



101 Lucas Valley Road, Suite 300  
 San Rafael, CA 94903  
 Tel.: 415-472-1734  
 Fax: 415-499-7715  
 www.LGVSD.org

**MANAGEMENT TEAM**  
 General Manager, Curtis Paxton  
 Plant Operations, Mel Liebmann  
 Collections/Safety/Maintenance, Greg Pease  
 Engineering, Michael P. Cortez  
 Administrative Services, Dale McDonald

**DISTRICT BOARD**  
 Megan Clark  
 Ronald Ford  
 Craig K. Murray  
 Gary E. Robards  
 Crystal J. Yezman

The Mission of the Las Gallinas Valley Sanitary District is to protect public health and our environment, providing effective wastewater collection, treatment, and resource recovery.

## BOARD MEETING AGENDA

**May 2, 2024**

**MATERIALS RELATED TO ITEMS ON THIS AGENDA ARE AVAILABLE FOR PUBLIC INSPECTION DURING NORMAL BUSINESS HOURS AT THE DISTRICT OFFICE, 101 LUCAS VALLEY ROAD, SUITE 300, SAN RAFAEL, OR ON THE DISTRICT WEBSITE [WWW.LGVSD.ORG](http://WWW.LGVSD.ORG)**

Estimated Time

4:00 PM

**OPEN SESSION:**

**1. PUBLIC COMMENT**

This portion of the meeting is reserved for people desiring to address the Board on matters not on the agenda and within the jurisdiction of the Las Gallinas Valley Sanitary District. Presentations are generally limited to three minutes. All matters requiring a response will be referred to staff for reply in writing and/or placed on a future meeting agenda. Please contact the General Manager before the meeting.

4:05 PM

**2. APPOINTMENT TO FILL THE VACANCY ON THE BOARD OF DIRECTORS PURSUANT TO GOV. CODE SEC.1780/BOARD POLICY B-90**

Board to continue deliberations on the Board Director Vacancy.

4:20 PM

**3. CONSENT CALENDAR:**

These items are considered routine and will be enacted, approved or adopted by one motion unless a request for removal for discussion or explanation is received from the staff or the Board.

- A. Approve the Board Minutes for April 17 and April 18, 2024
- B. Receive and Ratify the May 2, 2024 Warrant Check Register
- C. Approve Murray attending the Residuals and Biosolids Conference June 18-21 in Oklahoma City
- D. Approve Murray attending the CASA Annual Conference July 31-Aug 2 in Monterey
- E. Approve Yezman attending the CASA Annual Conference July 31-Aug 2 in Monterey
- F. Approve Proposing an Election Resolution 2024-2327

Possible expenditure of funds: Yes, Items B through E.

Staff recommendation: Adopt Consent Calendar – Items A through F.

4:30 PM

**4. INFORMATION ITEMS:**

STAFF/CONSULTANT REPORTS:

1. General Manager's Report – verbal
2. Collections/Safety/Maintenance Department Report – written
3. Operations Department Report – written
4. Solar Project Update – verbal

5:30 PM

**5. BOARD MEMBER REPORTS:**

1. CLARK

- a. NBWA Board Committee, Operations Control Centers Ad Hoc Committee, Fleet Management Ad Hoc Committee, FutureSense Ad Hoc Committee, CASA Workforce Committee, Other Reports

2. MURRAY

- a. Marin LAFCo, Flood Zone 6, Biosolids Ad Hoc Committee, CASA Energy Committee, Development Ad Hoc Committee, San Francisco Bay Trail Ad Hoc Committee, Other Reports

3. ROBARDS

- a. Gallinas Watershed Council/Miller Creek, Engineering Ad Hoc Committee re: STPURWE, McInnis Marsh Ad Hoc Committee, Development Ad Hoc Committee, FutureSense Ad Hoc Committee, Other Reports

4. YEZMAN

- a. Flood Zone 7, CSRMA, Ad Hoc Engineering Committee re: STPURWE, Marin Special Districts, Biosolids Ad Hoc Committee, Other Reports

5:40 PM

**6. BOARD REQUESTS:**

- A. Board Meeting Attendance Requests – Verbal
- B. Board Agenda Item Requests – Verbal

5:45 PM

**7. VARIOUS INDUSTRY RELATED ARTICLES**

5:50 PM

**CLOSED SESSION:**

**8. CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.8**

**CONFERENCE WITH REAL PROPERTY NEGOTIATOR** – Two items: 1) First Property: McPhail Site (APNs 180-151-18, 180-161-10, and 180-161-09) McPhail: Approximately 9.76 acres of land (APNs 180-151-18, 180-161-10, & 180-161-09), located at 1565 Vendola Drive, San Rafael, in the County of Marin (unincorporated), that served as the location of the former McPhail Elementary School, which consists of vacant land and secured structures ("McPhail Site"). Agency negotiator: Curtis Paxton, General Manager. Negotiating parties: San Rafael City Elementary School District. Under negotiation: Instruction to negotiator will concern both price and terms of payment.

2) Second Property: Old Gallinas Site (APN 180-123-01) : Approximately 7.9 acres of developed land (APN 180-123-01), located at 251 N. San Pedro Road, San Rafael, in the County of Marin (unincorporated), consisting of classroom buildings and athletic field ("Old Gallinas Site"). Agency negotiator: Curtis Paxton, General Manager. Negotiating parties: San Rafael City Elementary School District. Under negotiation: Instruction to negotiator will concern both price and terms of payment.

6:20 PM

**9. ADJOURNMENT**

**FUTURE BOARD MEETING DATES: MAY 6, MAY 16 AND JUNE 6, 2024**

AGENDA APPROVED:	Craig K. Murray, President	Patrick Richardson, Legal Counsel
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**CERTIFICATION:** I, Teresa Lerch, Board Secretary of the Las Gallinas Valley Sanitary District, hereby declare under penalty of perjury that on or before April 29, 2024 4:00 pm I posted the Agenda for the Board Meeting of said Board to be held on May 2, 2024, at the District Office, located at 101 Lucas Valley Road, Suite 300, San Rafael, CA.

DATED: April 25, 2024



Teresa Lerch  
Board Secretary

The Board of the Las Gallinas Valley Sanitary District meets regularly on the first and third Thursday of each month. The District may also schedule additional special meetings for the purpose of completing unfinished business and/or study sessions. Regular meetings are held at the District Office, 101 Lucas Valley Road, Suite 300, San Rafael, CA.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the District at (415) 472-1734 at least 24 hours prior to the meeting. Notification prior to the meeting will enable the District to make reasonable accommodation to help ensure accessibility to this meeting.

## AGENDA ITEM 1

**5/2/2024**

### **PUBLIC COMMENT**

**This portion of the meeting is reserved for persons desiring to address the Board on matters not on the agenda and within the jurisdiction of the Las Gallinas Valley Sanitary District. Presentations are generally limited to three minutes. All matters requiring a response will be referred to staff for reply in writing and/or placed on a future meeting agenda. Please contact the General Manager before the meeting.**

**5/2/2024**

**APPOINTMENT TO FILL THE VACANCY ON THE BOARD OF DIRECTORS**

- Separate Item to be distributed at Board Meeting
- Separate Item to be distributed prior to Board Meeting
- Discussion

## MEETING MINUTES OF APRIL 17, 2024

THE BOARD OF DIRECTORS AND STAFF OF THE LAS GALLINAS VALLEY SANITARY DISTRICT MET IN OPEN SESSION ON APRIL 17, 2024 AT 4:02 PM AT THE DISTRICT OFFICE, 101 LUCAS VALLEY ROAD, SUITE 300, SAN RAFAEL, CALIFORNIA.

**BOARD MEMBERS PRESENT:** Megan Clark, Craig Murra, Gary Robards and Crystal Yezman

**BOARD MEMBERS ABSENT:** None.

**STAFF PRESENT:** Curtis Paxton, General Manager; Teresa Lerch, Board Secretary;

**OTHERS PRESENT:** Patrick Richardson, District Counsel

**ANNOUNCEMENT:** President Murray said that the agenda had been posted as evidenced by the certification on file in accordance with the law

1. **PUBLIC COMMENT:** None

2. **BOARD APPLICATION REVIEW AND DISCUSSION**

The Board reviewed the applications submitted and selected their interview questions. Discussion ensued.

3. **BOARD MEMBER APPLICANT INTERVIEWS**

The Board conducted interviews based upon submitted applications to fill the vacancy on the Board in accordance with Government Code 1780. The candidates were interviewed in the order as follows:

1. Rosemary A. Bruckner
2. Barry Nitzberg
3. Nicholas Lavrov

Following the interviews, the Board began deliberations in order to appoint a person to fill a vacant position on the Board. Discussion ensued.

The Board is still deliberating the appointment and will make the appointment at the May 2, 2024 Board meeting.

4. **ADJOURNMENT:**

**ACTION:**

Board approved (M/S Yezman/Robards 4-0-0-0) the adjournment of the meeting at 6:40 PM

AYES: Clark, Ford, Murray and Yezman.

NOES: None.

ABSENT: None

ABSTAIN: None.

The next Board Meeting is scheduled April 18, 2024 4:00 PM at the District office.

ATTEST:

\_\_\_\_\_  
Teresa Lerch, Board Secretary

APPROVED:

\_\_\_\_\_  
Gary E. Robards, Vice President

SEAL

## MEETING MINUTES OF APRIL 18, 2024

THE BOARD OF DIRECTORS AND STAFF OF THE LAS GALLINAS VALLEY SANITARY DISTRICT MET IN OPEN SESSION AT 4:00 P.M. AT THE DISTRICT OFFICE, 101 LUCAS VALLEY ROAD, SUITE 300 CONFERENCE ROOM, SAN RAFAEL, CA. 94903

**BOARD MEMBERS PRESENT:** Megan Clark, Craig Murray, Gary Robards and Crystal Yezman

**BOARD MEMBERS ABSENT:** None

**STAFF PRESENT:** Curtis Paxton, General Manager; Teresa Lerch, Board Secretary; Dale McDonald, District Treasurer, Mike Cortez, District Engineer; Mel Liebmann, Plant Manager;

**OTHERS PRESENT:** Patrick Richardson, District Counsel;

**ANNOUNCEMENT:** President Murray announced that the agenda had been posted as evidenced by the certification on file in accordance with the law.

- 1. PUBLIC COMMENT:** Fani Danadjieva Hansen of Danadjieva Hansen Architects Inc. spoke to the Board and gave the Board a handout.
- 2. APPOINTMENT TO FILL THE VACANCY ON THE BOARD OF DIRECTORS PURSUANT TO GOV CODE SEC. 1780/BOARD POLICY B-90 AND ADMINISTER OATH OF OFFICE**  
District Counsel Richardson gave the Board an update on the Board of Directors vacancy.

### CLOSED SESSION:

#### ACTION:

THE BOARD OF DIRECTORS OF THE LAS GALLINAS VALLEY SANITARY DISTRICT ADJOURNED TO CLOSED SESSION ON APRIL 18, 2024, AT 4:07 P.M. AT THE DISTRICT OFFICE, 101 LUCAS VALLEY ROAD, SUITE 300, CONFERENCE ROOM, SAN RAFAEL, CALIFORNIA.

Lerch, Liebmann and McDonald left the meeting at 4:07 pm.

- 3. CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54956.8**  
**CONFERENCE WITH REAL PROPERTY NEGOTIATOR** – Two items: 1) First Property: McPhail Site (APNs 180-151-18, 180-161-10, and 180-161-09) McPhail: Approximately 9.76 acres of land (APNs 180-151-18, 180-161-10, & 180-161-09), located at 1565 Vendola Drive, San Rafael, in the County of Marin (unincorporated), that served as the location of the former McPhail Elementary School, which consists of vacant land and secured structures ("McPhail Site"). Agency negotiator: Curtis Paxton, General Manager. Negotiating parties: San Rafael City Elementary School District. Under negotiation: Instruction to negotiator will concern both price and terms of payment.  
2) Second Property: Old Gallinas Site (APN 180-123-01) : Approximately 7.9 acres of developed land (APN 180-123-01), located at 251 N. San Pedro Road, San Rafael, in the County of Marin (unincorporated), consisting of classroom buildings and athletic field ("Old Gallinas Site"). Agency negotiator: Curtis Paxton, General Manager. Negotiating parties: San Rafael City Elementary School District. Under negotiation: Instruction to negotiator will concern both price and terms of payment.



**ADJOURNMENT:**

**ACTION:**

The Board of Directors of the Las Gallinas Valley Sanitary District reconvened the Regular Session on April 18, 2024 at 5:02 p.m.

**BOARD MEMBERS PRESENT:** Megan Clark, Ron Ford, Craig Murray and Crystal Yezman

**STAFF PRESENT:** Curtis Paxton, General Manager, Teresa Lerch, Board Secretary; Dale McDonald, District Treasurer; Mel Liebmann, Plant Manager;

**OTHERS PRESENT:** Patrick Richardson, District Counsel;

**PUBLIC COMMENT:** None.

**REPORT ON CLOSED SESSION:** President Murray reported that there was nothing to report.

**4. CONSENT CALENDAR:**

These items are considered routine and will be enacted, approved, or adopted by one motion unless a request for removal for discussion or explanation is received from the staff or the Board.

- A. Approve the Board Minutes for April 4, 2024
- B. Approve the Warrant List for April 18, 2024
- C. Approve Board Compensation for March 2023
- D. Approve Murray attending webinar Using GIS for State and Local Government Asset Management on April 16, 2024
- E. Approve Murray attending the NBWA Conference on April 19 in Sonoma
- F. Approve Univar Solutions USA Contract Proposal for Furnishing Liquid Sodium Hypochlorite
- G. Approve Kemira Water Solutions Contract Proposal for Furnishing Liquid Ferric Chloride
- H. Approve Thatcher Company of California Contract Proposal for Furnishing Liquid Sodium Bisulfite
- I. Approve Order of Publication Ordinance 194

Items B,F,G and H were pulled for discussion.

**ACTION:**

Board approved (M/S Robards/Clark (4-0-0-0)) the Consent Calendar items A through I.

