RESOLUTION No. 2023-2318

A RESOLUTION ADOPTING A POLICY ALLOWING INFLOW AND INFILTRATION REDUCTION PROJECTS AS A WET WEATHER FLOW MITIGATION OPTION FOR NEW LAND DEVELOPMENT PROJECTS

LAS GALLINAS VALLEY SANITARY DISTRICT

WHEREAS, the 6th Cycle (2023-2031) Housing Element of the City of San Rafael General Plan 2040, as adopted on May 15, 2023, created additional sites for multifamily housing by allowing more housing in commercial areas at densities that would make affordable housing feasible, as shown in Exhibits A and B; and

WHEREAS, the 6th Cycle (2023-2031) Housing Element of the County of Marin Countywide Plan 2007, as amended and adopted on January 24, 2023, promoted the need for affordable units and housing types besides single family residential units, as shown in Exhibits A and B; and

WHEREAS, the California Health and Safety Code Section 65583(c)(7) require that cities and counties develop a plan that incentivizes and promotes the creation of Accessory Dwelling Units (ADUs) as part of the Housing Elements; and

WHEREAS, Senate Bill 9 (SB 9), otherwise known as the California Housing Opportunity and More Efficiency (HOME) Act, promotes strategic infill growth in urbanized areas or urban clusters that would make it possible for a homeowner to create a duplex or subdivide an existing lot up to no more than four units on what is currently a single-family parcel; and

WHEREAS, the number of proposed developments and ADUs outlined in both city and county housing elements, including new units as may be created under SB 9, would impact existing sanitary sewer mains, trunk lines, pump stations, and/or force mains within the District service area; and

WHEREAS, the District had essentially completed the recommended collection system improvements outlined in the 2008 Sewer System Management Plan (District de facto Master Plan) that preceded the latest state housing mandates; and

WHEREAS, the District completed a Collection System Hydraulic Model (CSHM) to evaluate potential system capacity deficiencies from new discharges to the collection system during wet weather events; and

WHEREAS, the CSHM identified portions of the existing collection system that have capacity deficiencies during wet weather flow conditions directly related to inflow and infiltration (I&I); and

WHEREAS, the CSHM recommends I&I reduction and/or pipeline capacity upsizing to address these capacity deficiencies during wet weather flow conditions; and

WHEREAS, the I&I reduction and/or pipeline capacity upsizing recommendations will be incorporated into the future District Integrated Wastewater Master Plan (IWMP) with a target planning period through 2040; and

WHEREAS, the development projects could request sewer service that were not anticipated or are larger than the growth projections in the two general plans and IWMP; and

WHEREAS, such a development project requesting sewer service could be located within the same subbasin or upstream of sewer mains, trunk lines, pump stations, and/or force mains that were identified as lacking sufficient wet weather capacity during the 10-year design storm in the CSHM; and

WHEREAS, it is possible to create adequate wet weather capacity in sewer mains, trunk lines, pump stations, and/or force mains by removing the ability for I&I to enter the collection system within the same subbasin or upstream of a development project by rehabilitating the sewer system; and

WHEREAS, the cost to create adequate wet weather capacity must be borne proportionately by the developers in addition to the Capacity Facilities Charge also known as Connection Fee, so that existing ratepayers do not pay for the cost of the additional capacity that otherwise would not be needed; and

WHEREAS, the Las Gallinas Valley Sanitary District Board of Directors, by this Resolution, desires to adopt a policy to provide direction to staff for future development projects that are beyond anticipated projections and are within the same subbasin or upstream of sewer mains, trunk lines, pump stations, and/or force mains that lack sufficient wet weather capacity.

NOW, THEREFORE, BE IT RESOLVED by the Las Gallinas Valley Sanitary District Board of Directors, hereby authorizes and directs the implementation of the following policy for future development projects that are beyond planning projections and are within the same subbasin or upstream of sewer mains, trunk lines, pump stations, and/or force mains with wet weather capacity deficiencies:

1. Circumstances under Which Staff May Consider an I&I Reduction Project:

    a. The proposed development can be considered if it is located inside the District's boundary; and

    b. The proposed development is upstream of sewer mains, trunk lines, pump stations, and/or force mains identified in the CSHM that lacks sufficient wet weather capacity.

2. Requirements for an I&I Reduction Project

    a. An I&I reduction project must achieve a total peak wet weather flow rate reduction greater than the incremental increase from the proposed development for two primary reasons:

        i. Depending on the location and type of I&I rehabilitation work, collection system flows from that location could be attenuated prior to reaching the portion of the sewer mains, trunk lines, pump stations, and/or force mains impacted by the incremental flow increase; and

        ii. The rehabilitated and/or replaced portions of the existing sewer collection system will degrade over time, which can result in a future increase in I&I at those locations.

    As such, the District requires a 2:1 mitigation ratio for an upstream I&I reduction project.

    b. An I&I reduction project must be located within the same subbasin or upstream of the sewer mains, trunk lines, pump stations, and/or force mains where flows are projected to be greater than capacity. The developer shall pay for the District to install flow monitors in the collection system immediately upstream of the impacted sewer mains, trunk lines, pump stations, and/or force mains during the wet weather seasons before and after the

I&I reduction project is constructed, including data interpretation and hydraulic model recalibration by a third-party consultant if necessary.

c. An I&I reduction project shall completely rehabilitate the public sewer system between manholes. The public sewer system includes mains, public laterals, and manholes.

3. Developer Options

a. The developer may contribute funds to a planned District capital project if the project meets the above requirements. The estimated developer contribution shall be calculated by multiplying the estimated total project cost by the development's estimated peak wet weather flow and dividing by the measured I&I reduction of the planned District capital project as shown in the sample calculation in Exhibit C.

i. If the developer contribution calculated based on the actual bid price is within 5% of the estimated developer contribution, the developer obligation on I&I reduction is deemed complete and the District may proceed with the project without further consultation.

ii. If the developer contribution calculated based on the actual bid price exceeds the estimated developer contribution by more than 5%:

1) The District will meet and confer with the developer over the cost and each party will retain its right to re-evaluate its decision to proceed with the project.

2) Upon project completion, the District will furnish the developer with detailed accounting of the actual cost including cost of any change orders.

3) The District will reimburse any overages or collect additional funds based on the final I&I reduction project cost.

b. If the District does not have a planned project, the Developer shall enter into an agreement with the District to fund all costs to design and construct an I&I reduction project. District staff will select and manage a design consultant who will prepare construction documents. The project will be bid in accordance with District procedures. Depending on the scale of the project, District staff or a consultant will manage and inspect the construction of the I&I reduction project.

c. If the measured I&I reduction exceeds the amount required for the development project, the sewer mains, trunk lines, pump stations, and/or force mains will effectively have additional wet weather capacity to support other upstream development. The developer shall have the option to apply the excess capacity to another project that is upstream of the under-capacity sewer mains, trunk lines, pump stations, and/or force mains for a period of 10 years after the completion of the I&I reduction project. The developer is allowed to transfer the excess capacity to another developer's project as long as the sale of excess capacity is based solely on the proportional actual direct cost of the I&I project that created the capacity. The District must agree to the transfer in writing prior to the transfer, or the transfer will not be recognized by the District. The 10-year period shall not be extended if the capacity is transferred to another developer.

* * * * * * * * *

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 December 7, 2023, by the following vote of the members thereof:

AYES, and in the favor thereof, Members: Clark, Ford, Murray, Robards, Yezman.
NOES, Members: None.
ABSENT, Members: None.
ABSTAIN, Members: None.

