in San Anselmo Municipal Code Title 7, Chapter 11.

27. All electrical and communication service laterals, including those for cable television service, to any new building or structure or building or structure undergoing a substantial improvement as defined by California Building Code Chapter 2 shall be placed underground from the main service equipment within the building or structure to a location designated by the supplying utility in accordance with the supplying utility's applicable rules, regulations and tariffs on file with the Public Utilities Commission of the State or other competent jurisdiction. The Building Official may grant an exception to this condition when it is found that the undergrounding of the utility service laterals will cause an unnecessary hardship or results inconsistent with the intent of San Anselmo Municipal Code Title 9, Chapter 4. (SAMC Sec. 9-4.01-9.4.03)

28. Every building shall be numbered by placing the appropriate number on or adjacent to the main entrance to the building so as to be readily seen from the street. Address numbers must be Arabic numerals or alphabetical letters with a minimum stroke width of one-half inch. Numbers on residential buildings shall be self-illuminated, internally-illuminated or placed adjacent to a light which is controlled by a photocell and switched only by a breaker so it will

remain illuminated all night. Building numbers shall be a color that clearly contrasts with the color of the background upon which they are placed. Residential building numbers shall be not less than four inches in height and non-residential /commercial building numbers shall be not less than six inches in height. All numbers shall be of proportionate width to the height, shall be made of permanent material, and shall be placed in a manner as to not be easily defaced or removed. (San Anselmo Municipal Code Sections 9-5.03 and 9-5.06).

29. Building plans shall include a green building program description and completed checklist that demonstrate the project shall comply with the applicable Green Building Standards adopted by the Town Council including the green building rating system(s); minimum compliance thresholds; and methods for verification of compliance with the adopted standards. The checklist shall be incorporated onto a separate full-sized plan sheet included with the building plans. A qualified green building rater, if required, shall provide evidence that the project, as indicated by the project plans and green building program description, will achieve the applicable Green Building Standards prior to issuance of a building permit. The green building rating system in effect at the time of building permit submittal shall be that which is applicable to the development project throughout the project construction. During the construction process, alternate green building measures may be substituted, provided that the qualified green building rater or applicable individual provides documentation of the proposed change and the project's continued ability to achieve the Green Building Standards to the Chief Building Official. Prior to final building inspection and occupancy, a qualified green building rater, if required, shall provide evidence that project construction has achieved the required compliance. Where certification through GreenPoint Rated or Leadership in Energy and Environmental Design (LEED) is required and such certification is only available subsequent to occupancy of the completed building, the applicant shall provide documentation of such certification within one (1) year of the date of the final building inspection for the project. (San Anselmo Municipal Code Section 9-19.040)
30. The applicant shall submit a Construction and Demolition Diversion Report to the Building Department prior to final inspection of the project and granting of occupancy. Prior to obtaining any final inspection and grant of occupancy from the Building Department, the person who has obtained a building permit shall pay an Avoided Disposal Regulatory Fee if the Building Official determines that the applicant has not satisfied the diversion requirements. (San Anselmo Municipal Code Section 9-20.02)
31. All permits and/or inspection fees required shall be paid in full prior to final occupancy being granted.

Fire Dept. Standard Conditions of Approval:

32. The project shall comply with the Ross Valley Fire Department Plan Review memorandum for the project. The memo details items required for compliance and required inspections.
33. Final occupancy approval shall not be granted by the Fire Department unless all conditions have been met.

34. Fire Department and Town personnel shall be granted access to private driveways and private roadways in order to enforce applicable ordinances related to fire codes, municipal and penal codes pertaining to maintaining road access for emergency vehicles.

Ross Valley Sanitary District – Standard Conditions of Approval:

35. The project shall comply with all requirements of the Ross Valley Sanitary District prior to project final. Any private sewer lateral may be required to be tested, repaired or replaced prior to project final. Evidence of compliance shall be submitted to the Building Department prior to project final.

Marin Municipal Water District – Standard Conditions of Approval:

36. The applicant shall comply with all requirements of the Marin Municipal Water District (MMWD) for water service prior to project final including compliance with all indoor and outdoor requirements of MMWD District Code Title 13 – Water Conservation.
37. All landscape and irrigation plans must be designed in accordance with the most current Marin Municipal Water District (MMWD) landscape requirements. New construction and rehabilitated (renovations or changes made to sites with an existing irrigation system) landscape projects will be affected by these requirements if the altered landscape area is greater than 500 square feet. The Code requires a landscape plan, an irrigation plan, and a grading plan. Evidence of compliance (compliance letter or exemption) shall be submitted to the Building Department as part of the building permit review process. Any question regarding the MMWD's current water conservation and landscape Ordinance should be directed to (415) 945-1497 or plancheck@marinwater.org.
38. Indoor plumbing fixtures must meet specific efficiency requirements.
39. Installation of a gray water recycling system is required for all projects that require installation of new water service and existing structures undergoing "substantial remodel" that necessitates an enlarged water service in compliance with MMWD Ordinance No. 429.
40. Backflow protection may be required as a condition of water service.
41. Prior to project final inspection, the applicant shall provide evidence to the Town Building Department that the project has received final approval (or is exempt from review) from the following three MMWD departments: Water Efficient Landscaping, Engineering, and Backflow Prevention.

END OF STANDARD CONDITIONS OF APPROVAL