AYES: Clark, Murray, Robards and Yezman  
NOES: None.  
ABSENT: None.  
ABSTAIN: None.

**5. INFORMATION ITEMS:**

**STAFF / CONSULTANT REPORTS:**

- 1. General Manager's Report – Paxton reported.

**6. RESOLUTION 2024-2326 BOARD POLICY F-90-70**

The Board reviewed Resolution 2024-2326 and Board Policy F-90-70. Discussion ensued.

**ACTION:**

Board approved (M/S Robards/Yezman (4-0-0-0)) Resolution 2024-2326 updating Board Policy F-90-70, Disbursements.

AYES: Clark, Murray, Robards and Yezman  
NOES: None.  
ABSENT: None.  
ABSTAIN: None.

**7. BOARD REPORTS**

1. CLARK
  - a. NBWA Board Committee – verbal report
  - b. Operation Control Centers Ad Hoc Committee – no report
  - c. Fleet Management Ad Hoc Committee – no report
  - d. FutureSense Ad Hoc Committee – no report
  - e. CASA Workforce Committee – no report
  - f. Other Reports – no report
  
2. MURRAY
  - a. Marin LAFCO –no report
  - b. Flood Zone 6 – no report
  - c. CASA Energy Committee – no report
  - d. Biosolids Ad Hoc Committee – no report
  - e. Development Ad Hoc Committee – no report
  - f. SF Bay Trail Ad Hoc Committee – no report
  - g. Other Reports- no report
  
3. ROBARDS
  - a. Gallinas Watershed Council/Miller Creek – verbal report
  - b. STPURWE Engineering Ad Hoc Committee – no report
  - c. McInnis Marsh Ad Hoc Committee – no report
  - d. Development Ad Hoc Committee – no report
  - e. FutureSense Ad Hoc Committee – no report
  - f. Other Reports – no report
  
4. YEZMAN
  - a. Flood Zone 7– no report
  - b. CSRMA – no report
  - c. Marin Special District Association – no report
  - d. STPURWE Engineering Ad Hoc Committee – no report
  - e. Biosolids Ad Hoc Committee – no report
  - f. Other Reports– no report

**8. BOARD REQUESTS:**

- A. Board Meeting Attendance Requests – none.
- B. Board Agenda Item Requests – none.

**9. MISCELLANEOUS DISTRICT CORRESPONDENCE**

Discussion ensued.

**10. ADJOURNMENT:**

**ACTION:**

The board approved (Robards/Murray 4-0-0-0) the adjournment of the meeting at 5:50 p.m.

AYES: Clark, Murray, Robards and Yezman

NOES: None.

ABSENT: None.

ABSTAIN: None.

The next Board Meeting is scheduled for May 2, 2024 at 4:00 pm at the District office.

ATTEST:

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Teresa Lerch, Board Secretary

APPROVED:

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Gary E. Robards, Vice-President

**5/2/2024**

**RECEIVE AND RATIFY MAY 2, 2024 WARRANT CHECK REGISTER**

- Separate Item to be distributed at Board Meeting
- Separate Item to be distributed prior to Board Meeting
- Verbal Report
- Presentation

Residues + Biosolids

AGENDA ITEM 3C  
DATE May 2, 2024



**BOARD MEMBER CONFERENCE/  
MEETING/WEBINAR ATTENDANCE REQUEST**

Date: 4/18/24 Name: CRAIG K. MURRAY

I would like to attend the RESIDUALS + BIOSOLIDS CONFERENCE Meeting  
of WATER ENVIRONMENT FEDERATION

To be held on the 18<sup>th</sup> day of JUNE from 8 a.m. / p.m. to  
21 day of JUNE from 5 a.m. / p.m.  
to

Location of meeting: OKLAHOMA CITY

Actual meeting date(s): 6/18-21/24

Meeting Type: (In person/Webinar/Conference) CONFERENCE

Purpose of Meeting: UPDATES ON BIOSOLIDS INDUSTRY + TRULH

Meeting relevance to District: RESIDUALS + BIOSOLIDS INFORMATIONAL

Board Members to register for Webinars and Meetings

YES NO

Request assistance from Board Secretary to register for Conference only:

Board Directors to make their own Hotel Reservations and book their own transportation including airfare, taxi and/or shuttles.

Frequency of Meeting: 1x

Estimated Costs of Travel (if applicable): \$2,500.

Date submitted to Board Secretary: 4/18/24

Board approval obtained on Date: \_\_\_\_\_

Please submit this form to the Board Secretary no later than 1 week prior to the Board Meeting.

CASA

AGENDA ITEM 3D  
DATE May 2, 2024



**BOARD MEMBER CONFERENCE/  
MEETING/WEBINAR ATTENDANCE REQUEST**

Date: 4/18/24 Name: CRAIG K. MURRAY

I would like to attend the 69<sup>TH</sup> ANNUAL MEETING Meeting  
of CASA

To be held on the 31<sup>ST</sup> day of July from 8 a.m. / p.m. to  
2<sup>ND</sup> day of AUGUST from 5 a.m. / p.m.  
TO

Location of meeting: MONTEREY

Actual meeting date(s): 7/31 - 8/2/24

Meeting Type: (In person/Webinar/Conference) CONFERENCE

Purpose of Meeting: UPDATE ON STATEWIDE ISSUES

Meeting relevance to District: SANITARY MEMBER ASSOC. + UPDATES

Board Members to register for Webinars and Meetings

YES NO

Request assistance from Board Secretary to register for Conference only:

Board Directors to make their own Hotel Reservations and book their own transportation including airfare, taxi and/or shuttles.

Frequency of Meeting: 1x

Estimated Costs of Travel (if applicable): \$1,500.

Date submitted to Board Secretary: 4/18/24

Board approval obtained on Date: \_\_\_\_\_

Please submit this form to the Board Secretary no later than 1 week prior to the Board Meeting.

CASA

AGENDA ITEM 3E  
DATE May 2, 2024



**BOARD MEMBER CONFERENCE/  
MEETING/WEBINAR ATTENDANCE REQUEST**

Date: 4/16/24 Name: Crystal Kezman

I would like to attend the ~~CASA~~ 24 Annual Meeting  
of CASA

To be held on the 31 day of July from 8 a.m. / p.m. to  
2nd day of Aug from 5pm a.m. / p.m.

Location of meeting: Monterey

Actual meeting date(s): July 31 - Aug 2

Meeting Type: (In person/Webinar/Conference) Conference

Purpose of Meeting: an Assoc. of Sanitary Districts

Meeting relevance to District: Wastewater Topics

Board Members to register for Webinars and Meetings

Request assistance from Board Secretary to register for Conference only:  YES  NO

Board Directors to make their own Hotel Reservations and book their own transportation including airfare, taxi and/or shuttles.

Frequency of Meeting: 1x/yr

Estimated Costs of Travel (if applicable): \$1,500

Date submitted to Board Secretary: 4/16/24

Board approval obtained on Date: \_\_\_\_\_

Please submit this form to the Board Secretary no later than 1 week prior to the Board Meeting.



Item Number \_\_\_\_\_ 3F \_\_\_\_\_  
GM Review \_\_\_\_\_ CP \_\_\_\_\_

# Agenda Summary Report

To: Board of Directors  
From: Teri Lerch, District Secretary  
(415) 526-1510; tlerch@lgsd.org  
Mtg. Date: May 2, 2024  
Re: November 2024 Election – Resolution 2024-2327  
Item Type: Consent  X  Action \_\_\_\_\_ Information \_\_\_\_\_ Other \_\_\_\_\_  
Standard Contract: Yes \_\_\_\_\_ No \_\_\_\_\_ (See attached) Not Applicable  X  .

## STAFF RECOMMENDATION

Board to review and approve Resolution 2024-2327 – A Regularly Scheduled Election to Be Held in this Jurisdiction; Requesting the Board of Supervisors to Consolidate with Any other Election Conducted on Said Date, and Requesting Election Services by the Marin County Elections Department.

## BACKGROUND

Staff received the attached email from the County of Marin Registrar of Voters office regarding the November 2024 Election Notification for Districts. Directors Murray and Robards are up for re-election (4-year terms) as well as the 2-year term (Director Ford) Board vacancy. A Resolution requesting consolidation and elections services is required (see attached). A Confirmation of District boundaries and a Confirmation of the Current Roster are also required.

**Please note the nomination filing period for all candidates is July 15 through August 9.** Incumbents must file during this period. The candidate manual will not be ready until late June. It will be emailed to applicable Board members when available.

## PREVIOUS BOARD ACTION

Statewide General Election – November 8, 2022  
Director, Las Gallinas Valley Sanitary District Elected Term  
Megan Clark 2022 to 2026  
Ronald Ford (now vacant) 2022-2026  
Crystal J. Yeaman 2022-2026

## ENVIRONMENTAL REVIEW

N/A

## FISCAL IMPACT

Currently estimated at \$25,000.



**RESOLUTION NO. 2024-2327**

**LAS GALLINAS VALLEY SANITARY DISTRICT**

**A REGULARLY SCHEDULED ELECTION TO BE HELD IN THIS JURISDICTION;  
REQUESTING THE BOARD OF SUPERVISORS TO CONSOLIDATE WITH ANY  
OTHER ELECTION CONDUCTED ON SAID DATE, AND REQUESTING  
ELECTION SERVICES BY THE MARIN COUNTY ELECTIONS DEPARTMENT**

**RESOLVED**, by the Sanitary Board of the Las Gallinas Valley Sanitary District, Marin County, California, as follows:

**WHEREAS**, it is the determination of said governing body the regularly scheduled election to be held on the 5th day of November, 2024, at which election the issue to be presented to the voters shall be to elect the following members to the Board of Directors:

Number of Regular Term Positions (4-year)   2  

Number of Short Term Positions (2-year)   1  

**NOW, THEREFORE, BE IT RESOLVED**, pursuant to Elections Code §10002, the Board of Supervisors of the County of Marin is hereby requested to:

1) Consolidate said election with any other applicable election conducted on the same day in the manner prescribed in Elections Code §10418;

2) Authorize and direct the Elections Department at District expense, to provide all necessary election services and to canvass the results of said election.

Payment for the publication of a candidate’s statement of qualification is the responsibility of the Candidate.

\* \* \* \* \*

I hereby certify that the forgoing is a full, true and correct copy of a resolution duly and regularly passed and adopted by the Sanitary Board of the Las Gallinas Valley Sanitary District, Marin County, California, at a meeting thereof held on May 2, 2024, by the following vote of the members thereof:

AYES, and in favor thereof, Members:  
NOES, Members:  
ABSENT, Members:  
ABSTAIN, Members:

\_\_\_\_\_  
Teresa L. Lerch, District Secretary  
Las Gallinas Valley Sanitary District

APPROVED:

\_\_\_\_\_  
Craig K. Murray, Board President

(seal)

## Teresa Lerch

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**From:** Dan Miller <Dan.Miller@MarinCounty.gov>  
**Sent:** Wednesday, April 10, 2024 11:50 AM  
**Subject:** Nov 2024 Election Notice - Sanitary Districts  
**Attachments:** Measure Guide.pdf; Alto Sanitary District.pdf; Homestead Valley Sanitary District.pdf; Las Gallinas Valley Sanitary District.pdf; Novato Sanitary District.pdf; Richardson Bay Sanitary District.pdf; Sanitary District No. 5.pdf; Sausalito Marin City Sanitary District.pdf

Hello everyone!

Board member elections are scheduled to be held on **November 5, 2024**.

Attached are two documents for each district. Please complete your district documents and return to me by email no later than **June 28**.

Discrepancies of office terms must be addressed right away.

Also by **June 28**, please deliver your resolution calling the election that:

1. requests consolidation with the statewide election;
2. lists the offices to be voted upon;
3. acknowledges reimbursement to the county for the services rendered;
4. acknowledges that the election will be held and conducted in the manner prescribed in Section 10418.

The pertinent candidate filing dates are **July 15 thru August 9** for all candidates. Incumbents must file during this period if they wish to continue.

If an incumbent does not file by August 9, the nomination filing period will be extended to **August 14** to those other than incumbents.

If applicable, **vacancies** occurring prior to June 28, 2024, of seats with terms ending December 2026 must be open for nomination as a Short-Term contest (2-year term).

If you wish to receive our not-yet-available candidate manual please let me know your preference: hard copy or e-version.

Included with this notification is the updated Measure Guide for November 2024.

Thank you,

**Dan Miller**

*Political Reform Filings & Election Services*

County of Marin Elections Department

PO Box E, San Rafael, CA 94913

415 473 6437

[dan.miller@marincounty.gov](mailto:dan.miller@marincounty.gov)

STAY CONNECTED:



Email Disclaimer: <https://www.marincounty.org/main/disclaimers>

## NOTICE OF ELECTIVE OFFICES

### To Be Reviewed And Completed By Jurisdiction's Representative

Please complete and return this document by email to the Marin County Elections Department.

#### Jurisdiction:

Las Gallinas Valley Sanitary District  
300 Smith Ranch Rd  
San Rafael CA 94903

The scheduled candidate election  
for this jurisdiction is **November 5, 2024**

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#### Short Term & Full Term Seats Ending December 2024

Directors: **Craig Murray**  
**Gary Robards**  
**vacant seat** (election to complete Ford's term)

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#### Full Term Seats Ending December 2026

Directors: **Megan Clark**  
**Crystal Yezman**

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Payment for the publication of the candidate's statement of qualifications in the Voter Information Guide is the responsibility of the \_\_\_\_\_. (candidate or district)

I confirm that the above information is correct and I have indicated any changes as necessary.