Teresa L. Lerch, Board Secretary
Las Gallinas Valley Sanitary District

APPROVED:

(seal)

Megan Clark, Board President

Exhibit A

Prepared by: LGVSD Staff
Date: 11/8/2023

City of San Rafael				Sewer Facilities Upgrade					I&I Wet Weather Mitigation			
ID #	Address	Sites Inventory Within LGVSD		Trunk Line/ Sewer Main	T. S. Upgrade Cost (A)	Pump Station(s)	P.S Upgrade Cost (B)	Total Cost (A+B)	Sewer Service Area	I&I Reduction Cost	P.S Upgrade Cost	Total Cost
		Theoretical	Realistic									
E-5	145 & 155 N Redwood Dr	89	62	Smith Ranch	TBD	Smith Ranch	TBD	TBD	N-4	TBD	TBD	TBD
E-6	30 Smith Ranch Rd	62	50	Smith Ranch	TBD	Smith Ranch	TBD	TBD	N-4	TBD	TBD	TBD
A-1	Los Gamos Dr	247	192	Smith Ranch	TBD	Northgate Industrial, Smith Ranch	TBD	TBD	N-3	TBD	TBD	TBD
B-4	160 Mitchell Blvd	56	18	Smith Ranch	TBD	Smith Ranch	TBD	TBD	N-4	TBD	TBD	TBD
E-2	900 Las Gallinas Ave	21	17	Terra Linda	TBD		TBD	TBD	T-4	TBD	TBD	TBD
A-8	Northgate Walk	301	136	Lower Terra Linda	TBD	John Duckett	TBD	TBD	T-3	TBD	TBD	TBD
D-7	245 Nova Albion Wy	164	97	Terra Linda	$4,000,000	John Duckett	N/A	$4,000,000	T-4, T-5	$2,237,000	N/A	$2,237,000
				Freitas Siphon	$1,000,000		N/A	$1,000,000				
				Nova Albion	TBD		TBD	TBD				
B-3*	Northgate Mall	1,905	907	Northgate	TBD	John Duckett	TBD	TBD	T-3	TBD	TBD	TBD
E-10	401 Merrydale Rd	39	32	Mulligan	TBD	Mulligan, Civic Center	TBD	TBD	S-12	TBD	TBD	TBD
D-13	3501 Civic Center Dr	80***	48***	Mulligan	TBD	Mulligan, Civic Center	TBD	TBD	S-9, S-15	TBD	TBD	TBD
E-9	380 Merrydale Rd	78	62	Mulligan	TBD	Mulligan, Civic Center	TBD	TBD	S-10	TBD	TBD	TBD
A-7	350 Merrydale Rd	99	45	Mulligan	TBD	Mulligan, Civic Center	TBD	TBD	S-10	TBD	TBD	TBD
E-13**	3765 & 3769 Redwood Hwy	29	23	Mulligan	TBD	Mulligan, Civic Center	TBD	TBD	S-10	TBD	TBD	TBD
D-12	25 Golden Hinde Blvd	24	20	Mulligan	TBD	Mulligan, Civic Center	TBD	TBD	S-13	TBD	TBD	TBD
E-19	100 El Prado Ave	13	12	Mulligan	TBD	Mulligan, Civic Center	TBD	TBD	S-11	TBD	TBD	TBD
D-11	159 Merrydale Rd	19	16	Mulligan	TBD	Mulligan, Civic Center	TBD	TBD	S-10	TBD	TBD	TBD
D-10	50 Merrydale Rd	12	12	Mulligan	TBD	Mulligan, Civic Center	TBD	TBD	S-10	TBD	TBD	TBD
	Total:	*3,238*	*1,749*									

Total RHNA needs within City Jurisdiction: 3,220

Percentage of Total City RHNA Needs Within LGVSD: ***100.6%*** ***54.3%***

** - Project Concept 2025 (retail space plus 965 multi-family units) and Project Concept 2040 (retail space plus 1374 multi-family units) for Northgate Mall Redevelopment.*

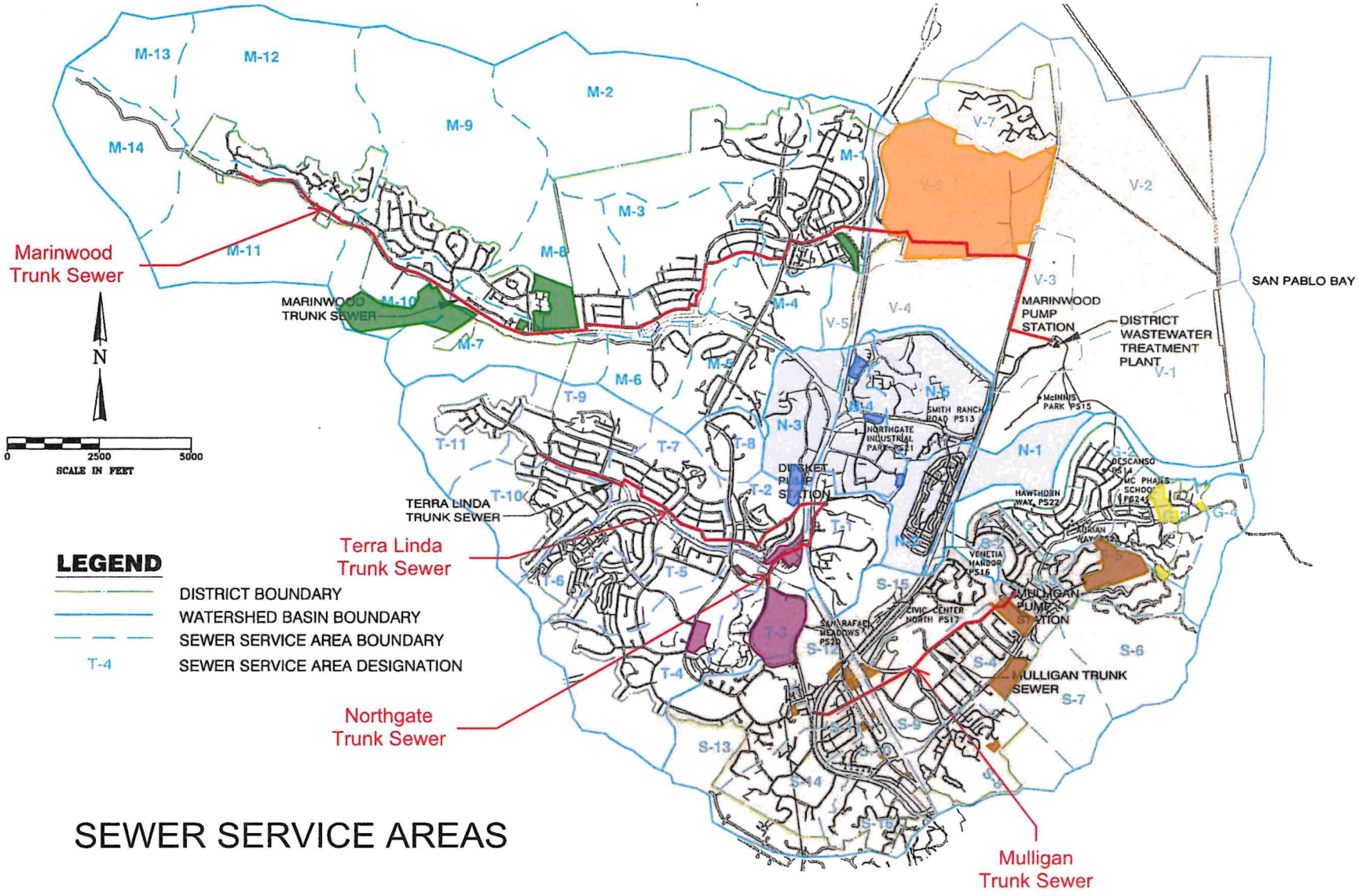
*** - Incorrectly noted as E-14 on the San Rafael Housing Opportunity Sites Map.*

