

Flood Zone 9 – Ross Valley

ADVISORY BOARD MEETING

November 18, 2025



Photo Credit: Jeff Wong



Agenda

FLOOD ZONE 9 ADVISORY BOARD MEETING NOVEMBER 18, 2025

1. Call to Order
2. Roll Call
3. Summary of Action Minutes: August 21, 2025
4. Open Time for Items not on the Agenda
5. District Staff Reports
 - A. Corte Madera Creek Flood Risk Management Project
 - B. San Anselmo Flood Risk Reduction Project
 - C. Review of Zone 9 Financial Summary
6. Business
7. Schedule Next Meeting
8. Adjourn



Item 2. Roll Call

NOVEMBER 18, 2025

District staff will conduct a roll call and ask for a round of introductions by board members and District staff.

Gabe Paulsen – Chairman	Richard Gumbiner – Vice-Chair
Frank Egger	Christopher Martin
David Colton	Peter Hogg



Item 3. Summary of Action Minutes

AUGUST 21, 2025

Draft minutes from August 21, 2025 can be found here:

<https://flooddistrict.marincounty.gov/meetings/zone-9-advisory-board-meeting-august-21-2025/#/tab-minutes>

Recommended Action: Approve minutes



Item 4. Open Time

FOR ITEMS NOT ON THE AGENDA

- Comments will be heard for items not on the agenda
- Limited to three minutes per speaker
- When written testimony is presented, it is not necessary to read the entire text; it will automatically become part of the minutes
- All are expected to be polite and courteous, and refrain from questioning the character or motives of others
- Please help create an atmosphere of respect



Item 5. District Staff Reports

A. Corte Madera Creek Flood Risk Management Project (CMCFRMP)

- Lower College of Marin Restoration
- In-stream Improvements

B. San Anselmo Flood Risk Reduction (SAFRR) Project

- Building Bridge 2 Removal

C. Review of Zone 9 Financial Summary Public Comment at End

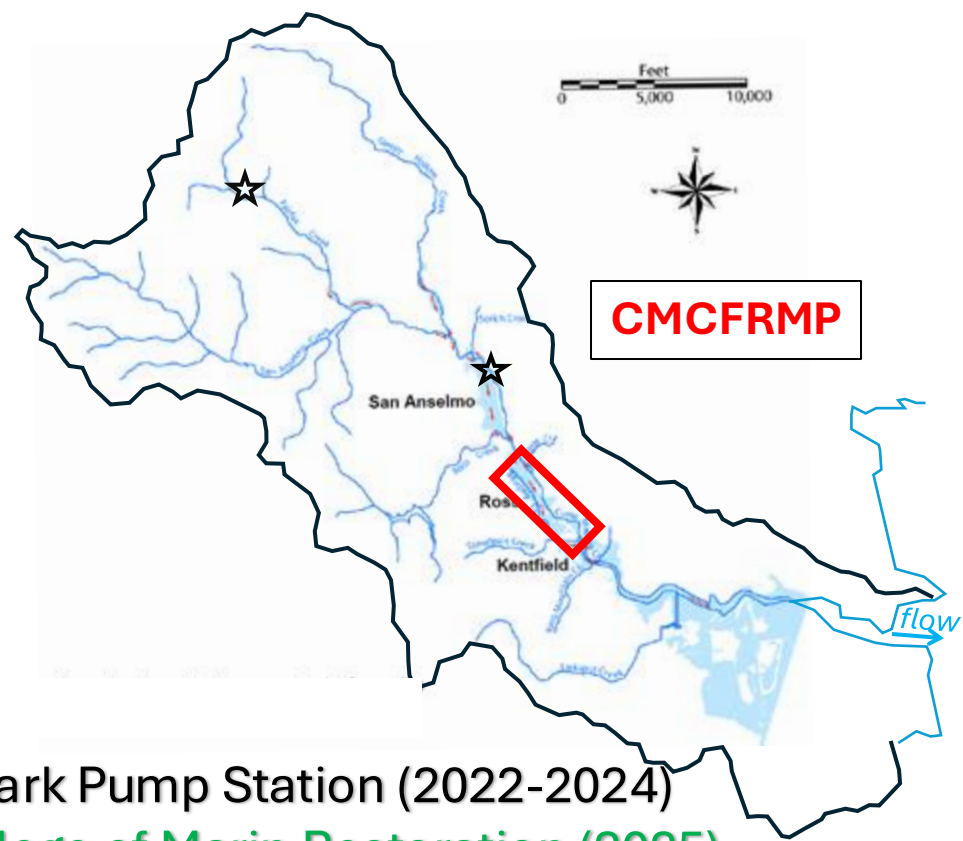


Corte Madera Creek Flood Risk Management

Project consists of elements:

- 1. Granton Park Pump Station** completed in 2024 & in operation
- 2. Lower College of Marin Restoration** constructed in 2025 and near completion
- 3. In-Stream Improvements**
 - Fish resting pool habitat improvements
 - Bicycle and pedestrian barrier walls along channel
 - Natural channel transition to remove impediment to flood flow





Granton Park Pump Station (2022-2024)

Lower College of Marin Restoration (2025)

Fish Resting Pool Improvements and Walls

Natural Channel Transition

Corte Madera Creek Flood Risk Management

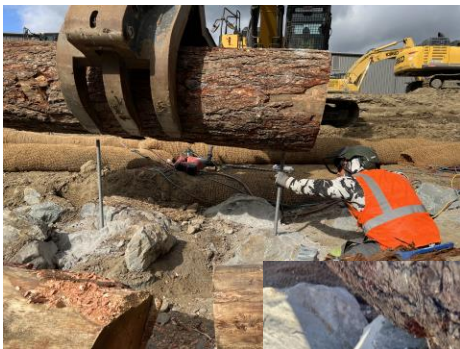
LOWER COLLEGE OF MARIN RESTORATION



38 Work days!

Corte Madera Creek Flood Risk Management

LOWER COLLEGE OF MARIN RESTORATION



Corte Madera Creek Flood Risk Management

LOWER COLLEGE OF MARIN RESTORATION

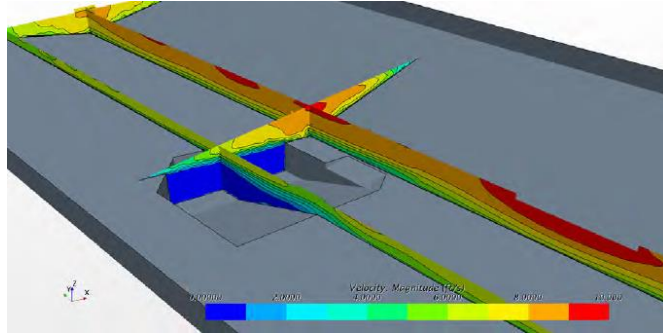


- Construction bid: \$2,974,393
- Construction management: \$60,000
- Construction inspection: \$50,000
- Environmental monitoring & permit compliance: \$168,145
- Revegetation \$155,674 (NFWF Grant to Friends of CMC)



Corte Madera Creek Flood Risk Management

IN-STREAM IMPROVEMENTS

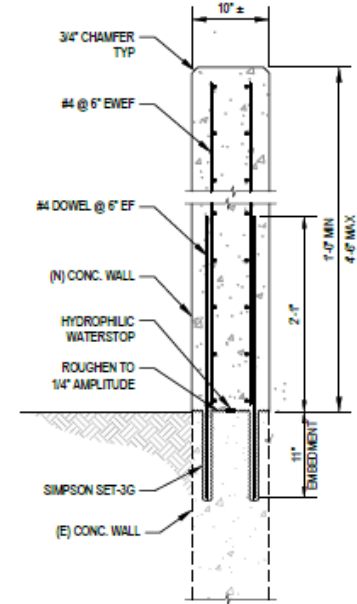


2026 CONSTRUCTION COMPONENTS

- Fish Resting Pool Improvements
- Elevated concrete channel walls with drainage features
- Other components that do not cause modeled rise of Base Flood

CONDITIONAL LETTER OF MAP REVISION (CLOMR)

- Draft CLOMR Application received from consultant
- District is reviewing



San Anselmo Flood Risk Reduction

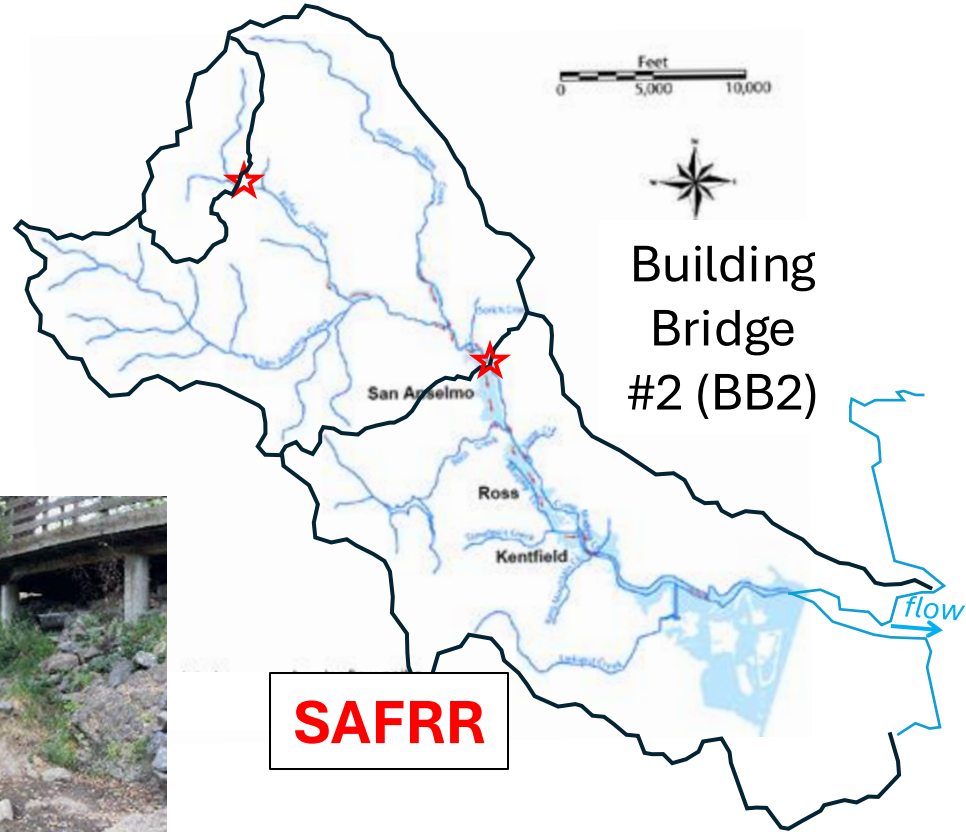
Project consists of two elements:

- 1. Sunnyside Detention Basin Project** completed in 2022 & is operational
- 2. Building Bridge 2 Removal Project** proposes to remove obstruction from San Anselmo Creek that exacerbates flooding for properties in downtown San Anselmo





Sunnyside Detention Basin (2022)



San Anselmo Flood Risk Reduction Project

UNDERGROUND STORAGE TANK (UST)

- In August the Advisory Board recommended a \$136,100 budget for environmental soil characterization for the remaining UST.
- The Advisory Board requested competitive proposals.
- Another proposal was received and evaluated as more qualified.
- Board of Supervisors considered contract earlier today for \$139,900.
- No additional budget adjustment is requested.
- Workplan to be submitted to the Regional Water Quality Control Board (RWQCB) by December 5, 2025.
- Sampling expected in Spring 2026.
- Remediation scope will be based on sampling results.
- Consultant is assisting to secure funding for soil remediation.



San Anselmo Flood Risk Reduction Project

CLOMR UPDATE

- FEMA comments were received 09/25/2025
- Responses to comments are being prepared for submittal before 12/24/2025

CEQA UPDATE

- 2nd Addendum to EIR is postponed pending FEMA CLOMR findings

GRANT AND FUNDING

- Current DWR grant is set to expire December 2025
- DWR has asked District to submit a grant extension request for December 2026



Review of Zone 9 Financial Summary

PREVIOUSLY PRESENTED ON AUGUST 21, 2025

Annual O&M Expenses

ANNUAL AD VALOREM REVENUE ~\$400K

Granton Park Pump Station	Channel Maintenance	Sunnyside Basin	FZ9 Administration & Advisory Board Meetings
Pump station utility expenses	Sediment removal	Sediment removal	Staff support costs
Annual pump service	Vegetation management	Vegetation management	
Wet-well cleaning	Tide gate maintenance		
\$60,000	\$120,000	\$60,000	\$95,000
Total Annual O&M Expenditures: \$335,000			

Zone Financial Summary

- The [staff report](#) from the February 27, 2025 advisory board meeting includes project-specific budget information.
- Fee measure and available grants are sufficient to cover the current project cost estimates.
- Ad valorem taxes are sufficient to cover ongoing O&M.
- A more detailed financial update will be provided on January 20, 2026 with the proposed baseline budget for the next two fiscal years.



Public Comment on Staff Reports

- Comments will be heard for items in the staff reports
- Limited to three minutes per speaker
- When written testimony is presented, it is not necessary to read the entire text; it will automatically become part of the minutes
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Item 6. Business

ACTIONS BY ADVISORY BOARD

- As part of the new [Agenda Setting Procedure](#), there is a separate agenda item, referred to as “Business” that includes all actions being requested.
- Most of the information related to these requests is provided in the District Staff Reports.
- The purpose of holding off on taking actions until after all Reports are done is so the advisory board has a total picture of zone needs before taking any action.



Item 6. Business

ACTIONS BY ADVISORY BOARD

- Advisory board may select 1-2 board members to serve on an ad-hoc subcommittee to work with District staff on developing a recommended 2-year Zone 9 baseline budget for Fiscal Years 2026-27 and 2027-28 between now and the January 20, 2026 meeting.



Item 7. Schedule Next Meeting

JANUARY 20, 2026

- District recommends reconvening on January 20, 2026 per Zone 9 [bylaws](#).
- Do any board members anticipate being out of town?
- At next meeting we will review the recommended 2-year baseline budget for fiscal years beginning July 1, 2026 and ending June 30, 2027 and beginning July 1, 2027 and ending June 30, 2028.
- Between now and then special meetings may be called for any urgent project needs that come up.