Signature of representative \_\_\_\_\_

Title of representative \_\_\_\_\_

Date \_\_\_\_\_

If available, place  
seal of Jurisdiction here

**MARIN COUNTY ELECTIONS DEPARTMENT**  
**JURISDICTIONAL BOUNDARY CONFIRMATION**  
For the November 5, 2024 Statewide General Election

***Elections Code §12262: Jurisdictional boundary changes occurring less than 125 days before an election shall not be effective for purposes of that election.***

Name of Jurisdiction: \_\_\_\_\_  
Please Print

***As the representative of the above-named jurisdiction, I understand that boundary changes must be completed and duly recorded with the Marin County Elections Department no later than 125 days prior to the upcoming election.***

***To the best of my knowledge the boundary map of the above-named jurisdiction is current and assumably equates to the voter database of the Marin County Elections Department.***

Signed \_\_\_\_\_ Date \_\_\_\_\_

Name of Representative: \_\_\_\_\_  
Please Print

Title of Representative: \_\_\_\_\_  
Please Print

Please complete and email this form to [danmiller@marincounty.org](mailto:danmiller@marincounty.org).

**5/2/2024**

**General Manager Report**

- Separate Item to be distributed at Board Meeting
- Separate Item to be distributed prior to Board Meeting
- Verbal Report
- Presentation



### **SSO SPILL SUMMARY**

- No Spills to Report

### **KEY MAINTENANCE PROJECTS** - Maintenance was completed on the following:

#### **Biowheels Repairs**

- 17 Pin replacement
- 26 Link replacement

#### **Emergency Repairs**

- No emergency repairs this quarter.

#### **Key Maintenance Projects**

- Completed 894 Routine Preventative Maintenance Work Orders for the Treatment Plant, Pump Stations, and Reclamation areas.
- Installed a new corrected Memorial plaque on bench for Judy Schriebman.
- New installation of electrical outlets for pumps on return activated sludge (RAS) line.
- New installation of electrical outlets for final effluent sampler.
- New installation of uninterruptible power supply (UPS) for Internet and Supervisory Control and Data Acquisition (SCADA) operations during power outage.
- Replaced Allen Bradley PowerFlex 400 Rockwell Automation (VFD) variable frequency drive at Descanso Pump station.
- Replaced Ethernet Switch (Moxa) for reuse water distribution pumps.
- (400) Fleet Maintenance Inspections

### **SAFETY ISSUES AND TRAINING**

- Fall Protection/Portable Ladder Training – Du-All
- Bloodborne Pathogens Training – Du-All
- Emergency Action Plan Training – Du-All
- Silica Exposure Training – Du-All
- Hearing Conservation Training
- Implemented SafetyPlus Training Portal

### **OTHER**

- Collection System – Pump Station Maintenance (Routine)
- Air Release Valve Maintenance (Quarterly)

## **REQUESTS FOR PROPOSALS**

- None

## **PERFORMANCE METRICS**

### ***Collection System Cleaning and CCTV Inspection***

- Flushed/Rodded = 114,232 feet; Percent of District = 20.6%.
- CCTV Inspected = 46,333 feet; Percent of District = 8.4%
- Manhole inspections performed = 559
- USA Ticket Work Orders = 498

### ***CNG Fueling Stations***

- Smith Ranch Fuel Station
  - 12 Fill-ups
  - Total Diesel Gallon Equivalent (DGE) = 314 DGE
  - Average MPG = 5.01 MPG/3-month miles driven = 1,409

### **Pump Station Highlight – Hawthorne (2 – 10hp Flygt pumps)**

Location: 403 Vendola Drive, San Rafael Ca. 94903

Parcel 180-041-16

Date Constructed: 1966

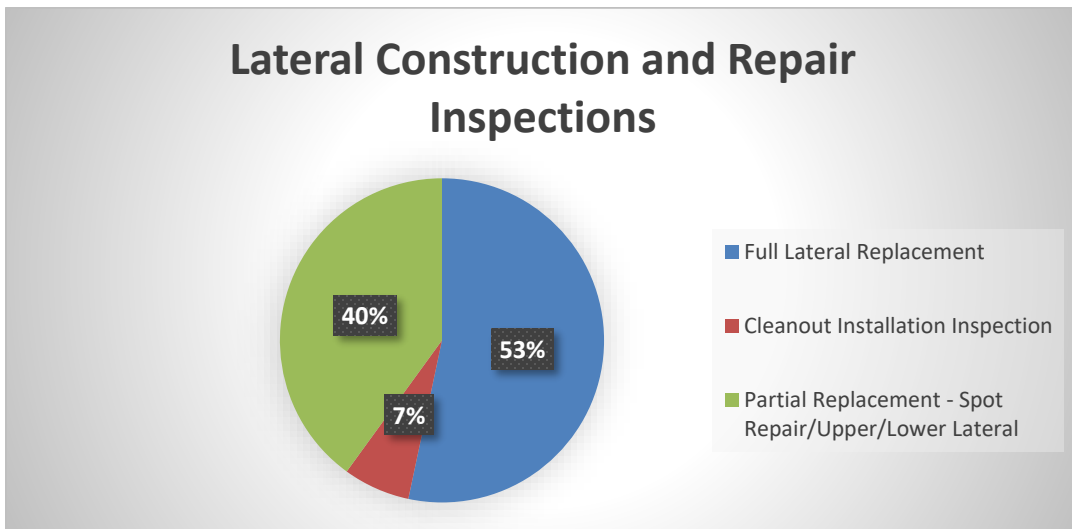
Expansions: 1990, 2003

Estimated wet well capacity: approximately 6,400 gallons



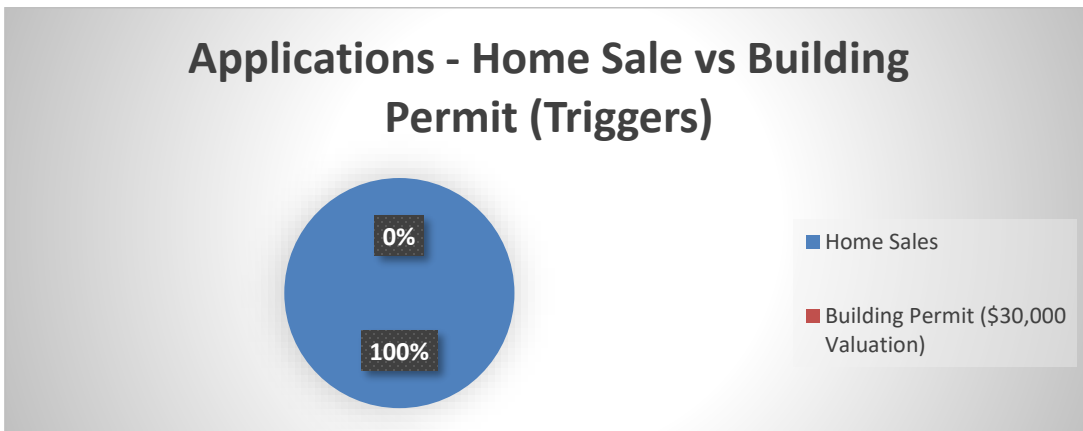
**Lateral Construction and Repair Inspections**

- Applications received = 39; Actual Inspections Performed = 30
- Full Replacement Inspections Performed = 16 Full Replacements
- Cleanout Installation Inspections Performed = 2 Cleanout Installations
- Spot Repairs/Upper/Lower Replacements Performed = 12 partial replacements or spot repairs



**Sewer Lateral Ordinance No. 180 - Number of Applications Processed**

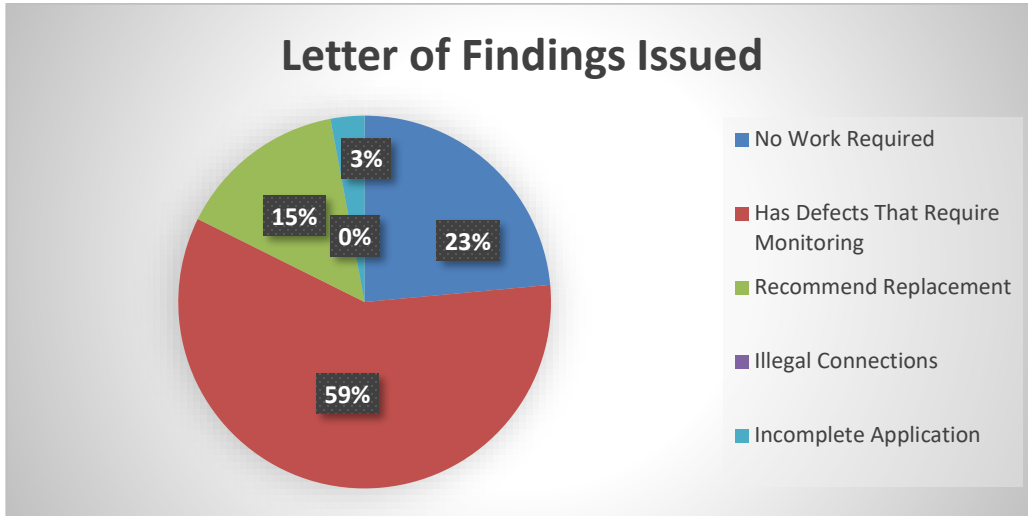
- Home Sale Applicants = 40 received
- Building Permit (\$30,000 valuation) Applicants = 0 received





**Sewer Lateral Ordinance No. 180 - Letter of Findings**

- Home Sale Letter of Findings Issued = 34; 5 - recommend replacement, 20 -have defects that require monitoring, 8 - no work or monitoring required, 1 – Incomplete Applications, 0 – Illegal connection



\*Total # of Recommended Lateral Replacements vs Actual Replacements since January 2020 will be provided on the 2024 2<sup>nd</sup> Quarter Department Report.

### CRITICAL PROCESS

- Treatment plant effluent was discharged to Miller Creek during this period, with short duration pond diversions to perform instrument maintenance or equipment repair work.
- Four Biowheel aeration trains were in operation for all but the last two weeks of this quarter.
- Biowheel drive chain link failures were observed by operations staff and replaced by maintenance staff throughout the quarter.
- There were 4 days in January and 2 days in February when effluent blending was required during periods of high rainfall.
- March - A new aeration basin drain line leak was discovered by staff and repaired by a contractor.

### NON-CRITICAL PROCESS

- February – District lab’s Environmental Laboratory Accreditation Program (ELAP) certification renewed under new National Environmental Laboratory Accreditation Program rules.
- March- Abraham Clark fills the last vacant Plant Operator III position in the Operations group.
- March – Plant operators were cross trained to perform limited tasks, normally assigned to lab staff, to improve operational resiliency.
- March – Operations staff attended “Biological Nitrogen Removal” and “Process Control – Utilizing Lab Data to Control & Troubleshoot” training via remote meeting.
- March – Operations staff participated in group tour of the Central Contra Costa Sanitation District Treatment Facility in Martinez.
- March – Operations staff attended SmartSOP Training. SmartSOP is a no cost development and consumption tool for standard operating procedures.

### PERFORMANCE METRICS

#### *Sewage Treated*

- 4.4 million gallons per day average daily influent flow from January through March.

#### *Recycled Water Production*

- 1.5 million gallons of recycled water was pumped to North Marin Water District
- 24.1 million gallons of recycled water was pumped to Marin Municipal Water District
- 17.2 million gallons of recycled water was used for internal needs at LGVSD WWTP (higher than average use resulting from a leak that was discovered by staff and repaired by a contractor)

#### *Reclamation*

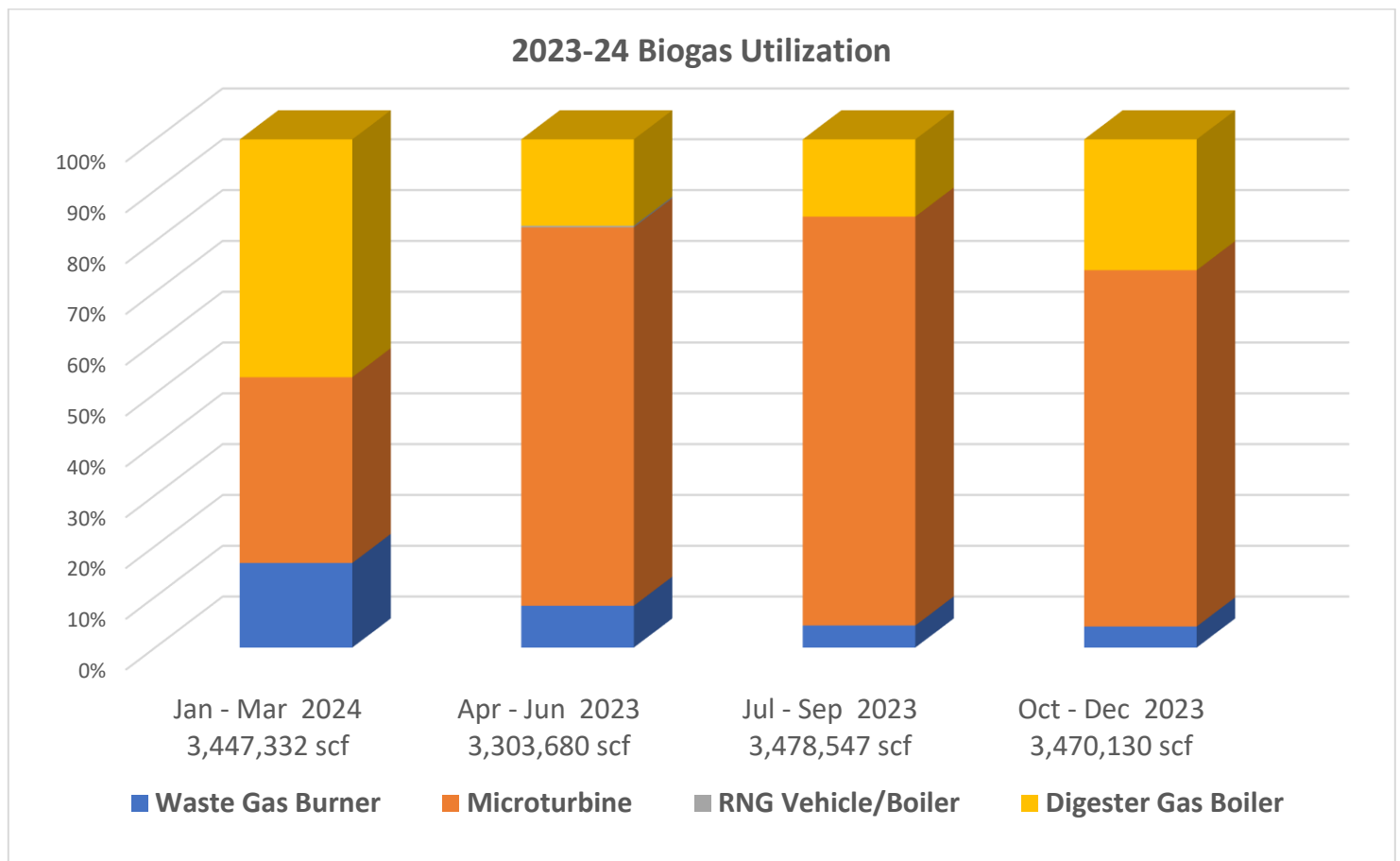
- Pond Levels Beginning of January – Pond #1 = 5.7’ - Pond #2 = 5.56’ ~ 63% of Capacity
- Pond Levels at the End of March – Pond #1 = 4.9’ - Pond #2 = 4.6’ ~ 53% of Capacity

*Solar Power Generation*

- 11,500 kWh offsetting approximately \$3,450 in PG&E/MCE electrical consumption costs using an average rate of \$0.30/kWh. Inverters A & B were shut down 12/2021 for safety.