**** - Theoretical and realistic sites inventory inadvertently transposed in the City of San Rafael Housing Element.*

County of Marin			Sewer Facilities Upgrade					I&I Wet Weather Mitigation			
Community/Site Name	Sites Inventory Within LGVSD		Trunk Line(s)	T. S. Upgrade Cost	Pump Station(s)	P.S Upgrade Cost	Total Cost	Sewer Service Area	I&I Reduction Cost	P.S Upgrade Cost	Total Cost
	Per Site	Total									
Lucas Valley		**138**									
Office Building (APN 164-481-10)	*58*			TBD		TBD	TBD	M-7	TBD	TBD	TBD
Marin County Juvenile Hall	*80*			TBD		TBD	TBD	M-8	TBD	TBD	TBD
Lucas Valley Environs		**26**									
Lucas Valley Environs Vacant	*26*			TBD		TBD	TBD	M-10, M-7	TBD	TBD	TBD
Marinwood		**135**									
Marinwood Plaza	*125*			TBD		TBD	TBD	M-1	TBD	TBD	TBD
Miller Creek District Properties	*10*			TBD		TBD	TBD	M-1	TBD	TBD	TBD
Santa Venetia		**181**									
Church of Jesus Christ	*35*			TBD		TBD	TBD	S-4	TBD	TBD	TBD
Congregation Rodef Shalom	*13*			TBD		TBD	TBD	S-4	TBD	TBD	TBD
Bernard Osher Marin JCC	*36*			TBD		TBD	TBD	S-4	TBD	TBD	TBD
McPhail School	*33*			TBD		TBD	TBD	G-3	TBD	TBD	TBD
Old Gallinas Children's Center	*50*			TBD		TBD	TBD	S-4	TBD	TBD	TBD
Vacant Santa Venetia (APN 180-171-32)	*2*			TBD		TBD	TBD	G-3	TBD	TBD	TBD
Outnumbered2, LLC (APN 180-261-10)	*4*			TBD		TBD	TBD	S-5	TBD	TBD	TBD
Vacant Santa Venetia (APN 179-332-19)	*3*			TBD		TBD	TBD	S-8	TBD	TBD	TBD
Vacant Bayhills Dr (APN 180-333-01)	*5*			TBD		TBD	TBD	G-3	TBD	TBD	TBD
St Vincent's		**680**									
St. Vincent's School for Boys	*680*			TBD		TBD	TBD	V-6	TBD	TBD	TBD
	Total:	***1,160***									

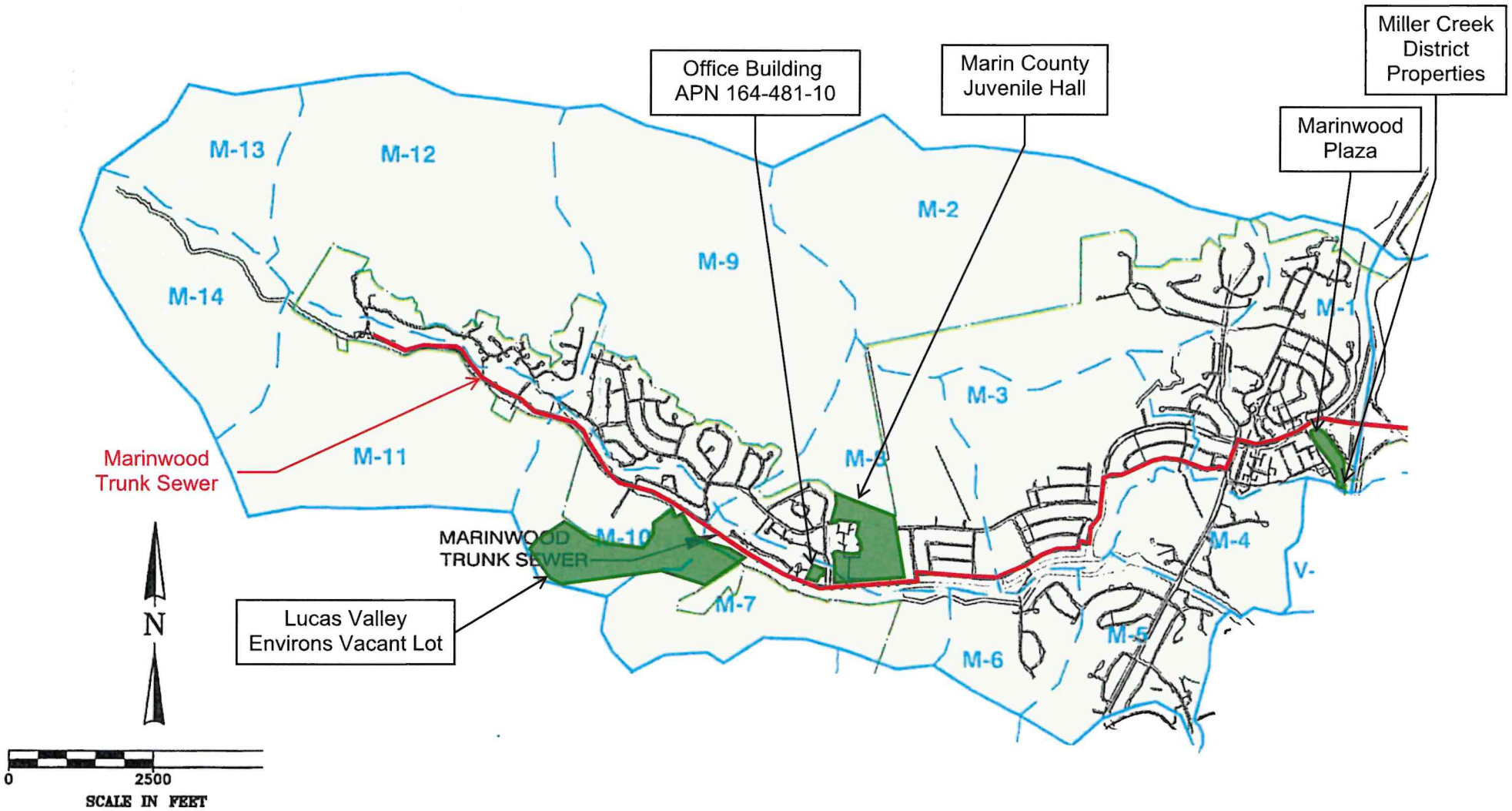
Total RHNA Needs Within County Jurisdiction: 3,569

