



Town of Tiburon
Community Development Department
1505 Tiburon Boulevard, Tiburon, CA 94920
PHONE: (415)-435-7390/FAX: (415)-435-2438
www.townoftiburon.org

WATER EFFICIENT LANDSCAPE REQUIREMENTS

Tiburon Municipal Code Title IV, Chapter 13E

Introduction

The Town of Tiburon has adopted Marin Municipal Water District's (MMWD) Water Conservation Ordinance 430, which added, amended, and repealed certain sections of MMWD's Title 13 Water Code. The revisions were necessary to further meet conservation measures within the District's service area, as well as meet California Green Building Standards, improve the effectiveness of the District's water waste prevention program, and increase efficiency standards.

What is required?

The Town's ordinance adopts by reference Marin Municipal Water District regulations regarding water efficient landscapes, and designates MMWD to implement, enforce, and monitor the provisions of the ordinance.

For projects subject to the water efficient landscape regulations, applicants to the Town will be required to submit landscape and irrigation plans directly to MMWD for review before filing a building permit application with the Town. MMWD will not review private project plans forwarded from the Town; applicants must file plans directly with MMWD and may be required to pay a plan review fee. The Town will not issue a building permit for an applicable project, until it receives plans that are stamped and signed by MMWD, indicating either compliance or compliance subject to specified conditions, with the provisions of MMWD's water efficient landscape regulations (currently set forth in MMWD Ordinance No. 430).

Projects subject to the water efficient landscape regulations are as follows:

- (1) New construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review; and
- (2) Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,000 square feet requiring a building or landscape permit, plan check or design review; and
- (3) Any project with an aggregate landscape area of less than 1,000 square feet requiring a building or landscape permit, plan check, or design review shall comply with the performance requirements of the ordinance or conform to the prescriptive measures contained therein.

When a project does not require Design Review, but does require a Building Permit and/or Grading Permit, the applicant will be responsible for providing approval from MMWD confirming compliance with its water efficient landscape regulations prior to issuance of the building and/or grading permit.

Process

For applicable projects, applicants to the Town will be required to submit landscape plans in compliance with MMWD Ordinance 430. Design Review permit approvals shall include a condition of approval which states the following:

The final landscape and irrigation plans must comply with the current water efficient landscape requirements of MMWD and are subject to the following:

- a. The construction plans submitted to the Town for the issuance of a building permit/grading permit must be pre-approved by MMWD with the submitted plans stamped as approved by MMWD.*
- b. The building permit application must be accompanied by a letter from MMWD approving the landscape and irrigation plans.*
- c. If the MMWD-approved plans substantially differ from the Town-approved plans, these differences may require additional review through the Town's design review permit process and/or a revision to the Town's permit.*
- d. The applicant is responsible for contacting MMWD for all inspections, approval and sign-off on landscape and irrigation installation. Upon approval, MMWD shall issue a Certificate of Completion, which must be submitted to the Planning Division before building permit final sign-off or a Certificate of Occupancy is issued by the Tiburon Community Development Department.*

Inspections

MMWD is responsible for inspecting and approving all landscape and irrigation installed for applicable projects, prior to project /occupancy final. Once construction is complete, the applicant will be required to have a representative from MMWD inspect the project for conformance with the plans that were submitted and approved by MMWD.

In order to receive a project/occupancy final from the Town, the applicant will be required to submit a Certificate of Completion from MMWD demonstrating finalization of the landscaping in conformance with MMWD regulations.

Questions

For questions regarding MMWD's water-efficient landscape regulations or plan review requirements, please call (415) 945-1497 or visit www.marinwater.org.

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