*Biogas Utilization*

- Total Digester Gas Produced – 3,652,856 scf – Microturbines at 43% uptime producing a total of 31,503 kWh, offsetting approximately \$9,451 in PG&E/MCE electrical consumption costs using an average rate of \$0.30/kWh. Microturbines uptime is typically less during winter months. This is mainly due to the digestion process’s increased need for heating and the relatively small amount of low-pressure gas storage which would allow the boiler and microturbines to operate without the risk of automatic shutdown from low digester gas pressure conditions.



### **NPDES PERMIT COMPLIANCE**

All water quality parameters met or exceeded permissible limits for this period with the exception of a single effluent cyanide (CN) sample result of 15ug/l on Feb. 6 which exceeded the total maximum daily limit (14 ug/l). The result on this day for Influent CN level was non-detectable. Sample results for prior and post day's values for effluent CN levels were below permitted limits. The District's contract laboratory found nitrate in the sample that exceeded the maximum daily limit. Nitrate interferes with analytical methods for determining CN. A change to the District's sample preparation procedure was recommended by the contract laboratory to mitigate the presence of interference constituents. Monthly reports were submitted to their respective regulatory agencies in accordance with permit requirements. On average, laboratory staff perform 138 process control and 25 regulatory compliance analyses per week during this reporting period.

### **LGVSD Recycled Water Facility Overview**

The LGVSD Recycled Water Facility produces Title 22 compliant disinfected tertiary recycled water from the wastewater treatment plant's secondary treated effluent. North Marin Water District (NMWD) and Marin Water (MMWD) receive LGVSD product water. Both partner agencies have "distributor only" roles and must abide by the statewide requirements related to the customer use of recycled water, operation and maintenance, and any monitoring and reporting requirements for their recycled water distribution systems.

### **System Features and Regulatory Requirements**

Peak capacity – 5.4 mgd, Firm capacity – 4 mgd

In 2023 the maximum single day production was 2 mgd .

(MMWD = 72%, LGVSD = 15%, NMWD = 13%)

**Technology:** ZeeWeed 1500 ultrafiltration membrane module construction is a capped end PVC cylinder housing PVDF hollow fiber filtration material with .02-micron nominal pore diameter. The system is a pressurized outside-in flow design. Two separate maintenance skids are installed to support efficient filter operation. One is used for routine cleaning in compressed air/filtered water backwash cycles and a second deep cleaning or descaling chemical clean-in-place (CIP) unit is used to prolong the useful life of the modules. Membrane Trains 1 & 2 have 48 modules each and Trains 3 & 4 have 144 modules each.

The system is provisioned with automatic diversion of product water that does not meet specifications for turbidity or chlorine residual. The diverted water can be reprocessed by the recycled water facility. Filtered water from the membrane system fills a nearby wet well with

three pumps to convey water to the MMWD disinfection and short-term storage tank located on the hillside, west of the wastewater treatment plant. This steel reinforced concrete tank has two compartments, an outer ring with baffles (355,000 gal) used for disinfection which overflows to a center clear well (685,000 gal) used to supply the distribution pump station. Four distribution pumps supply product water to our partner agencies’ distribution systems as well as process and maintenance water used within the treatment plant.

**Regulatory Compliance:** Facility is operating under the Statewide General Order for Recycled Water 2016-0068-DWQ.

**Turbidity requirements:**  $\leq 0.2$  NTU not more than 5% percent of the time within a 24-hour period and 0.5 NTU single sample maximum. Total Coliform requirements:  $\leq 2.2$  MPN rolling 7-day median,  $\leq 23$  MPN 30-day period, and  $\leq 240$  MPN maximum for a single sample.

**Disinfection requirements:** **C\*T** is (Chlorine Concentration x Modal Contact Time) value of  $\geq 450$  milligram-minutes per liter and must maintain at least 90-minute modal contact time at peak flow rate through the chlorine contact chamber.



Model	ZeeWeed 1500
Nominal Membrane Surface Area	55.7 m <sup>2</sup> (600 ft <sup>2</sup> )
Max Shipping Weight <sup>1</sup>	37 kg (80 lb)
Lifting Weight <sup>2</sup>	30 - 46 kg (65 - 100 lb)
Membrane Material	PVDF
Nominal Pore Size	0.02 micron
Nominal Fiber Diameter	OD: 1.2 mm, ID: 0.66 mm
Flow Path	Outside-In
Housing Material	PVC housing with GRP caps

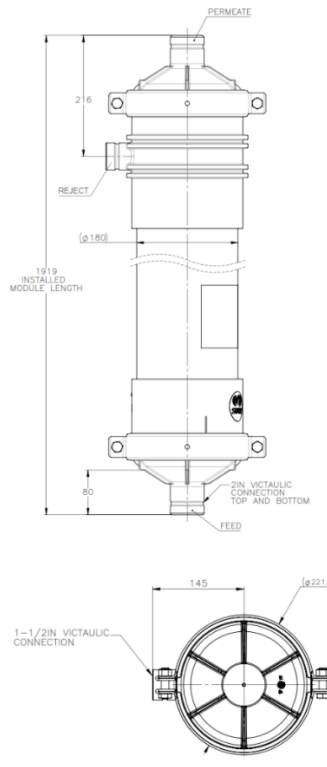
<sup>1</sup>Packaged

<sup>2</sup>Varies with solids accumulation

Module Dimensions & Connections	
Height	1919 mm (75.6 in)
Diameter	180 mm (7")
Feed & Permeate	2" (DN50) Victaulic
Reject	1 1/2" (DN40) Victaulic
System Integration	Module Racks

**Operating Parameters**

Performance	
Flow range	45 - 180 m <sup>3</sup> /day (8 - 33 gpm)
Operating Conditions	
Max shell inlet pressure	379 kPa (55 psi)
TMP range	0 - 276 kPa (0 - 40 psi)
Max temperature	40°C (104°F)
Operating pH	5.0 - 10.0
Air scour flow	5.1 m <sup>3</sup> /h (3 dcfm)
Backwash flow	1.8 m <sup>3</sup> /hr (8 gpm)
Cleaning	
Cleaning pH range	2.0 - 12.0
Max chlorine concentration	1,000 mg/L (as NaOCl) <sup>3</sup>



**LGVSD Recycled Water Process Diagram (Figure 1) Reference Items**

Abbreviations: [CCC – *Chlorine Contact Chamber*], [CIP – *Clean-In-Place*], [Cl<sub>2</sub> – *Sodium Hypochlorite*], [Psi – *pounds per square inch*]

**Red** dashed line between distribution pump station and partner recycled water storage tanks delineates LGVSD production responsibility from partner agency distribution systems.

# LGVSD Recycled Water Process

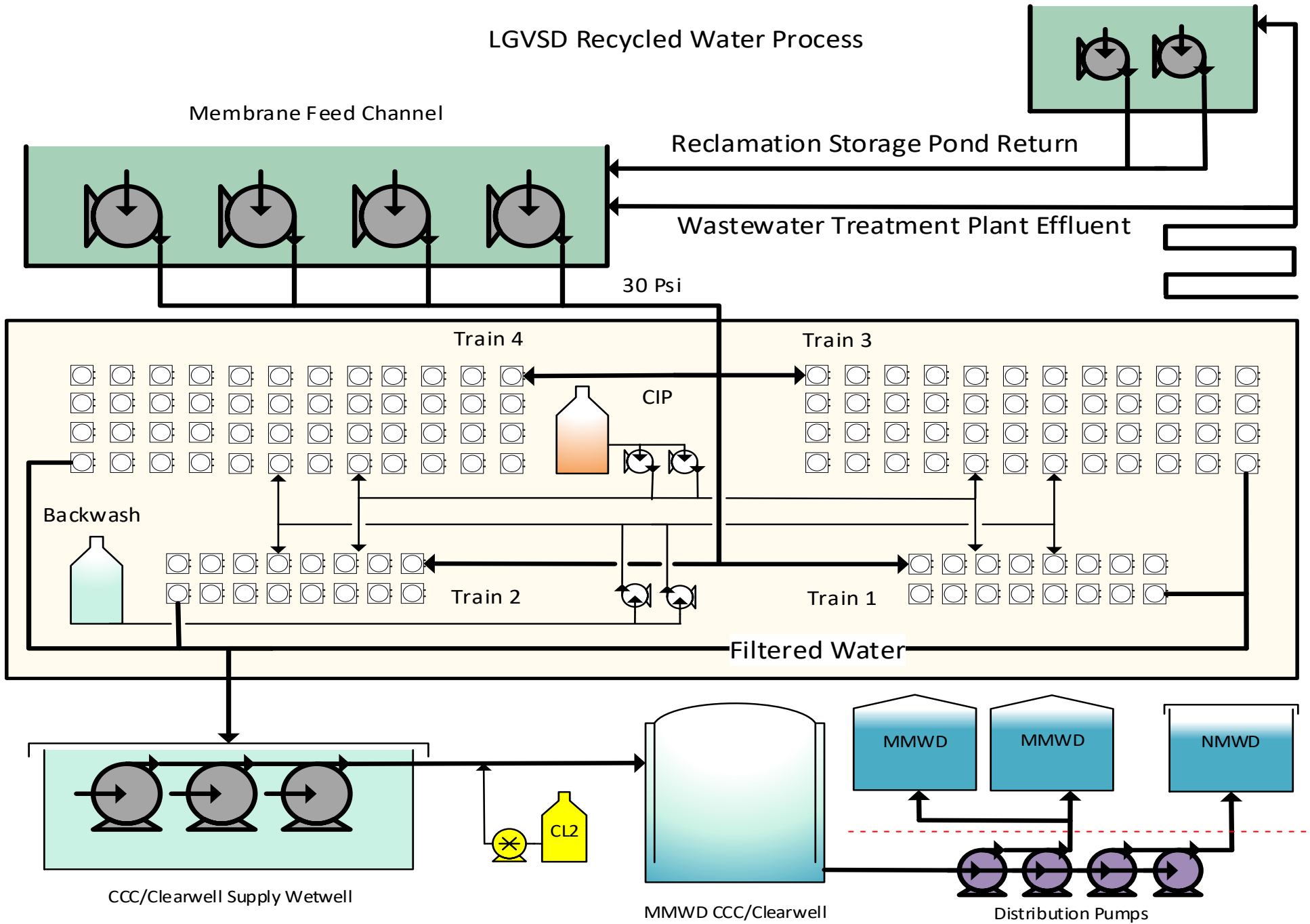


Figure 1

**5/2/2024**

**SOLAR PROJECT UPDATE**

- Separate Item to be distributed at Board Meeting
- Separate Item to be distributed prior to Board Meeting
- Verbal Report
- Presentation



5/2/2024

## **BOARD MEMBER REPORTS**

### **CLARK**

**NBWA Board Committee, CASA Workforce Committee, Operations Control Centers Ad Hoc Committee, Fleet Management Ad Hoc Committee, FutureSense Ad Hoc Committee, Other Reports**

### **MURRAY**

**Marin LAFCO, Flood Zone 6, Biosolids Ad Hoc Committee, CASA Energy Committee, Development Ad Hoc Committee, SF Trail Ad Hoc Committee, Other Reports**

### **ROBARDS**

**Gallinas Watershed Council/Miller Creek, Engineering Ad Hoc Committee re: STPURWE, McInnis Marsh Ad Hoc Committee, Development Ad Hoc Committee, FutureSense Ad Hoc Committee, Other Reports**

### **YEZMAN**

**Flood Zone 7, CSRMA, Ad Hoc Engineering Sub-Committee re: STPURWE, Marin Special Districts Association, Biosolids Ad Hoc Committee, Other Reports**

GIS for Lead Line Identification and Safe Water Solutions  
Asset Mapping Geospatial Virtual Events  
Using GIS for State and Local Government Asset Management Webinar Series  
ESRI; Collegio:Bad Elf  
April 16, 2024  
Craig K. Murray

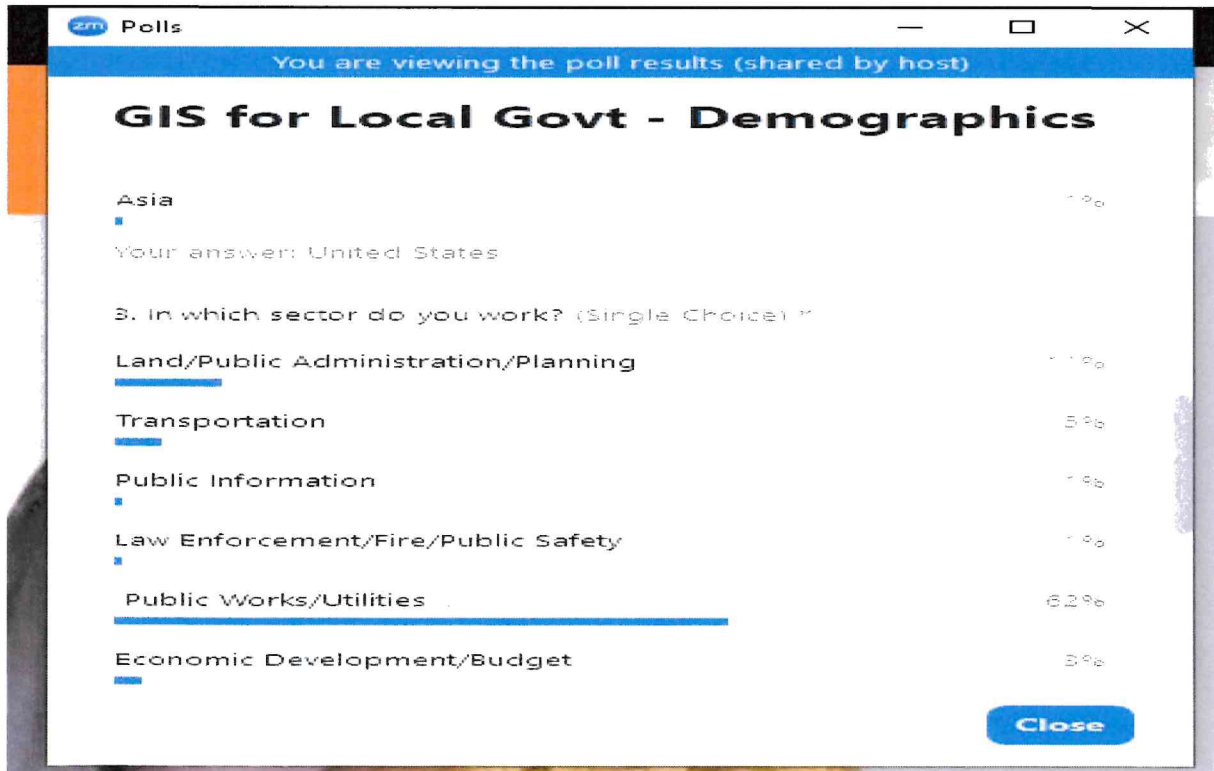
Courtney Roe, Civil CAD Designer, Pape Dawson Engineers MC for Panel.