Percentage of Total County RHNA Needs Within LGVSD: ***32.5%***

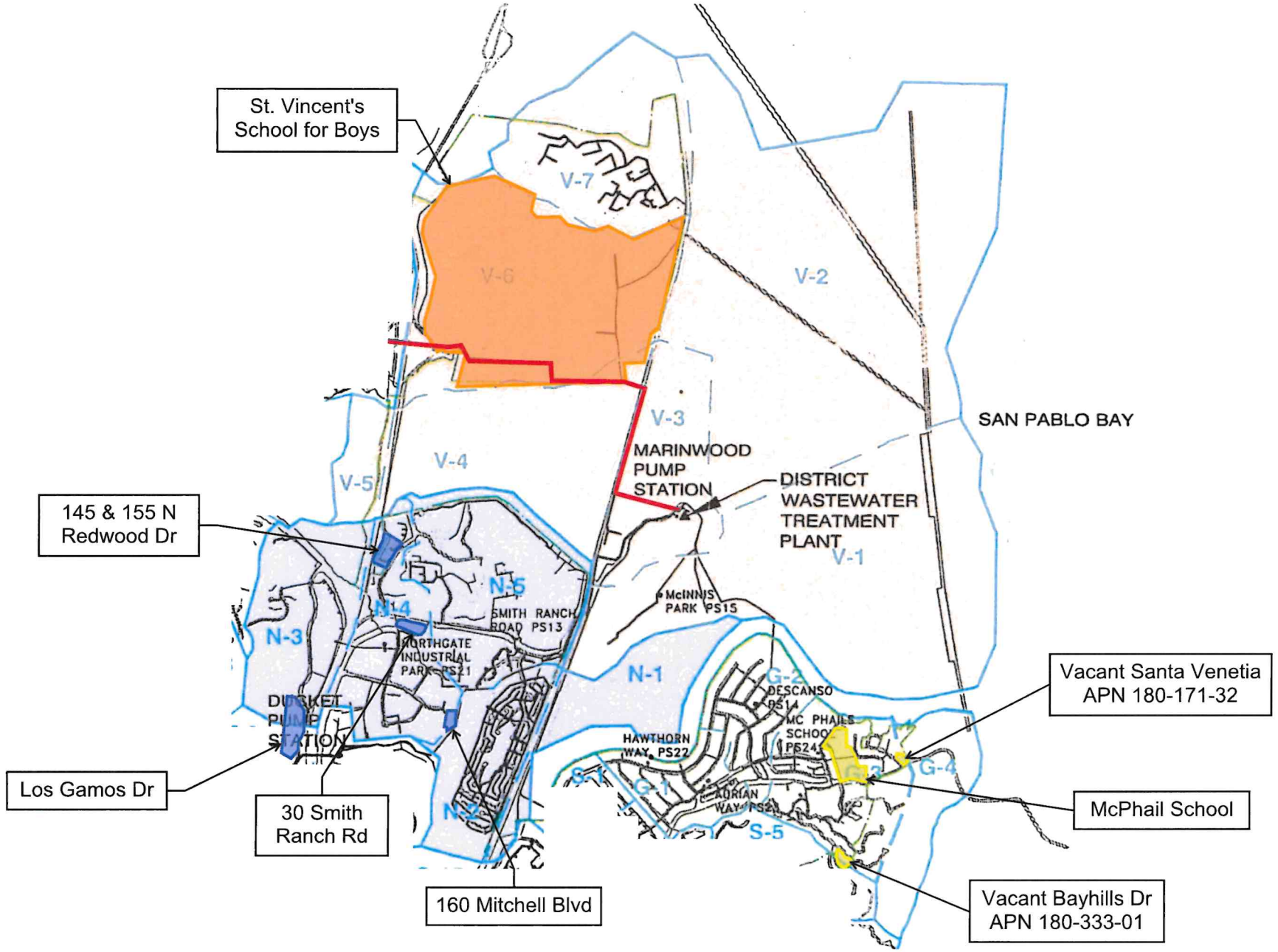


SEWER SERVICE AREAS

BASIN M FOR I&I REDUCTION



BASINS V, G, & N FOR I&I REDUCTION



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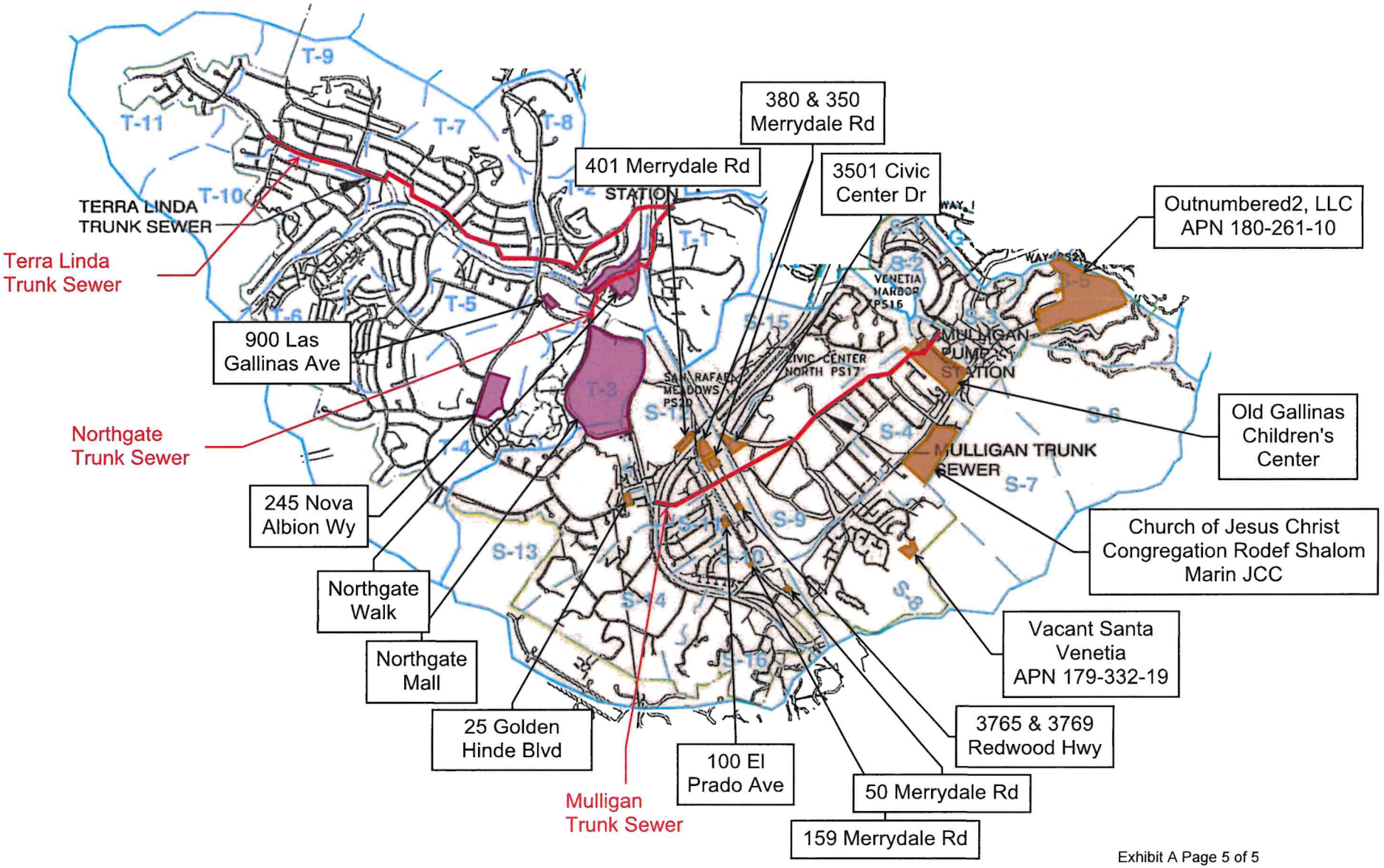

Exhibit B

Yellow Highlights* - *Sites inventory within LGVSD boundary.

Table C-4: Residential Sites Inventory by Community (FINAL ADJUSTMENTS to Unit Counts)

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Develop-able)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
North Marin											
Blackpoint-Greenpoint											
Vacant Sites											
Vacant Blackpoint (Olive Ave)	143-110-31	55.1 (14.5)	300 Olive Ave, Blackpoint	SF3/ARP-2	4	No	0	0	58	58	**Meets Criteria #2, 7** Existing Use - Vacant; Building-to-Land Value Ratio: 0.00
Underutilized Sites											
Greenpoint Nursery	153-190-24	15.4 (3.5)	275 Olive Ave, Blackpoint	AG1/ARP-60	15	No	0	0	53	53	**Meets Criteria #2, 7** Existing Use - Wetlands/Vacant with nursery on corner; Building-to-Land Value Ratio: 0.00
Marinwood/Lucas Valley											
Commercial Center Mixed Use											
Marinwood Plaza	164-471-64	0.4	121 Marinwood Ave, Marinwood	GC/CP	30	4th & 5th	16	0	0	16	**Meets Criteria #4, 6, 7** Existing Use - Large format standalone commercial; GP Housing Overlay; Floor Area Ratio: 0.00; Building-to-Land Value Ratio: 0.00
	164-471-65	1.9	155 Marinwood Ave, Marinwood	GC/CP	30	4th & 5th	10	10	0	20	**Meets Criteria #4, 5** Existing Use - Grocery store, built 1959; GP Housing Overlay; Building-to-Land Value Ratio: 3.91
	164-471-69	1.1	175 Marinwood Ave, Marinwood	GC/CP	30	4th & 5th	43	0	0	43	**Meets Criteria #4, 5** Existing Use - Office park low, GP Housing Overlay; built 1962
	164-471-70	1.5	197 Marinwood Ave, Marinwood	GC/CP	30	4th & 5th	46	0	0	46	**Meets Criteria #4, 6, 7** Existing Use - Large format standalone commercial; GP Housing Overlay; Floor Area Ratio: 0.00; Building-to-Land Value Ratio: 1.54

