



**MARIN
WATER**

Considerations of Landscape Restrictions for New Connections During Drought Conditions

April 16, 2021



Overview

- Summary of new connections
- Landscape restriction approaches for new connections

Summary of New Connections

Calendar Year	Number of New Connections to Water System
2018	46
2019	36
2020	26

Pending New Development Projects

Name	Location	Description
Talus Preserve	Erin Drive, San Rafael	<ul style="list-style-type: none">• 28 single family units
Merrydale Townhomes	350 Merrydale, San Rafael	<ul style="list-style-type: none">• 45 townhomes (9 Below Market Rate units)
BioMarin-Whistlestop-Eden Housing	999 3 rd Street, San Rafael	<ul style="list-style-type: none">• Mixed use redevelopment• 67 affordable units for seniors

Landscape Restriction Approaches for New Connections

Option 1: Status Quo

Maintain current Landscape Plan Review requirements

- Approx 25% of landscape area can be high water use plant material on residential sites and ~14% on commercial sites.
- Common for only front yards submitted for plan review

Note: Installation of all new landscaping are prohibited until drought restrictions are lifted (if adopted on 4/20)



Option 2: Limit Turf Area

- **Turf Provisions:** Turf installation is prohibited in new residential front yards and is limited to a maximum of 25 percent of the landscape area in backyards. Except for schools and parks, the use of turf is prohibited in new non-residential development.

Option 3: Prohibit Non-Functional Turf

- **Non-Functional Turf:** The district will not serve and customers shall not use potable water for Non-Functional Turf.
- **Functional Turf:** Irrigated lawn grass area that provides a recreational benefit to the community and is: 1,500 contiguous square feet or greater, more than 30 feet in all dimensions, located at least 10 feet from a street, installed on slopes less than 25 percent, and not installed within street medians, along streetscapes or at the front of entryways to commercial sites, neighborhoods or subdivisions. (Las Vegas Valley Water District)

Option 4: Moratorium

- Suspend installation of new service connections
- Water Shortage Emergency Declaration allows for enactment (if adopted on 4/20)

Summary of Options

Option 1: Status Quo	Option 2: Limit Turf Area	Option 3: Prohibit Non-Functional Turf	Option 4: Moratorium
25% of <i>submitted</i> residential landscape area can be high water use plants	No front yard turf; back yards turf limited to 25% landscape area	No new non-functional turf installations	Suspend new service connections until drought conditions are lifted
14% of <i>submitted</i> commercial landscape area can be high water use plants	No turf in non-residential developments; Schools and parks can have turf	Functional turf allowed with specific parameters.	

Next Steps

- Develop policy based on feedback from Board
- Bring staff recommendation back to Board for formal consideration

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