Access to more data than ever before – accurate and precise for health services and keep our population healthy and safe. How to share information back with people who need these tools to solve these real world problems. How to collect data in field, how to visualize data, how to use case scenario. Poll most from USA some from Asia and Africa. About 25% on call in areas over 100,000.

For information about speakers  
and for event agenda, visit the  
event site:

<https://www.assetmapping.event/s/gis-leadline-data-mgmt>

Alex Kabak, Sr. Product Engineer, ESRI Lead Service Line Inventory ArcGIS Solution . [www.esriurl.com/lead](http://www.esriurl.com/lead). Preconfigured packages.



## ArcGIS Solutions

Freely Available and Fully Supported Industry-Specific Configuration of ArcGIS

**Preconfigured**

- Tools
- Workflows
- Apps
- Comprehensive Systems
- Maps
- Data Models
- Initiatives
- Dashboards

- Extensive (150+)
- Easy to Deploy
- Come with ArcGIS
- Fully Supported

**Local & State Government**

**Health & Human Services**

**Emergency Management & Public Safety**

**Defense & Security**

**Utilities & Telecom**

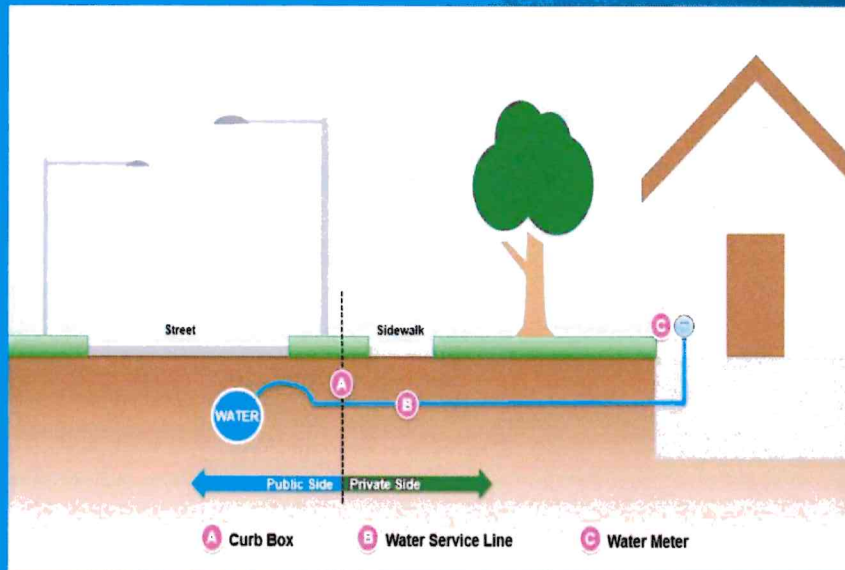
*Including Lead Service Line Inventory*

## Lead and Copper Rules

- EPA Lead and Copper Rules Revision (LCRR) make identifying and removing lead service lines a priority for all water utilities
  - Rules published December 17, 2021
  - Requires initial lead service line inventory complete by October 16<sup>th</sup>, 2024
    - With annual updates thereafter
  - Rules also require utilities to make lead service inventory publicly available
- Lead and Copper Rule Improvements (2024)
  - Achieving 100% Lead Pipe Replacement within 10 years
  - Annual updates to inventory
  - Improving Tap Sampling
  - Lowering the Lead Action Level
- Best practices are emerging
  - Growing body of knowledge
  - Technology is advancing

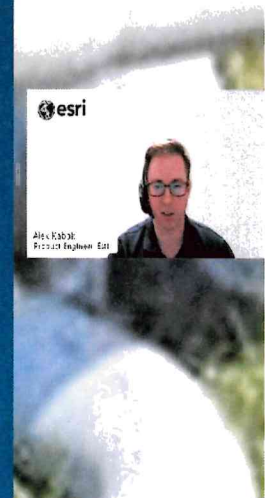
Need to be complete in 6 months from today, update annually and inventory available publicly. Achieve pipe replacement in 10 years. Trigger 10ppt to Action Level and if exceeded then have to take action.

## What is a Water Service Line?



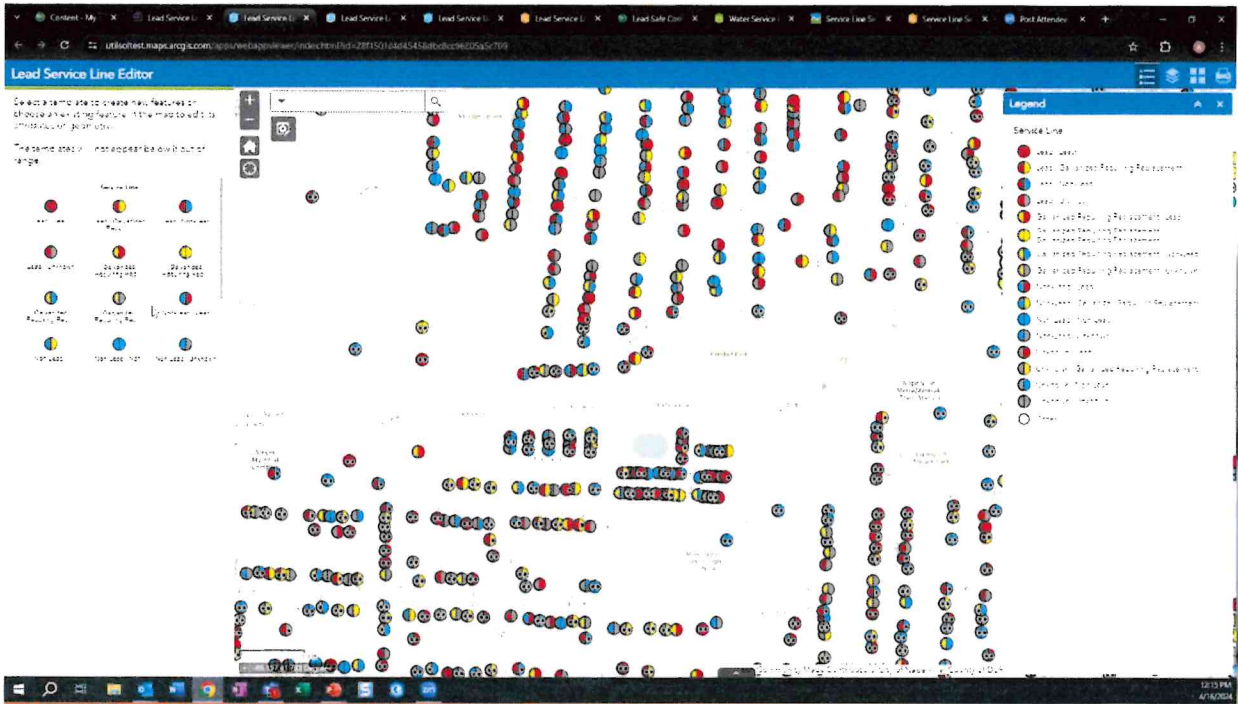
[www.esriurl.com/lead](http://www.esriurl.com/lead)

Lead service line inventory. Solutions maps, apps., dashboard.



ArcGIS Online or Arc GIS Enterprise. [www.esriurl.com/lead](http://www.esriurl.com/lead)

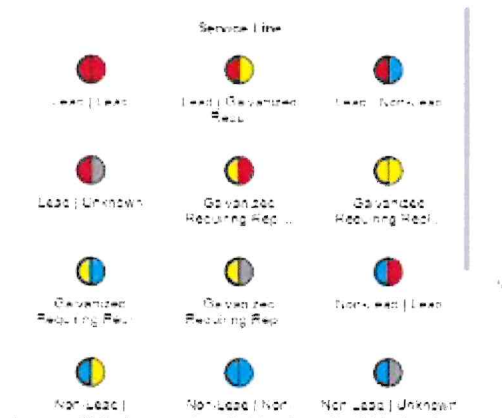
For public : lead safe Community site; lead service line public viewer; water service line material survey. Demo on Solutions. Type in Lead. Watch a video how to use different applications.



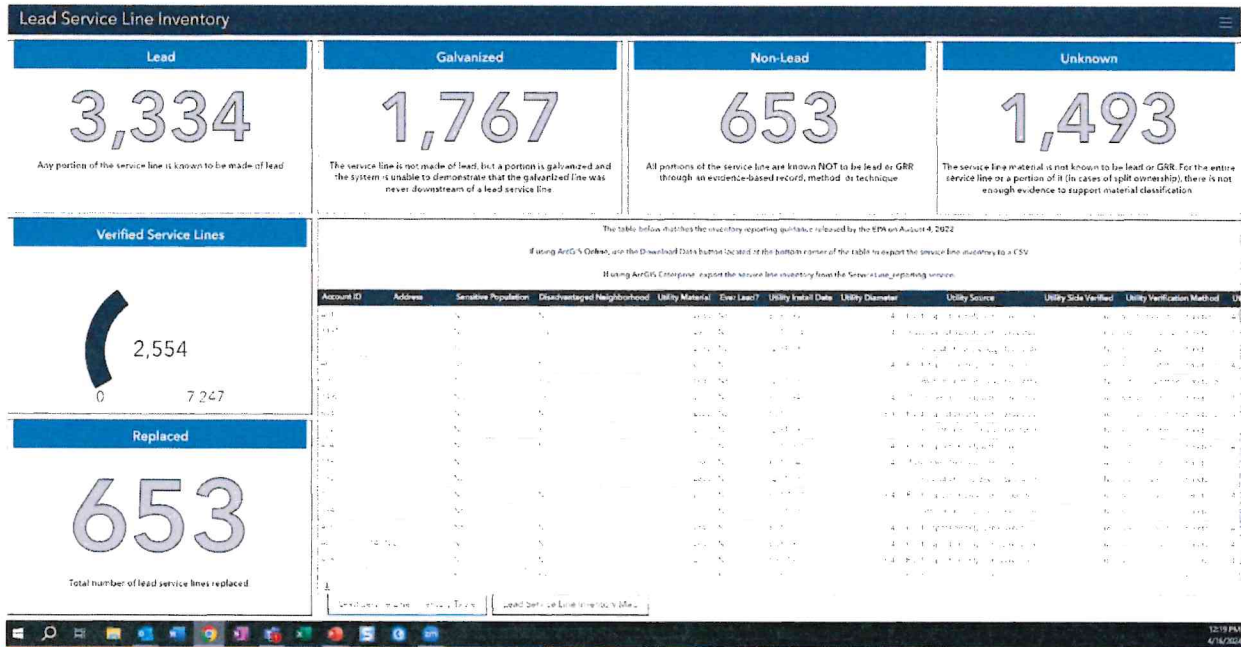
### Lead Service Line Editor

Select a template to create new features or choose an existing feature in the map to edit its attributes or geometry.

The templates will not appear below if out of range.



lead, galvanized, unknown, 16 different combinations of pipes. Dot present not yet have been verified on customer side. Required fields by EPA for service lines. Can click on existing point on map to fill in attributes. Lead Service Line Viewer. Lead Service Line Replacement Manager and includes filter to better understand what is displayed on map such as galvanized downstream of lead that needs to be replaced. Utility side or customer side can schedule to be replaced with yellow triangle.



Can export to CSV before reporting. Lead-Safe Community Service line, public facing service line map. Utility owned v. customer owned side and where lead is and how material was determined. What community is doing to reduce lead exposure and what is a service line and what the customer is responsible for. Seen so many different versions of this to share with the community. Survey for customers. Show how did with lead test kit, visual determination. Photo submitted can see as submitted. Naperville example with Copper and Lead.

Gary Hoaglund, Coleman Engineering/Colligo GIS, Cloud-based GIS Advantages for Small Communities. Iron Mtn MI, Green Bay WI. Small to Mid Sized Communities and Utilities are clients.