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Develop-able)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Miller Creek District Properties (Marinwood Plaza adjacent)	164-471-71	0.2	Marinwood Ave, Marinwood	GC/CP	30	4th & 5th	0	4	0	4	**Meets Criteria #2, 4** Existing Use - Storage facility; GP Housing Overlay
	164-471-72	0.3	Marinwood Ave, Marinwood	GC/CP	30	4th & 5th	0	6	0	6	**Meets Criteria #2, 4** Existing Use - Storage facility; GP Housing Overlay
Office Building (across from Juvenile Hall)	164-481-10	2.4	7 Mt Lassen Dr, Lucas Valley	GC/CP	25	No	58	0	0	58	**Meets Criteria #4, 6, 7** Existing Use – Office Park, Low; Floor Area Ratio: 0.310; Building-to-Land Value Ratio: 1.45
Public Sites											
Marin County Juvenile Hall	164-640-01	33.0 (10.0)	2 Jeannette Prandi Way, Lucas Valley	PF/PF	30	No	80	0	0	80	**Meets Criteria #2, 3** Existing Use - County juvenile hall facility, offices, and open field.
Other[3] - North Marin											
Vacant Sites											
Buck Center Vacant Property	125-180-79	97.3 (24.3)	Redwood Hwy, North Novato	AG1/A60	1	No	0	0	0	0	**Meets Criteria #2**
	125-180-85	136.5 (12.2)	Redwood Hwy, North Novato	AG1/A60	20	No	0	0	249	249	**Meets Criteria #2**
Underutilized Sites											
Atherton Corridor	143-101-35	1.0	761 Atherton Ave, North Novato	SF3/A2-B4	20	No	0	4	0	4	**Meets Criteria #4, 5, 7** Existing Use - Rural residential lot SF detached, built 1938; Building-to-Land Value Ratio - 0.52
Atherton Corridor	143-101-37	4.0	777 Atherton Ave, North Novato	SF3/A2-B4	20	No	30	8	0	38	**Meets Criteria # 4, 5, 7** Existing Use - Rural residential lot, SF detached; built 1932; Building-to-Land Value Ratio: 0.21
Atherton Corridor	143-101-20	4.8	791 Atherton Ave, North Novato	SF3/A2-B4	20	No	37	13	0	50	**Meets Criteria #4, 6, 7** Existing Use - Rural residential lot, SF detached; built 1926; Building-to-Land Value Ratio: 0.54

[3] Sites that did not fall within the boundaries of CDPs within unincorporated communities in North Marin (Black Point – Green Point or Marinwood- Lucas Valley) but are located in North Marin.

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Develop-able)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Religious Sites											
Olema Catholic Church	166-181-01	3.6	10189 State Route 1, Olema	C-NC/C-VCR	20	No	20	0	0	20	**Meets Criteria #2** Existing Use - Religious center (Parking Lot only)
Underutilized Sites											
Olema Underutilized	166-202-01	1.0	10002 State Route 1, Olema	C-NC/C-VCR	10	No	0	10	0	10	**Meets Criteria #4, 5, 7** Existing Use -Low intensity strip commercial, built 1881; Building-to-Land Value Ratio: 0.96
Olema Underutilized	166-213-01	0.5	9870 State Route 1, Olema	C-NC/C-VCR	10	No	0	0	5	5	**Meets Criteria #4, 5, 7** Existing Use -Low intensity strip commercial, built 1900; Building-to-Land Value Ratio: 0.80
Olema Underutilized	166-213-02	1.0	9840 State Route 1, Olema	C-NC/C-VCR	10	No	0	10	0	10	**Meets Criteria #4, 5, 7** Existing Use -Rural residential lot SF detached, built 1915; Building-to-Land Value Ratio: 0.29
Olema Underutilized	166-202-04	1.1	9950 Sir Francis Drake Blvd, Olema	C-NC/C-VCR	10	No	0	11	0	11	**Meets Criteria #4, 5, 7** Existing Use -Low intensity strip commercial; built 1881; Building-to-Land Value Ratio: 0.96
Central Marin											
Santa Venetia/Los Ranchitos											
Religious Sites											
St. Vincent's School for Boys	155-011-29	20.2	St. Vincent Dr, Santa Venetia	PD/A2	20	4th & 5th	0	0	0	0	**Meets Criteria #1, 2** Developer/Property Owner Interest Existing Use – Vacant/Agricultural
	155-011-28	74.0	St. Vincent Dr, Santa Venetia	PD/A2	20	4th & 5th	0	0	0	0	
	155-011-30	221.0 (34.0)	St. Vincent Dr, Santa Venetia	PD/A2	20	4th & 5th	440	0	240	680	

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Develop-able)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Church of Jesus Christ	180-272-03	5.4 (1.2)	220 N San Pedro Rd, Santa Venetia	SF5/A2-B2	30	No	35	0	0	35	**Meets Criteria #2** Existing Use - Religious center (Parking Lot only)
Congregation Rodef Shalom Marin	180-281-34	2.9	170 N San Pedro Rd, Santa Venetia	SF5/A2-B2	20	No	0	13	0	13	**Meets Criteria #2** Existing Use - Religious center (parking lot only)
School Sites											
Bernard Osher Marin Jewish Community Center	180-281-35	1.9	180 N San Pedro Rd, Santa Venetia	SF5/A2-B2	30	No	10	0	0	10	**Meets Criteria #2** Existing Use – Religious center (Parking Lot only)
	180-281-21	2.5	200 N San Pedro Rd, Santa Venetia	SF5/A2-B2	30	No	13	0	0	13	**Meets Criteria #2** Existing Use - Religious center (Parking Lot only)
	180-281-25	1.7	210 N San Pedro Rd, Santa Venetia	OC/AP	30	No	13	0	0	13	**Meets Criteria #2** Existing Use - Religious center (Parking Lot only)
	180-281-34	2.9	170 N San Pedro Rd, Santa Venetia	SF5/A2-B2	30	No	0	13	0	13	**Meets Criteria #2** Existing Use - Religious center (parking lot only)
McPhail School	180-151-18	4.3	1565 Vendola Dr, Santa Venetia	PF-SF6/PF-RSP-4.36	30	No	0	0	33	33	**Meets Criteria #1** Property Owner Interest Existing Use - Closed School
	180-161-09	1.0	N San Pedro Rd, Santa Venetia	PF-SF6/PF-RSP-4.36	0	No	0	0	0	0	Existing Use - Closed school
	180-161-10	4.3	N San Pedro Rd, Santa Venetia	PF-SF6/PF-RSP-4.36	0	No	0	0	0	0	Existing Use - Closed school
Old Gallinas Children Center	180-123-01	7.7	251 N San Pedro Rd, Santa Venetia	PF-SF6/PF-RSP-4.36	30	No	50	0	0	50	**Meets Criteria #2, 3** Existing Use - Closed school (with ball field to remain)
Vacant											
Vacant Santa Venetia	180-171-32	1.1	180-171-32 (N San Pedro Rd), Santa Venetia	SF5/A2-B2	2	No	0	0	2	2	**Meets Criteria #2**
Outnumbered2, LLC	180-261-10	27.9	Oxford Drive, Santa Venetia	SF5/A2-B2	4	No	0	0	4	4	**Meets Criteria #1**