### CLOUD BASED GIS - FEATURES

<p><b>Desktop</b></p> <ul style="list-style-type: none"> <li>• Search &amp; Reporting*</li> <li>• Measurement Tools*</li> <li>• Feature Creation/Editing*</li> <li>• Import/Export Features &amp; Attachments</li> <li>• Change Verification/Approvals</li> <li>• Enhanced Parcel Mapping</li> <li>• Standard &amp; 360° Photos</li> <li>• Data Forms*</li> <li>• Mark Up Tools</li> <li>• Custom Basemaps*</li> <li>• Graphical Overlays*</li> </ul>	<p><b>Mobile</b></p> <ul style="list-style-type: none"> <li>• For Windows, Android and IOS</li> <li>• Automatic Online/Offline Syncing</li> <li>• Feature Creation/Editing</li> <li>• Per-feature Photo Attachments</li> <li>• Search &amp; Navigation (Turn-by-Turn Available)</li> <li>• Custom Basemaps*</li> <li>• Graphical Overlays*</li> </ul>	<p><b>Management</b></p> <ul style="list-style-type: none"> <li>• Create/Manage/Assign Projects</li> <li>• Create/Import/Export Datasets</li> <li>• Custom Feature Styling</li> <li>• Form/Field Classifications</li> <li>• Manage Raster Overlays</li> <li>• User Access (Per Layer/Project)</li> </ul>
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\* Available on both Desktop and Mobile

Colligo GIS


Ability to import, export shape files and attachments, develop polygons. Ability to attach photos and data forms to track maintenance history. Sketch up things for project planning. Geo ref graphic overlays. Mobile data collection work with windows and automatic synching.

< ASSET MAPPING >


## CLOUD-BASED GIS ADVANTAGES FOR SMALL COMMUNITIES




**Ease of Use**  
Designed to be user friendly for those without extensive GIS experience




**Scalability**  
Easily scale up, or down, to meet changing needs



**Cost Effective**  
No need for the upfront investment in hardware, software, and installation



**Online/Offline Data Collection**  
Seamless offline data capture  
No check-in/out needed  
Automatically syncs when internet connection is restored



**Reduced IT Needs**  
Cloud provider handles software updates, maintenance and security

Colligō GIS

Asset Management Plan – Distribution Assets Inventory, MDEA Pilot Drinking Water Supply Grant example. Source data: GPS Data Collection efforts; As-constructed engineering plan drawings hard copy, autoCAD; city records, staff knowledge, public knowledge/input; spreadsheet. Water distribution system components: Source wells, distribution mains, transmission mains, valves. 13K galvanized main line, 168k ductile iron water main; 133k cast iron water main, 278 copper water main. 6k calamine water main and 57k unknown water main. Public side laterals: 1,453 ft Copper, 1,550 ft. unknown, 12 feet galvanized. Private side service laterals: unknown: 1,858 ft unknown, 192 galvanized, 954 ft Copper, 4 ft ductile iron, 2 ft steel, 1 foot brass, 1 foot plastic.

## MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, and ENERGY Drinking Water Asset Management Plan (DWAM)

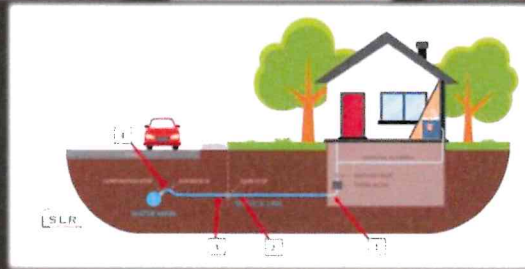
Vacuum Excavation of 340 of the approximately 3,000 water service laterals.

Visual inspection of service line

1. Inside the Home at the Meter
2. Between Curb Stop and Home
3. Between Watermain and Curb Stop
4. Connection to Watermain

GIS Incorporation

- Photos
- Attribution
  - Material Type
  - Verified Date
  - Verified Method
  - Verified Inspector name



Colligō GIS

## MAJOR COMPONENT INVENTORY MDEQ Pilot Drinking Water Supply Grant



### Major Assets of the City's Water Distribution System

Water Mains		Public Side Service Laterals		Private Side Service Laterals	
Material	Feet	Material	Feet	Material	Feet
Ductile Iron Water Main	168,291	Unknown	1,550	Unknown	1,058
Cast Iron Water Main	133,029	Galvanized	12	Galvanized	152
Galvanized Water Main	12,980	Copper	1,453	Copper	954
Copper Water Main	278	Ductile Iron	4	Ductile Iron	4
Calamine Water Main	5,924	Steel	2	Steel	2
Unknown Water Main	56,597	Brass	1	Brass	1
	<b>Total</b>	Plastic	1	Plastic	1
	<b>377,099</b>				

Colligō GIS

Help City inventory, categorize and utilize data. GIS End User Perspective: Fast User Onboarding, Data Accuracy Improved, Efficient Fieldwork. Found incorrect data and thought to be copper, creates greater accuracy. Initial 50% service lines (lead) to be replaced was incorrect and found to be copper. Improved decision making saves City time and money.

Desktop, Mobile, Management, Data. Ease of Use, Accessible, Cost Effective, Reduced IT Footprint, Scalability, Fast User Onboarding, Fast Deployment, Security. Choice between, cloud-based and traditional GIS depends on skills.



David Grafton, Geospatial Solutions Lead, Bad Elf Geospatial Enablement.

Bad Elf started in aviation space hand held GPS receivers that empowered GIS, survey, govt professional to collect high-accuracy field data using any phone, tablet or laptop. Running on iOS, Android, and Windows. A lot of different factors set by EPA. History of Lead and Copper Rule (Est. in 1991 but lot of revisions). Lead many different health risks – developmental, cardiovascular. Helps reduce health and shown to reduce crime as well. Your system of record evolves over time. Original paper maps. Tough to keep up with, consistent easy to follow work flow is important To maintain that system of record v. legal, other challenges. GNSS Field Collection. If want to share with public want coordinates. Phone and Tablets simply not that accurate. A Radius of uncertainty where point is and antenna not set for satellites as dedicated GPS. Dedicated GNSS: req. for accuracy, consistency, reliability. Air, Buildings issues phone 50' + accuracy and Bad Elf give better accuracy. Can't replace them if don't know where they are.



## Plan, Navigate, Understand, Capture, Monitor

### Plan

Coordinate field crews

### Navigate

Crews receive assignment and directions

### Understand

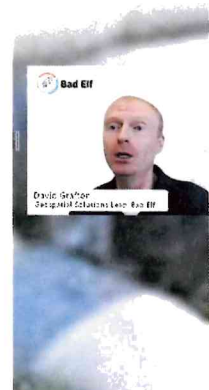
Use navigation feature in app to locate assets

### Capture

Record precise locations with Bad Elf GNSS and edit data with forms

### Monitor

Dashboards



Collegio or ArcGIS Solutions can use. Can modify data of replacement data with web maps. Digital Asset Mapping Benefits.: public and decision makers ability to track how replacement is going.

< ASSET MAPPING >

## Geospatial Enablement Team (GET)

G.E.T offers consulting packages for organizations to help them develop their geospatial system of record

G.E.T. utilizes Esri ArcGIS Solutions for maximum value!



Bad Elf Hub QR



< ASSET MAPPING >

## GNSS Receivers

### Bad Elf Flex



Type	Accuracy (h)	Pros
SBAS	30-70 cm	Included
L-Band	4-12 cm	Global
RTK	~1 cm	survey-grade via NTRIP
Base/Rover	~1 cm	survey-grade via radio

### Bad Elf Flex Mini



Type	Accuracy (h)	Pros
STANDARD	150 cm	Price!
SBAS	1 m	Included
RTK	25 cm	sub-foot accuracy via NTRIP



[sales@bad-elf.com](mailto:sales@bad-elf.com)

Q/A Problems in rolling out lead line survey. How to get existing data into format. Lot of different data, diff. fields to align EPL map source data fields – data loading tools in ArcGIS pro. Gary: biggest problem is getting existing data in there. Biggest challenge is getting data compiled into gis.

David: from field workers, find champion excited, high energy and comfortable when colleague is promoting the solution and product, to give experience and give solutions, best operating procedures. Alex: EPA requires an annual update, so you will have to update this every year and good to let customers know that they will need to update on their side as well. Putting in Asset Mgt. in place. ESRI solution and Collegio has data mgt in tracking history that is available. Anything with GIS can be applied to other utilities, infrastructure and can get into emergency response and tax property mapping. Coordinates, East Lats and Longs good to know for data collection to start. Old auto cad is coordinate system. Can be exported out to shape file helps. ESRI lead line inventory will deploy. Network, cyber security get with cloud servers and disaster recovery and lot built into the cloud server and some security on platform itself, safeguards to make sure not public. Protocols internally such as dpwss in city hall. How can update with annexations, water and fire shape files if entity hosting maps allows a separate log in to share polygons, points, shapes in workflow area updates, edits without human intervention such as overnight. Gary: growing city, city ability to update depends if gis knowledgeable staff or consult out that those but try to help staff internally and gis can help staff build and do that internally. Courtney: Join more at Asset Mapping Events. Almost 200 joined today.

###



## BOARD MEMBER MEETING ATTENDANCE REQUEST

Date: \_\_\_\_\_ Name: \_\_\_\_\_

I would like to attend the \_\_\_\_\_ Meeting  
of \_\_\_\_\_

To be held on the \_\_\_\_\_ day of \_\_\_\_\_ from \_\_\_\_\_ a.m. / p.m. to  
\_\_\_\_\_ day of \_\_\_\_\_ from \_\_\_\_\_ a.m. / p.m.

Location of meeting: \_\_\_\_\_

Actual meeting date(s): \_\_\_\_\_

Meeting Type: (In person/Webinar/Conference) \_\_\_\_\_

Purpose of Meeting: \_\_\_\_\_  
\_\_\_\_\_

Meeting relevance to District: \_\_\_\_\_

Request assistance from Board Secretary to register for Conference: YES  NO

Frequency of Meeting: \_\_\_\_\_

Estimated Costs of Travel (if applicable): \_\_\_\_\_  
\_\_\_\_\_

Date submitted to Board Secretary: \_\_\_\_\_

Board approval obtained on Date: \_\_\_\_\_

Please submit this form to the Board Secretary no later than 1 week prior to the Board Meeting.

**5/2/2024**

**BOARD AGENDA ITEM REQUESTS**

**Agenda Item 6B**

- Separate Item to be distributed at Board Meeting
- Separate Item to be distributed prior to Board Meeting
- Verbal Report
- Presentation

# Housing statute targeted

Controversial California law could get makeover



Story poles for the Mallard Pointe development proposal stand among homes in Belvedere in November. Facing community resistance, the developer raised the prospect of using the state's "builder's remedy" law to construct even more residences there. ALAN DEP — MARIN INDEPENDENT JOURNAL, FILE

The proposed overhaul, outlined in a newly amended draft of the bill published recently, includes new perks for developers, textual edits to clear up how the law would apply and a provision to let developers who make use of other state laws allowing them to bypass environmental review and public hearing requirements to make use of builder's remedy guarantees too. But the bill would also put a cap on how big builder's remedy projects can be, while prohibiting its use in industrial zoned areas. That's a break from current law, in which the sky — and the California Building Code — is the limit.

"We tried to land this bill in a place where it is a stick — it's holding our cities accountable — but it's not overreaching in its scope," said Wicks.

### **Provide clarity**

Wicks' bill is backed by Attorney General Rob Bonta, who has ramped up the state Department of Justice's enforcement of housing production law since coming into office in 2021.

"It has been over 30 years since the builder's remedy was enacted and it's remained in effect, largely unchanged, since then," Bonta said in a statement.

The bill is meant to provide clarity to "local governments, planners, developers, and courts," he added, while also ensuring that housing actually gets built in cities and counties that don't have certified housing elements, rather than getting stuck in legal limbo.

This is one of at least two bills aimed at tying up the builder's remedy's perceived loose ends.

AB 1886 by San Diego Assemblymember David Alvarez, a Democrat, would specify that jurisdictions without state certified housing plans would be subject to the builder's remedy until those plans are passed by local officials and signed off on by the California Housing and Community Development department.

That's a response to cities that have argued that the state's stamp of approval isn't necessary.

The builder's remedy has been on the books for more than three decades, but was only recently given new life by pro-housing legal scholars and state housing regulators.

As cities and counties have scrambled to plan for their share of the 2.5 million new homes that Gov. Gavin Newsom wants built across California by the end of the decade, the builder's remedy — which spells a total loss of local control over land use — has been among the most menacing possible consequences of non-compliance.

### **Legal issues**

It's also been a reliable path to litigation.

Though the state doesn't gather data on builder's remedy projects, the pro-housing legal advocacy group YIMBY Law has identified 93 projects with roughly 17,000 potential units spread across 40 mostly affluent California cities.

Jurisdictions have refused to process nearly half of these applications, arguing that the law doesn't actually apply, that it's been misinterpreted or that the law itself is unconstitutional. Eight of the projects are the subject of current lawsuits. Few, if any, builder's remedy projects have actually resulted in new housing — yet.

Defenders of the current law say that isn't surprising: Large residential developments take years to complete and the current legal ambiguities in the newly unearthed law are being ironed out by the courts in developers' favor.

"The builders remedy is already a very successful program at motivating cities to get in compliance with the housing element law and in generating applications for housing that would otherwise not be possible in the highest income, highest opportunity places in California," said Sonja Trauss, YIMBY Law's founder. The group has not taken a position on Wicks' bill.

Though all builder's remedy projects remain on paper, the law has taken on an outsized significance in the politics of California housing over the last 15 months.

Setting explicit numeric limits on what is allowed could make it more difficult for opponents to argue that a builder's remedy project isn't consistent with the law.

Converting the builder's remedy from a supersized bargaining chip in an open-ended negotiation into a policy that "anyone with a calculator can figure out" would likely encourage more traditional developers to make use of it, said Dave Rand, a land-use attorney who represents many builder's remedy projects.

In a perk for developers, the bill would also reduce the number of affordable units that builder's remedy projects are required to provide.

Currently, developers have to set aside at least 20% of the units for lower income renters or buyers.

The bill would cut that number to 10% while exempting projects of 10 units or fewer from any affordability requirement.