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Develop-able)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
Vacant Santa Venetia	179-332-19	1.0	179-332-19 (Edgehill Way), Santa Venetia	SF6/R1	3	No	0	0	3	3	**Meets Criteria #2**
Vacant Bayhills Drive	180-333-01	1.5	Bayhills Drive, Santa Venetia	PR/RMP-1	4	No	0	0	5	5	**Meets Criteria #2**
Kentfield/Greenbrae											
School Sites											
College of Marin Parking Lot	071-132-11	0.8	Sir Francis Drake Blvd, Kentfield	PF/PF	30	No	21	0	0	21	**Meets Criteria #1, 2** Developer/Property Owner Interest Existing Use–Parking Lot; combined with College of Marin Commercial Frontage site below
	071-132-12	0.3		PF/PF	30	No	7	0	0	7	
	074-092-11	0.2		PF/PF	20	No	3	0	0	3	
College of Marin Parking Lot	074-181-18	2.7	139 Kent Ave, Kentfield	PF/PF	20	No	48	0	0	48	
	074-092-17	0.2		PF/PF	20	No	2	0	0	2	
Underutilized Sites											
College of Marin (Commercial Frontage)	074-031-56	0.2	937 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	10	0	10	**Meets Criteria #4, 5, 7** Existing Use - Low intensity strip commercial, built 1943; Building-to-Land Value Ratio: 0.00
	074-031-58	0.1	941 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	5	0	5	**Meets Criteria #4, 5, 7** Existing Use - Low intensity strip commercial, built 1954; Building-to-Land Value Ratio: 0.00
	074-031-60	0.1	939 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	10	0	10	**Meets Criteria #4, 5, 7** Existing Use - Low intensity strip commercial, built 1951; Building-to-Land Value Ratio: 0.00
Kentfield Commercial Underutilized	074-031-54	0.1	923 Sir Francis Drake Blvd, Kentfield	NC/RMPC	30	No	0	4	0	4	**Meets Criteria #4, 5** Existing Use - Low intensity strip commercial, built 1913

Board of Supervisor District, Strategy, and Site Name	APN	Acres (Develop-able)	Address	Existing GP/Zoning	Density Allowance (du/ac)	Used in Previous HE?	Housing Units by RHNA Income Categories				Criteria and Status
							Lower	Moderate	Above Moderate	Total	
San Quentin Adjacent Vacant Property	018-152-12	55.2	E Sir Francis Drake Blvd, San Quentin	PF/A2-B2	0	No	115	115	0	230	**Meets Criteria #2** Existing Use - Non-urban civic, vacant
Vacant Sites											
Cal Park	018-086-17	0.2	Woodland Ave, California Park	MF2/RSP-4	30	4th	0	0	4	4	**Meets Criteria #2** GP Housing Overlay
	018-086-18	0.7	Woodland Ave, California Park	MF2/RSP-4	30	4th	0	0	17	17	**Meets Criteria #2** GP Housing Overlay
	018-075-28	0.9	Woodland Ave, California Park	MF2/RSP-4	30	4th	0	0	15	15	**Meets Criteria #2** GP Housing Overlay
	018-074-16	1.9	Woodland Ave, California Park	MF2/RSP-4	30	No	25	0	0	25	**Meets Criteria #2**
	018-081-04	1.3	Auburn St, California Park	MF2/RSP-4	30	No	0	0	24	24	**Meets Criteria #2**
	018-083-01	0.1	Auburn St, California Park	MF2/RSP-4	30	No	0	0	1	1	**Meets Criteria #2**
	018-085-23	1.0	Auburn St, California Park	MF2/RSP-4	30	No	0	0	17	17	**Meets Criteria #2**
	018-083-09	0.4	Auburn St, California Park	MF2/RSP-4	30	No	0	0	2	2	**Meets Criteria #2**
	018-082-13	0.5	Auburn St, California Park	MF2/RSP-4	30	No	0	0	3	3	**Meets Criteria #2**
	018-084-12	01.2	Auburn St, California Park	MF2/RSP-4	30	No	0	0	2	2	**Meets Criteria #2**
Lucas Valley Environs Vacant	164-280-35	54.2 (1.7)	1501 Lucas Valley Road, Lucas Valley Environs	AG1/A60	15	No	0	0	26	26	**Meets Criteria #2**
Karuna	177-220-10	10.8	1 Sacramento Ave, Sleepy Hollow	MF2/RMP-1.0	1	No	0	0	10	10	**Meets Criteria #2**
Underutilized Sites											

HOUSING SITE SUMMARY TABLE (from City of San Rafael 2023-2031 Housing Element)

	Income Group			
Site Category	Lower	Moderate	Above Moderate	TOTAL
Development Pipeline	196	4	582	782
Proposed but not Entitled	114	134	927	1,175
Low/Medium Density Residentially Zoned	3	88	56	147
High Density Residentially Zoned	336	82	42	460
Mixed Use Sites Outside of Downtown	353	57	74	484
Downtown Mixed Use Sites	611	288	711	1,610
TOTAL	**1,613**	**653**	**2,392**	**4,658**
RHNA	1,349	521	1,350	3,220
Surplus Capacity	*264*	*132*	*1,042*	*1,438*
Buffer	20%	25%		

Figure 4-1, continued

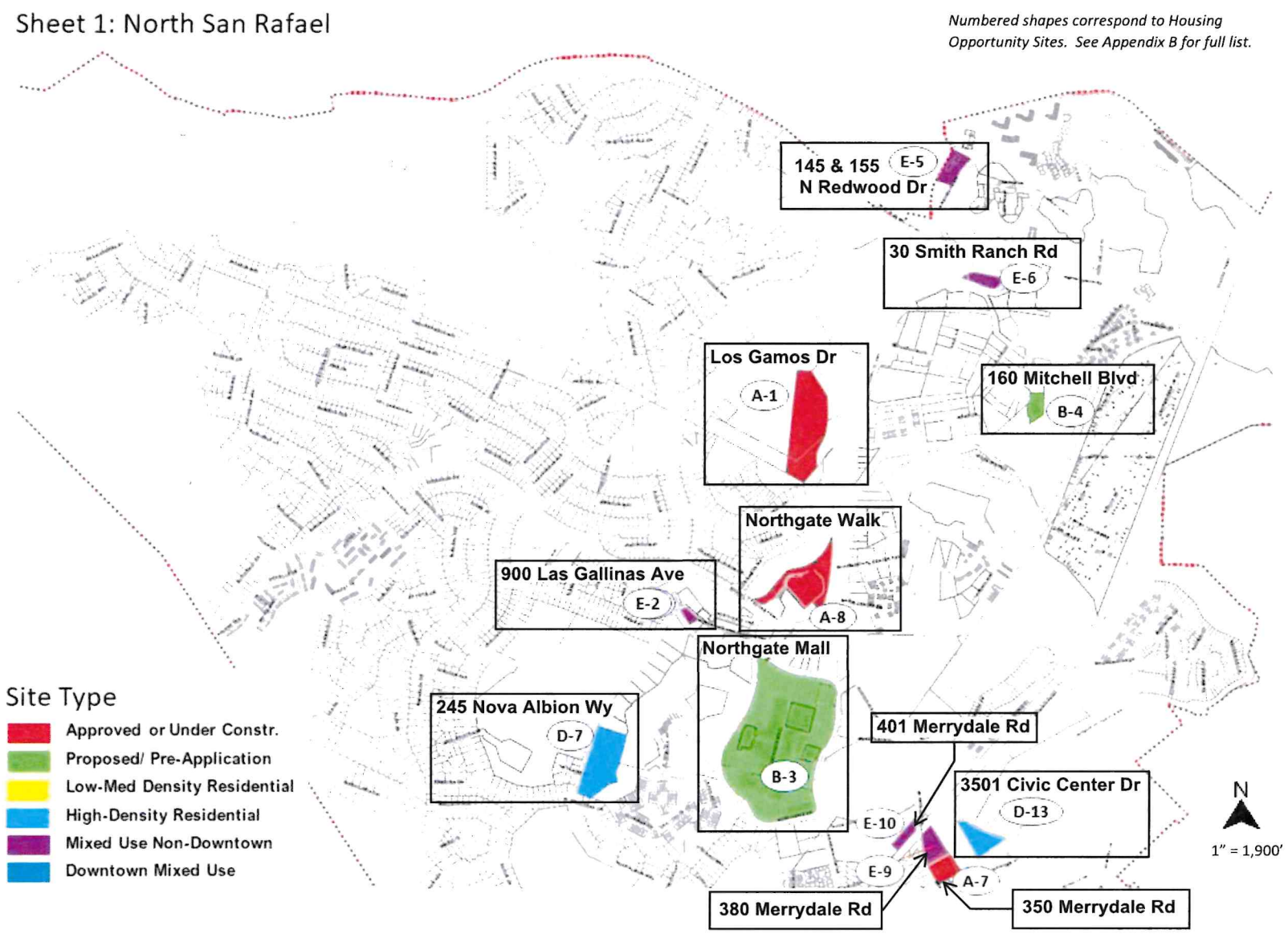

Figure 4-1, continued

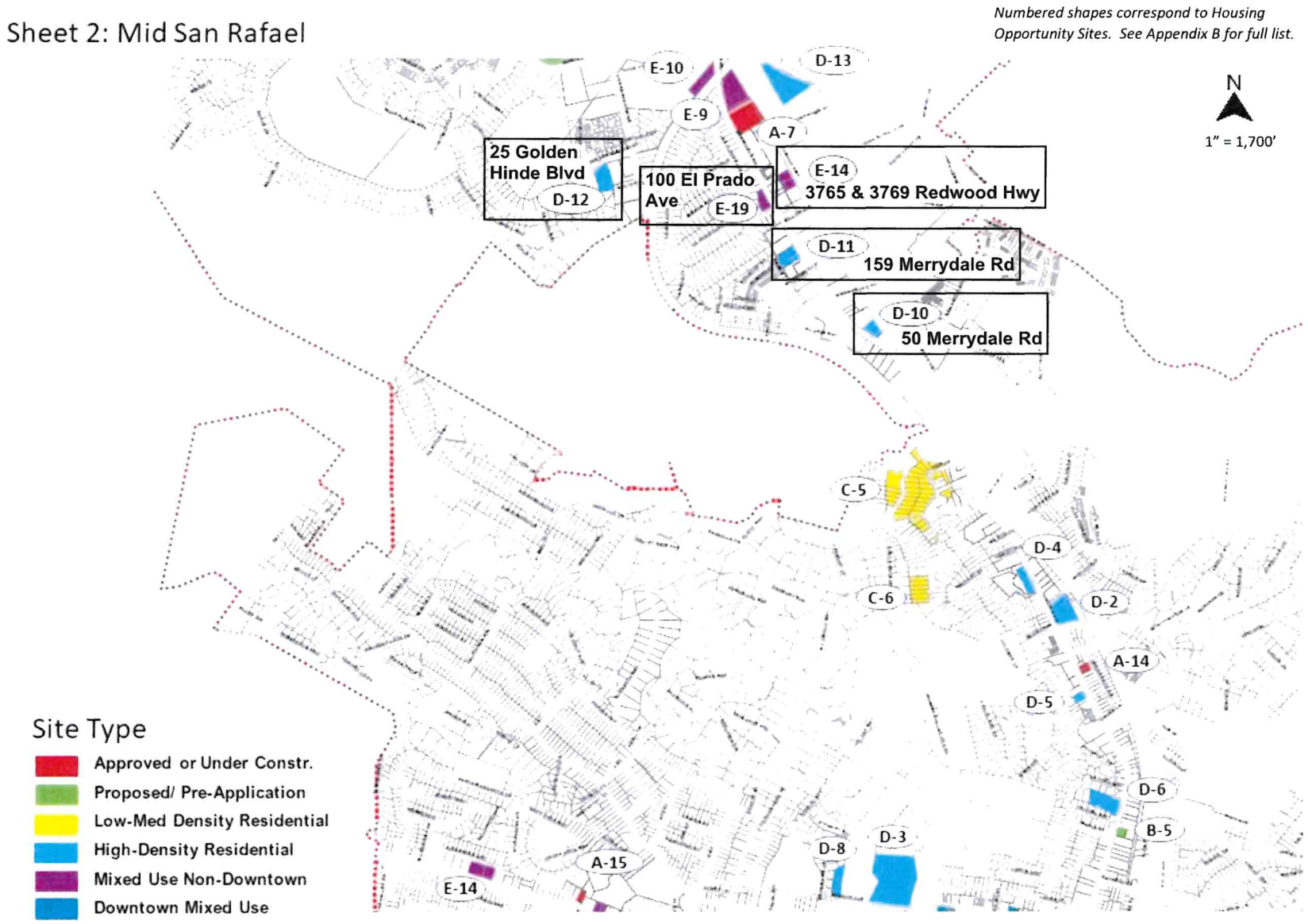

Exhibit C

Sample Calculation of Total Developer Contribution

A. SUMMARY:

1. Peak Wet Weather Flow from Development: 0.111 MGD
   a. *(Based on Design Flow multiplied by a peaking factor outlined in*
   b. *District Standards, to be prepared by the Developer and approved by the District.)*

2. Total Cost of I&I Reduction Project for Entire Upstream Areas: $2,237,000
   a. *(To be prepared by District Consultant.)*

3. Peak Wet Weather Flow for Entire Upstream Areas: 1.40 MGD
   a. *(Basis of Total Cost of I&I Reduction Project based on flow*
   b. *monitoring and Collection System Hydraulic Model.)*

4. Average Daily Dry Weather Flow for Entire Upstream Areas: 0.32 MGD
   a. *(Dry weather baseline flow from flow monitoring and*
   b. *Collection System Hydraulic Model.)*

5. Inflow and Infiltration (C minus D): 1.08 MGD

6. Developer Contribution:

$$\frac{0.111\ MGD}{1.08\ MGD} \times \$2{,}237{,}000 = 10.1\% \times \$2{,}237{,}000 = \$225{,}937$$

   (The calculated Developer Contribution will be compared to the actual bid price. The District and Developer shall mutually agree to proceed based on a bid tolerance percentage outlined in the resolution.)

7. Other Fees Related to Calculation of Developer Contribution to be Paid by the Developer:
   a. *Flow monitoring during the wet weather seasons before and after the I&I reduction project is constructed.*
   b. *Flow monitoring data interpretation by a 3rd party Consultant.*
   c. *Collection System Hydraulic Model recalibration by a 3rd party Consultant.*

B. METHODOLOGY:

(Notes: The information used in the following calculations, as well as the summary shown above, pertains to 245 Nova Albion. It is used for illustration purposes only.)

1. As shown in Figure 1 below, 245 Nova Albion (development) is located upstream of Meter 07 on a 15-inch pipeline. Meter 07 was deployed to collect flow data as part of ongoing collection system modeling by the District to calibrate the model. The flow monitoring period lasted from early March to early May 2023, during which seven wet weather events with intensity less than 1Y storm were identified.