Keeping developers from proposing supersized "completely preposterous" developments could also help limit the political backlash to the law, said Louis Mirante, a lobbyist with the Bay Area Council, which regularly backs legislation to speed up housing construction.

"Legislators are worried about maintaining the credibility of housing laws to their housing skeptical colleagues."

The proposal is likely to face plenty of skepticism regardless. The bill is scheduled to go before the Assembly's Housing and Community Development committee on April 17.

As negotiations continue over future amendments, pro-development lawmakers and lobbyists will need to come to a shared conceptual understanding of what the builder's remedy is actually for, Elmendorf said.

For cities that failed to get their housing plans enacted on time, the builder's remedy has been seen as a "punishment," he said.

This new bill could represent a different way of thinking about the law, one that doesn't unleash unmitigated chaos on a city's planning department, Elmendorf said, but kicks in "as a default statewide zoning code that applies when cities haven't come up with a good enough alternative on their own."



# EPA: PFAS response won't imperil sludge spreading on farms

EPA's agriculture adviser said the agency is conducting a risk analysis for "forever" chemicals on farms, including from the biosolids farmers spread as fertilizer.



BY:  
**MARC HELLER**

|  
04/15/2024 01:29 PM EDT



Migrant farmworkers pick sweet corn in a field July 7, 2023, at a farm in Waverly, Ohio. Joshua A. Bickel/AP

**GREENWIRE** | EPA isn't looking to keep farmers from spreading sludge as fertilizer as regulators clamp down on "forever" chemicals that work their way into the material, the agency's top agriculture official said Monday.

"It is an important disposal method," EPA agriculture adviser Rod Snyder told agriculture journalists at a conference. "We're not suggesting that needs to stop."

Snyder, who also leads a new EPA office for agriculture and rural affairs, said officials expect to complete an agricultural risk assessment for the chemicals, called per- and polyfluoroalkyl substances, or PFAS, later this fall. Researchers link PFAS-contaminated biosolid fertilizer to the chemicals' appearance in soil, livestock and crops.

That assessment, to be open for public comment, will lead to the first scientific standards for PFAS in agriculture and follow last week's announcement of standards for drinking water.

"That research is critical. It's underway now," Snyder said at the annual meeting of the North American Agricultural Journalists.

Scientists haven't reached a consensus on all of the potential dangers to human health from the chemicals, which come in many forms and from many sources. And PFAS hasn't shown up in products on grocery shelves to cause a public panic, Snyder said.

But farmers in Maine, for instance, have been forced to dump milk after high levels of PFAS were found on their farms following years of spreading biosolids from municipal waste.

Agriculture Secretary Tom Vilsack has warned Congress to be ready for a wave of PFAS contamination across the country — and potential costs to help affected farmers.

Farmers in Texas are suing a biosolids management company over PFAS-contaminated material. And Public Employees for Environmental Responsibility said [it will challenge EPA](#) in court for allowing biosolids with PFAS to be spread on farmland.

PFAS chemicals reach farms in two major ways, Snyder said. One is through groundwater, as has been detected on military bases. The Defense Department has said PFAS chemicals are known or suspected to have been affected by the compounds on 715 installations around the country.

Biosolids are the other major source and are clearly within EPA's regulatory authority, said Snyder, who serves on an internal PFAS council at EPA.

States have been working alongside EPA to identify PFAS in municipal waste and adopt methods to reduce them.

In Michigan, officials adopted a concentration threshold of 125 parts per billion in biosolids for wastewater treatment plants, along with monitoring requirements. Plants

that exceed the threshold aren't allowed to apply biosolids to land without eliminating sources of the chemicals and implementing plans for pre-treatment to cut the concentrations.



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'FOREVER CHEMICALS'

## Water districts remain vigilant amid new rules

BY KRISSY WAITE

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Marin County's main water districts have not detected hazardous chemicals in the water supply, but will continue testing following new federal regulations.

The Biden administration this month set strict limits on specific "forever chemicals" — such as toxic PFAS, or perfluoroalkyl and polyfluoroalkyl substances that make items resistant to stains, heat and water — in drinking water.

The new rules were expected, said representatives with Marin Municipal Water District and the North Marin Water District. Both utilities said they will continue to testing and remain unconcerned about future contamination.

The new regulation requires utilities that supply drinking water to reduce two common PFAS to no more than 4 parts per trillion. The rules, set by the Environmental Protection Agency, state that utilities will have three years to test for the chemicals, and two additional years to filter them out, if found.

Tony Williams, general manager for the North Marin Water District, said the district has been following the issue for years. He said Stafford Lake reservoir was tested in November 2023 in advance of the new regulations. The results were negative for 29 PFAS compounds — including for the five included in the new standards.

"So that is good news for us," Williams said. "New testing will be performed, essentially repeating what was done in November 2023, starting this year, but we don't expect the test results to be different."

Adriane Mertens, a spokesperson for Marin Municipal Water District, has been watching the EPA's efforts throughout the rule-making process in anticipation of the new requirements.

Previously, MMWD completed a round of testing in December 2020 in which samples were taken at each of its treatment plants: Bon Tempe, San Geronimo and Ignacio Water Quality Station, as well as a number of locations throughout the distribution system. None of the chemicals were detected.

"To date, Marin Water has not found concentrations in the water delivered to our community above the maximum contaminant levels set by the EPA on April 10, 2024," Mertens said.

The federal regulations require yearly testing. Mertens said she does not expect different results due to careful watershed protections. She said PFAS are commonly found in water sources downstream of potential industrial contamination, groundwater, or areas where there were historically major fires.

"We are fortunate in Marin that the source of our reservoir water is not susceptible to PFAS contamination," she said. "Our primary supply is sourced from the pristine Mount Tam watershed and Nicasio watersheds, which do not have any industrial outfalls."

Still, Williams said there is potential the chemicals could turn up in the future, due to widespread use in everyday products.

"These chemicals are incredibly prevalent in consumer goods, clothing, shoes, cookware, packaging and are already present in the environment throughout the U.S.," he said. "It amazes me that you can still buy non-stick cookware that has one of the many PFAS compounds used in their manufacture."

He said the good news is that the local water source, Lake Stafford, and its surrounding watershed, upper Novato Creek, is not within an urban or developed area and there are no industrial or manufacturing sources for PFAS. “However it is hard to say what will happen in the long term if the use of these compounds in various products continues and there is either transport to or occurrence of residual PFAS in the watershed,” Williams said. “Especially given the EPA standards, which have incredibly low maximum contaminant levels.”

MOUNT TAMALPAIS

# MMWD takes step toward expanded bike access trial

Board OKs study calling for watershed pilot programs



A bicyclist rides past the log cabin next to Phoenix Lake in Ross. Approval of a study by the Marin Municipal Water District will enable staff to develop pilot bike programs. PHOTOS BY DOUGLAS ZIMMERMAN — SPECIAL TO THE MARIN INDEPENDENT JOURNAL, FILE



Hikers walk on a path along Phoenix Lake in Ross.

**BY ADRIAN RODRIGUEZ**

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The Marin Municipal Water District has approved a polarizing recreation management study that recommends pilot programs to expand bicycle access in the Mount Tamalpais watershed.

The district board voted unanimously Tuesday to certify the feasibility study, which outlines the desires, needs and issues involving a watershed shared by a variety of visitors.

The study establishes the framework for updating the district’s “watershed road and trail management plan,” a guidebook for land stewardship. A few controversial strategies that have dominated conversation of the study include the pilot program for multiuse trails and bike access on single-track paths. Another pilot program would formalize a study of class 1 e-bikes, also known as pedal-assist bikes, for up to three years.

Shaun Horne, director of water resources, said the approval of the study will enable staff to develop the pilot bike programs, including selecting trails where cycling could be allowed. Drafts of the programs are expected to be presented to the watershed committee on June 20, Horne said.

The water district received dozens of emails in support and opposition to the planned pilot programs, and several speakers addressed the board at the meeting Tuesday.

Tom Martell, a member of the Golden Gate National Parks Conservancy, said mountain biking is “totally out of control” on Mount Tam already and enforcement is going to be impossible with an expansion.

“It’s an outdoor gymnasium for people who can afford a bike,” Martell said.

Andrew Levine, a cyclist from Mill Valley, said he sees this as a positive step in a decades long debate to have cyclists included.

“All the folks I know in the biking community are happy to work with anyone else who wants to preserve this watershed, make it a good pleasant place for everyone to visit,” he said, “so that we make it not only as good as it is now, or was in the past, but even better, and I think this plan is designed to do that.”

While mountain bikers and e-bike advocates are enthused, the plan is a sensitive topic for many who say they have hiker safety and the environment in mind.

Some community members argue that e-bikes are too heavy and aggressive on the land, posing safety risks and acceleration of trail erosion. E-bike supporters say older bicyclists benefit from the pedal-assisted two-wheelers and they want to continue to enjoy the sport in open space.

Critics said many bicyclists are illegally riding on trails already, creating conflicts with hikers and equestrians. Kathy Risso of the Marin Horse Council said equestrians are declining in numbers out of fear of being dumped off their horses because of conflicts with cyclists. “So there is a huge disconnect and the bikers don’t seem to understand how to work with us, and how to understand, and how important it is not to put their needs ahead of others,” Risso said.

Board member Matt Samson said while the conversation has focused on the bike debate, “the plan is so much more.”

“It provides us, the district, the framework to enhance all visitor experiences and take advantage of the many educational opportunities that we have here to share with everybody,” Samson said. He added that it’s time to give cyclists a seat at the table to contribute.

“This plan responsibly looks at ways to incorporate additional users in a way that will study impacts while remaining adaptive and can change if negative impacts exist,” Samson said.

As it stands, bicycles are allowed on more than 90 miles of fire roads throughout the district. Riding bicycles on trails is prohibited.

Bicyclists are limited to a maximum speed of 15 miles per hour while traveling within the watershed and are required to travel at 5 mph when passing others on the road or navigating blind turns.

Updating the roads and trails plan would give the district an opportunity to also revisit its “power-driven mobility” policy, which includes rules for e-bikes. As plans move forward, board members suggested staff consider increasing penalties for illegal bike riding, including night riding, which has become popular among scofflaws wanting to avoid interactions with hikers and equestrians, they said.

Overall, the study recommends strategies for increased stewardship, visitor outreach services, updating watershed facilities, policies and plans and adaptive management.

Under stewardship, the study recommends work such as habitat restoration, trail volunteer programs, wildlife docent programs and working to decommission illegal trails.

As part of improving visitor outreach, the study suggests creating a GPS-enabled visitor map, educational signs and self-guided natural resource interpretation walks.

The bike programs fall under the watershed facilities, policies and plans section, along with an evaluation of accessibility updates, slow zone updates and others. The adaptive management section recommends conducting a visitor census survey every 10 years and monthly vegetation management. “We are considering opportunities for continuing to support safe inclusive access with an emphasis on protecting the watershed’s unique biodiversity habitat and water quality,” Horne said.



MARIN SUPERVISORS

# Vote on zoning change delayed

## Critics of proposal fear additional development

BY RICHARD HALSTEAD

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Marin County supervisors have postponed a decision on proposed zoning ordinance changes that would increase the development potential of numerous properties in unincorporated areas.

The supervisors decided Tuesday to delay the decision until June 4 after receiving several hundred letters and emails from Marin residents urging them not to approve the changes.

Most notably, the proposed modifications would eliminate a provision that properties “with sensitive habitat or within the ridge and upland greenbelt or baylands corridor, and properties that lack public water or sewer systems, shall be calculated at the lowest end of the density range.”

In a letter opposing the move, the Marin Conservation League wrote that the change would affect properties throughout the county, including the west end of Novato around Vineyard Road; portions of Indian Valley; areas in Black Point and Green Point; Santa Venetia; upper Lucas Valley; parts of Los Ranchitos and Sleepy Hollow; ridge lines in unincorporated Fairfax; portions of the Kentfield area; bayfront parcels along Paradise Drive; areas of Tam Valley and Muir Woods Park; and ridgeline areas above Marin City. When the Marin County Planning Commission reviewed the proposed changes at the end of February, commissioner Don Dickenson said density ranges in these areas vary from a high of one residence per acre to a low of one per 10 acres, so eliminating the provision could result in a tenfold increase in development potential.

The proposed text changes to the development code also include boosting the maximum size of a house under Senate Bill 9 from 1,200 square feet to 30% of floor area ratio up to 1,600 feet, and increasing the maximum height limit in planned zones from 40 feet to 45 feet.

The Planning Commission voted 4-2 to recommend the adoption of the zoning changes, but a number of commissioners who voted for adoption expressed reservations. Planning staff told them they had no choice because to do otherwise would violate state housing law.

“These proposed amendments reflect the requirements of state law and implement the countywide plan, including the housing element that your board approved and the California Department of Housing and Community Development certified last year,” Sarah Jones, director of the Marin County Community Development Agency, told supervisors on Tuesday.

The housing element included zoning changes to permit 5,197 new residences on 148 sites in unincorporated areas by 2031. The state’s mandate is 3,569 more dwellings, but the state encouraged the county to identify additional sites in case some residences don’t materialize.

Jones told supervisors, however, that the zoning changes they are being asked to implement now don’t directly relate to meeting these specific housing goals.

“This proposal is actually not connected to the Regional Housing Needs Assessment,” Jones said. “It is tied to one of the other parts of the housing element that is required, an assessment of the constraints to housing that exists in the county and what we’re going to do to remove them.”

Marin County Planning Manager Jeremy Tejirian told supervisors he believes residents' concerns about the proposed zoning changes are exaggerated.

"They're not going to add a tremendous amount of new housing," Tejirian said, "but they are an important part of the mix."

During public comment on Tuesday, Kate Powers of the Marin Conservation League said, "The ridge and upland greenbelt and baylands corridor sites are not suitable as currently zoned for development of higher density affordable housing."

"The proposed amendments would solely benefit the development of market-rate, single-family residential subdivisions," Powers said, "not affordable and workforce housing."

Tejirian cited a couple of examples where the existing rules would fail to protect ridge and upland greenbelt areas from higher density development.