Figure 1: 245 Nova Albion Site with Downstream Flow Meter Locations:

2. The flow data collected at Meter 07 is presented in Figure 2 below. As labeled, the blue line is the level reading on an interval of 15 minutes.
    i. In early March 2023, Meter 07 experienced two events of surcharging up to 62 inches that led to the bypassing of flow to the Northgate Trunk Sewer under rainfalls with intensity less than a 1-year storm.
    ii. This would indicate that the existing 15-inch pipeline, as well as the downstream system, does not have sufficient capacity to support the existing customers in the service area.

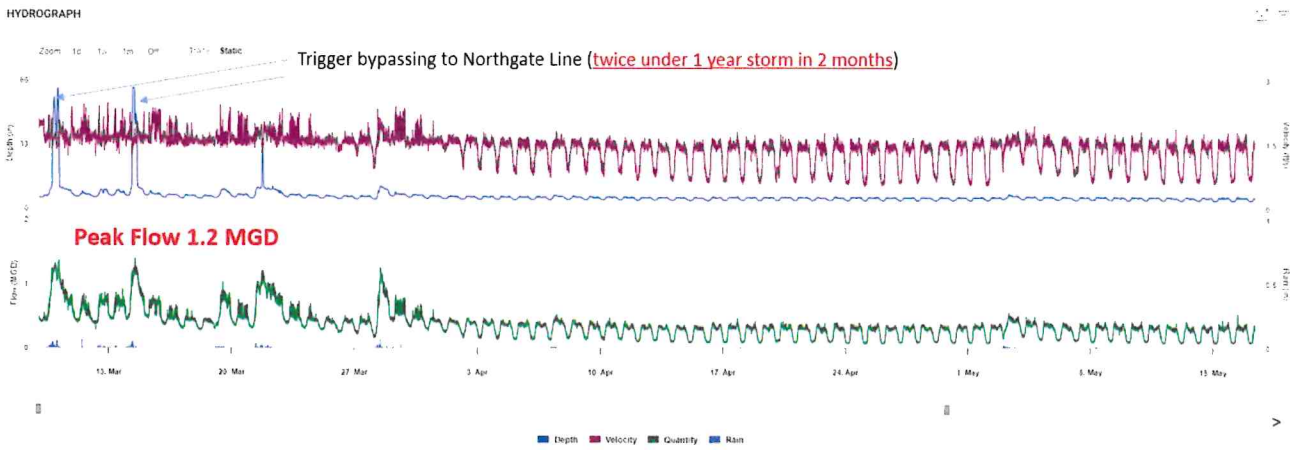

Figure 2 Hydrograph of Meter 07 Data from March to May 2023

3. The peak wet weather flow originated from the development based on the District's standard was estimated to be 0.111 MGD

4. The subbasins upstream of the development are shown in Figure 4 below.

5. The total cost of CIPP lining for the entire upstream service areas provided by Hazen and Sawyer, as illustrated in Table 1 and Table 2 below, is $1,063,000 + $1,174,000 = $2,237,000.

6. Due to the inadequate capacity of the existing downstream infrastructure, if the development were to proceed as planned, the identifiable I&I at Meter 07 shall be at least reduced by the same amount as the peak wet weather flow rate of 0.111 MGD brought by this development project.

7. As such, the portion of total I/I rehabilitation cost shouldered by the developer is calculated as follows:

$$\frac{0.111\ MGD}{1.08\ MGD} \times \$2{,}237{,}000 = 10.1\% \times 2{,}237{,}000 = \$225{,}937$$

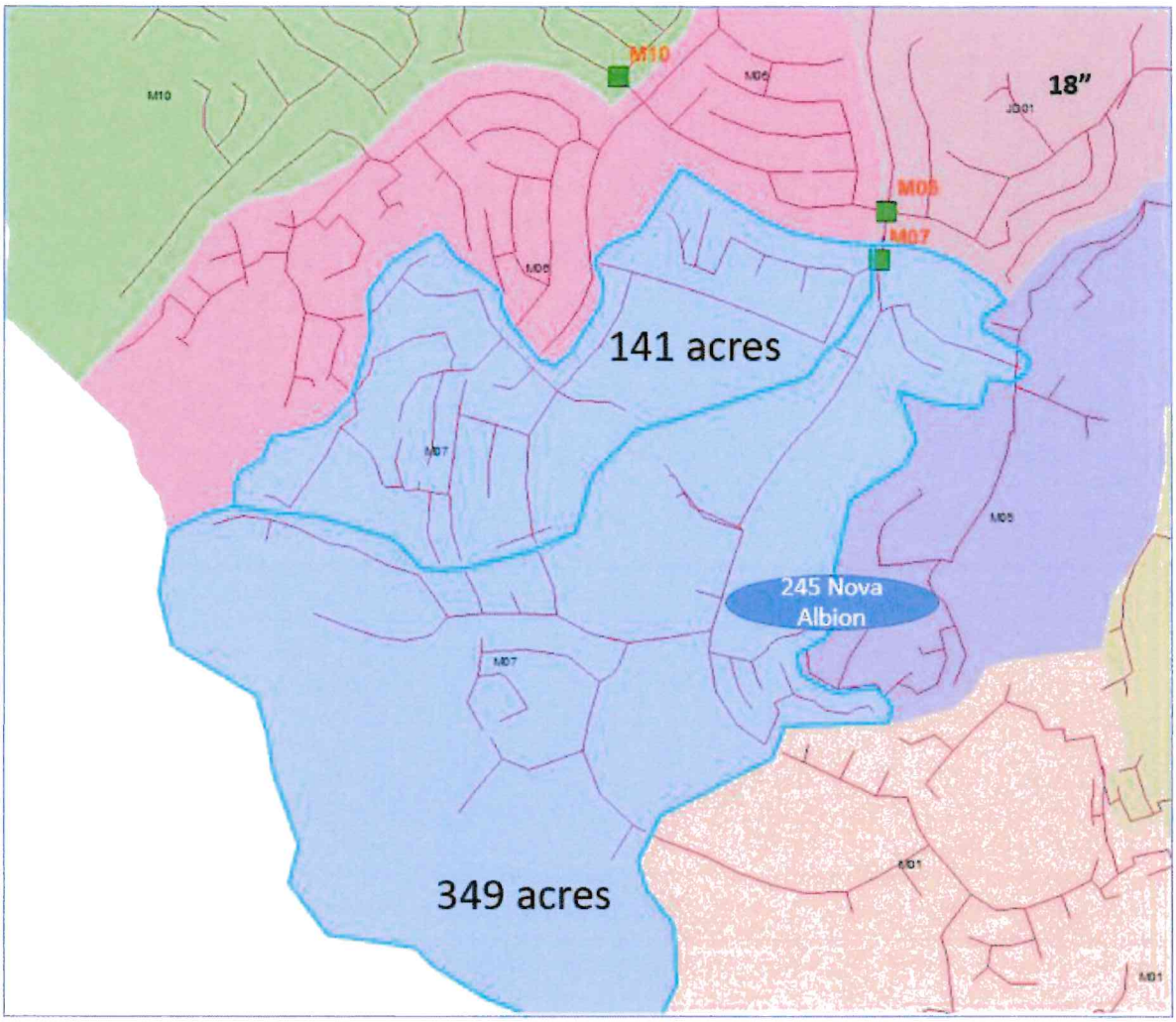

Figure 4 Wastewater Collection System upstream of Meter 07

Table 1 CIPP Lining Cost for Basin 2 (141 acres)

Diameter (in)	Sum of Cost ($)	
6	$264,204	
8	$84,798	
102 MHs	$714,000	
Total	$1,063,000	

Table 2 CIPP Lining Cost for Basin 1 (349 acres)

Diameter (in)	Sum of Cost ($)
6	$280,062
8	$84,816
10	$28,404
12	$17,892
15	$7,230
108 MHs	$756,000
Total	$1,174,000