First, he said, if someone proposed building five or more residences on a parcel, they could take advantage of state density bonus law that allows developers to exceed density limits if a certain percentage of their homes meet affordability criteria.

Second, Tejirian noted that some of the ridge and upland greenbelt areas are included among the 148 sites that the county upzoned as part of its housing element to make them more attractive to developers.

As a result, Tejirian said, the proposed zoning change affecting the ridge and upland greenbelt areas would mostly affect only modest-sized subdivisions of two to four dwellings.

Despite more than 100 housing-related land-use bills enacted by the state since 2016, Tejirian said, the county retains the discretionary review over these smaller projects that is necessary to protect stream and wetland conservation areas and sensitive habitats.

Fire risk was another big concern voiced during public comment.

Liz Froneberger, a retired nurse living in Fairfax, said she participated in the disaster response following the 2018 Camp fire, which destroyed much of the town of Paradise and killed dozens of people.

"I got to see up close the effects of that kind of wildfire going through a community," Froneberger said. "I don't know why we want to put any more density anywhere in Marin, frankly."

Tejirian, however, said the changes wouldn't have a significant effect on fire evacuation "in most areas throughout the county."

A Marin County Superior Court judge ruled earlier this month that the county must remove wording in the countywide plan that gives that plan precedence over 22 community plans in the county. The new wording was inserted when the housing element was updated to meet state requirements.

Bruce Corcoran, who filed the suit that led to the ruling, says that "most if not all" of the county's community plans limit the height, floor area ratio and density of development in baylands, ridge and upland greenbelt corridors.

Corcoran said he believes the court's ruling precludes the supervisors from adopting the development code changes because it requires the county to address inconsistencies between county plans "such as the one you're considering today."

Corcoran has filed a new motion with the court asking Judge Sheila Shah Lichtblau, a former county lawyer, to add another remedy to her decision prohibiting the county "from relying on precedence clauses to adopt zoning amendments that conflict with community plans."

The judge has not ruled on that motion, but Deputy County Counsel Brandon Halter told supervisors on Tuesday that the development code amendments being proposed do not rely on precedence clauses that the judge has ordered removed from the countywide plan.

“So nothing in that case precludes your board from adopting the changes being proposed here,” Halter said.

SAN RAFAEL

# 125 homes proposed at site in Marinwood

## Developer submits affordable housing proposal to county



A crew clears debris after demolishing part of the Marinwood Plaza Shopping Center in 2022. An affordable housing project sought at the site could get county approval within 120 days. PHOTOS BY ALAN DEP — MARIN INDEPENDENT JOURNAL



The Marinwood Market, the last remaining business at the Marinwood Plaza Shopping Center, would be retained under the housing plan.

**BY RICHARD HALSTEAD**

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A company associated with a billionaire real estate investor has submitted a preliminary application to build a 125-residence complex at Marinwood Plaza.

The application to develop 155 Marinwood Ave. was filed by Impact Residential Development of Atlanta, Georgia. The company "is funded by the private family office of Barry Sternlicht, the CEO and founder of Starwood Capital Group," according to its website.

An investor in real estate around the world, Starwood has offices in more than 20 countries and over \$125 billion of assets under management, the site states. San Rafael resident Jack Robertson of Tableau Development Co., a former San Rafael planning commissioner, said he is representing the applicant.

"I'm excited to be working with the Impact team on this important and well-located development serving working families in the county," he said.

"We know that some in the Marinwood area may be concerned by this application, but the county's role is to create affordable housing that supports health and safety, while being sensitive to environmental and community resources and the views of residents," said Sarah Jones, director of the Marin County Community Development Agency. "We'll seek to meet those in evaluating this project."

The county's housing element has the site zoned for 125 dwellings. Jones said an online public workshop will be held to present details about the project, but she added that the project could receive final approval within 120 days.

In the application, the developer states it expects to begin construction in the third or fourth quarter of 2025. The company estimates it will take 18 months to build.

A previous bid to develop 82 dwellings at the site in the early 2010s fizzled out after being met with stiff community opposition. At that time, Bridge Housing was proposing 72 low-income apartments and 10 market-rate apartments at the site.

Impact Residential Development plans to make all but one of the 125 rentals affordable. One market-rate residence will be occupied by a manager.

Fourteen of the dwellings will be priced to be affordable to households earning 30% of Marin's area median income, or AMI. That translates to individuals earning no more than \$41,150 and four-person households with incomes no greater than \$52,900.

Forty-nine of the residences will be priced to be affordable to households earning 50% of Marin's AMI. That equates to individuals earning no more than \$68,550 and four-person households with incomes no greater than \$97,900.

Sixty-one will be priced to be affordable to households earning 70% of Marin AMI. That means individuals earning no more than \$109,700 and four-person households with incomes no greater than \$156,650.

The complex will be a mix of one-, two- and three-bedroom residences.

"By adding affordable housing in a location near services and amenities, this proposed development will use resources efficiently, and helps to meet our commitment to fair housing and addresses disparities that have occurred from past housing decisions," Jones said. "It will be a great opportunity for some of Marin's workforce to live near their jobs."

The site occupies four parcels totaling about 5 acres at the corner of Marinwood Avenue and Miller Creek Road in unincorporated San Rafael. The proposal calls for the construction of four, three-story buildings with a peak height of 39 feet, 3 inches. The 125,481-square-foot project also includes 1,040 square feet of retail space to accommodate a cafe.

All but 15,000 square feet of the shopping center was demolished in 2022. The remaining space is occupied by the Marinwood Market. The developer has indicated the market will be retained as part of the development.

In 2013, the Hoytt family, which owned and operated the shopping center via Marinwood Plaza LLC, was sued by its across-the-freeway neighbor, Catholic Charities, which accused various operators of a former dry cleaning business at the shopping center of releasing polycarboxylate ethers into the soil under one of the buildings.

Pollution at Marinwood Plaza was first discovered in 2007, and the San Francisco Bay Regional Water Quality Control Board has been overseeing investigations and remedial actions there since 2008.

In its application, the development company states, "If active vapor intrusion mitigation systems (VIMS) are needed below future buildings, there will be air emissions of vapors containing volatile organic compounds."

"If needed, the VIMS would exhaust subsurface vapors through a treatment system pursuant to Bay Area Air Quality Management District (BAAQMD) permit and applicable conditions," the application states. "Monitoring would be conducted to confirm that vapor emissions meet BAAQMD requirements and do not pose any unacceptable threat to human health."

Access to the site would be via three car entrances from Marinwood Avenue. The project would provide 124 residential parking spaces and 65 commercial spaces.

The developer has indicated it intends to use state density bonus law to obtain waivers and concessions from the county's form-based code. Sites zoned for development in Marin's housing element are approved ministerially. The only criteria they must meet is the county's new form-based code, which aims to induce developers to build more smaller structures instead of fewer larger buildings.

Exemptions from even this requirement, however, are available under state density bonus law if developers' projects meet certain affordability criteria.

"We can only decline a waiver based on a defined health or safety concern," Jones said.

The developer is seeking waivers and concessions to avoid subdividing the project into blocks no longer than 400 feet or 1,600 feet in perimeter, using two different architectural styles and providing 10% public open space. The company indicated conforming to these requirements would result in reduced density.

Marinwood resident Stephen Nestel, a fierce opponent of the previous Bridge Housing proposal, said the project would be "at least four times as dense as the surrounding area and has reduced parking requirements."

"This means more traffic, strain on our schools, government services and infrastructure," he said. "If the development is owned by a nonprofit, the tax burden will be shifted to the community including those who earn less than the low-income residents receiving the subsidized housing."

"Lastly," Nestel added, "the toxic waste issue is still a concern and will take years to resolve to be safe enough for residential buildings. Commercial use is the sensible option for the community."

Former supervisor Susan Adams, who championed the Bridge Housing proposal, paid a high price, prompting a group of residents to try to gather a sufficient number of signatures to mount a recall effort. Adams was ultimately defeated in June 2014 by Damon Connolly, who at the time questioned the size and scale of the proposal, its consistency with community planning efforts, environmental impacts and impacts on school and agency finances.

"We went through a couple of years of community-based planning and input from the community, and there were a few people that just didn't want any affordable housing in the community," said Adams, who is retired and living in Sacramento. "There were loud voices that I think instilled a lot of fear into people about what affordable housing is."

Adams said the housing is likely to be occupied by teachers, social workers and other service workers.

"Why wouldn't you want the people that are serving your community to be able to also live in your community?" she said.

## ‘Abnormally normal’

Abundant, well-timed storms serve as drought buster



Rain falls on visitors at Vista Point near the north end of the Golden Gate Bridge on Feb. 20. California had 44 “atmospheric river” storms during the most recent rainy season. ALAN DEP — MARIN INDEPENDENT JOURNAL





Traffic rolls through the rain on Highway 101 in central Marin County on Jan. 31. Many of the larger atmospheric rivers this year hit Washington and Oregon rather than California. SHERRY LAVARS — MARIN INDEPENDENT JOURNAL

**BY PAUL ROGERS**

**BAY AREA NEWS GROUP**

“Atmospheric river” storms are like punches in a boxing match. A flurry of weak ones are OK. But it’s best to avoid the big knockout blows.

That’s exactly what happened in California this winter. Scientists say that from Oct. 1 to April 1, the state actually received more atmospheric rivers, the famous moisture-laden meteorological events that are critical to the water supply, than it did last year — 44 this winter compared to 31 last winter.

But the intensity made all the difference. Statewide, California had just two strong atmospheric rivers this winter, compared with seven last year.

Many of the biggest this winter hit Washington and Oregon instead.

The result was, for the most part, a remarkably, blissfully average rainy season for California.

“California is usually either extremely wet or dry,” said Chad Hecht, a meteorologist with the Center for Western Weather and Water Extremes at the University of California, San Diego, which compiled the data. “This year was abnormally normal. I’ll take it.

“It’s better than not having any storms at all — or what we had last year, which was one really strong storm after another,” he said.

Hecht's center developed a scale in 2019 to measure atmospheric river storms from 1 to 5, from weakest to strongest, based on the amount of moisture they carry and the number of hours they are expected to linger over land.

Last winter, 11 of the state's atmospheric river storms were weak, 13 were moderate and seven were strong. This year, 26 were weak, 16 were moderate and two were strong.

The result: Reservoirs are full. And the Sierra Nevada snowpack is at 110% of normal, not too big, not too small.

This time last year, the snowpack was a staggering 247% of its historical average, the biggest in 40 years, prompting widespread fears that one warm late-spring storm could cause catastrophic flooding across the state if it melted too quickly.

Punishing winter storms in March 2023 wrecked levees on the Pajaro River near Watsonville, tore apart the Capitola Wharf, created a huge temporary lake in the San Joaquin Valley, caused widespread Bay Area power outages, and caved in bluffs along the coastline from Santa Cruz to Pacifica, prompting a visit from President Biden to survey the damage. This year in Northern California, that kind of mayhem was largely avoided.

"Atmospheric rivers help refill reservoirs," said Julie Kalansky, deputy director for the center, which is part of the Scripps Institution of Oceanography. "They increase soil moisture. They build up the snowpack. They often aren't hazardous. We hear about them more when they are hazardous. But they often can be beneficial."

Scientists still aren't sure why many of the strongest storms this year were diverted to the Pacific Northwest. It could be differences in ocean water temperature, changes in the jet stream, or other factors, they said.

But this winter again highlighted how critical such storms are to the West Coast.

Sometimes called "pineapple express" storms, atmospheric rivers are giant conveyor belts of water in the sky. They can be 250 miles wide, 2 miles thick and more than 1,000 miles long, with the largest carrying 25 times the water volume of the Mississippi River.

When high-pressure ridges repeatedly block such storms, as they did between 2012 and 2016, California can enter a severe drought. When the storms make landfall, the rain can be substantial.

"They are how California gets a lot, and in some years the vast majority, of its precipitation," said Andrew Schwartz, lead scientist at the University of California, Berkeley, Central Sierra Snow Laboratory near Lake Tahoe.

"Even two or three of them can make or break a water year. Their importance really can't be overstated."

The strongest atmospheric river storm this year was on Feb. 4. That storm barreled in from the south and hit the coast south of Big Sur. Downtown Los Angeles received 8.51 inches of rain between Feb. 4 and Feb 6, the second wettest three-day stretch since weather records began there in 1877.

Over that same time, the Sierra Nevada snowpack, which had started the winter well below normal, jumped from 54% on Feb. 1 to 78% a week later.

Scientists have no way to predict with any accuracy how many atmospheric river storms California will receive each year. Since 2012, the average has been 37, Hecht said, with six of them strong.

The science of atmospheric rivers is still emerging. They haven't been examined in detail for as many years as hurricanes on the East Coast.

Recent studies have suggested that as the Earth's climate continues to warm, the likely outcome for California is the type of "weather whiplash" that the state has seen over the past 15 years — hotter, drier droughts, followed by wetter, more soaking winters.

When temperatures are warmer, storms can absorb more moisture, Hecht noted, leading to wetter winters when droughts finally are broken.

State water planners have increasingly been working to adjust California's water system, which was developed largely between the 1940s and the 1970s, to reflect the new reality.

Gov. Gavin Newsom is pushing for construction of a huge new off-stream reservoir, a \$4.5 billion project called Sites Reservoir, to be built across remote ranchlands in Colusa County, 70 miles north of Sacramento, to capture more water in wet years for dry years. That project now has 90% of its funding from a state bond, the Biden administration, and other sources, and is scheduled to break ground in 2026.

Officials have also begun to crack down on Central Valley communities that have been slow to develop plans to recharge groundwater during wet years and reduce over pumping.

Newsom has said that it's not a question of if, but when, the next severe drought will come.

"These extremes are becoming the new reality, and that new reality requires a new approach," Newsom said April 2 when he joined crews for a manual snow survey near the Sierra-at-Tahoe ski resort in El Dorado County.

"The water system in California was designed for a world that no longer exists."

**5/2/2024**

**CLOSED SESSION**

- Separate Item to be distributed at Board Meeting
- Separate Item to be distributed prior to Board Meeting
- Verbal Report
- Presentation