



MARIN COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

FLOOD CONTROL ZONE NO. 9 ADVISORY BOARD

STAFF REPORT

Meeting Date: October 8, 2026

To: Flood Control and Water Conservation District Zone 9 Advisory Board

From: Robin Bartlett, Assistant Director

Reviewed By: Christopher Blunk, P.E., Director of Public Works

Subject: Zone 9 Project Updates

Prepared By: Robin Bartlett, Assistant Director, Flood Control and Water Conservation District

Recommendation

Staff recommends that the Flood Control Zone 9 Advisory Board:

1. Receive an update on flood control projects.

Summary

Flood Control District staff have been

Background and Discussion

Lower Corte Madera Creek Project – Notice of Completion

Construction on the Lower Corte Madera Creek project has been completed, and the District is moving forward with project closeout activities. A community celebration is scheduled for October 8 to recognize completion of the work and the agencies, partners and community members involved in the project. The public will be invited to attend.

California Department of Water Resources Grant Funding

Approximately \$3 million remains available under an existing California Department of Water Resources grant. To remain eligible for reimbursement, qualifying work must be completed by June 2027.

District staff is evaluating potential projects and improvements that could meet grant requirements, provide flood-reduction benefits and be completed within the remaining grant schedule. Staff will return to the Advisory Board with additional information as potential projects are identified and evaluated.

Building Bridge 2

Following the decision not to remove Building Bridge 2, the structure is being evaluated for potential future public use as part of the Town of San Anselmo's Creek Park Plaza.

Before the platform can be opened to the public, additional engineering assessment and structural reinforcement will be required. The Town of San Anselmo will coordinate the work, with funding anticipated from the Flood Control District.

The Town is developing the proposed scope, schedule and cost estimates and is expected to provide that information to the District in late 2026. Additional agreements and funding actions will be considered once the scope and costs are better defined. Funding for this work will be provided by funds made available to the District by the County.

Underground Storage Tank Adjacent to Building Bridge 2

An underground storage tank is located adjacent to the Building Bridge 2 structure. The tank and surrounding soil are being evaluated and appropriately addressed as part of planning for future improvements at the site. Flood Control District staff are coordinating efforts with the Regional Water Quality Control Board (RWQCB). A site characterization report and letter with a proposed action plan has been sent to the RWQCB. The proposed action plan is to install a monitoring well or wells and periodically collect samples to confirm that there is no change in the site conditions that would warrant further remedial action.

Fish Ladder Replacement

The District is moving forward with planning for replacement or rehabilitation of the existing fish ladder. A Request for Qualifications has been issued to identify a qualified consultant team to assist with engineering, environmental and related project development work. Once a consultant is selected, staff will refine the project scope, schedule, costs and regulatory requirements and provide future updates to the Advisory Board. The item is anticipated to go to the District Board for approval on November 3, 2026.

Fiscal Impact

There is no direct fiscal impact associated with the Flood Zone 9 Advisory Board update.



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STAFF REPORT

Meeting Date: October 8, 2026

To: Flood Control and Water Conservation District Zone 9 Advisory Board

From: Robin Bartlett, Assistant Director

Reviewed By: Christopher Blunk, P.E., Director of Public Works

Subject: Zone 9 Finances and Potential Projects

Recommendation: Accept the report updating the Zone Financial Status and 1) Recommend to the Board of Supervisors that the Flood Control and Water Conservation District that the Zone 9 Funds be utilized as matching funds for the Corte Madera Creek Project Stormwater Flood Management Grant Agreement (4600012423) for Flood Improvements in the Corte Madera Creek, as appropriate and approved by the Department of Water Resources, 2) Recommend that the Marin County Flood Control and Water Conservation District Board of Supervisors formally suspend and cease all ongoing engineering, permitting, and real estate acquisition activities associated with the Building Bridge #2 (BB2) Removal Project in San Anselmo, except as funded by the County and as necessary for mitigation of the Underground Storage Tank and 3) . recommend that the Board of Supervisors direct staff to identify all unencumbered and uncommitted Zone 9 capital funds, including balances previously designated for BB2, and reallocate those funds toward environmental review, design, and construction of tidal adaptation, levee improvements, and sea-level rise mitigation projects within the lower reaches of Corte Madera Creek (Units 2–4).

Summary: The 20-year Flood Fee is ending. Zone 9 will continue to receive approximately \$389,000 annually in property tax revenue, while current operating costs are approximately \$450,000 annually. The Zone is projected to have approximately \$10.7 million in reserves at the end of FY 2026–27. After accounting for ongoing costs and approximately \$3 million in currently identified projects, staff projects approximately \$7.5 million in unprogrammed reserves over the ten-year planning period. Staff roughly estimates that there is at least \$60 million in identifiable projects that could be undertaken along and near Corte Madera Creek to reduce both river and tidal flooding.

Staff has been in contact with the California Department of Water Resources to discuss a possible extension of the Corte Madera Creek Project Stormwater Flood Management Grant Agreement (Grant). The discussion focused on using eligible funds to reduce

flood risks in the proximity of the lower Corte Madera Creek. The timeline for using these funds is limited and all projects must be completed by June 2027. Staff has identified several projects and is evaluating design options and construction timelines.

Discussion and Background

The Zone is funded by two sources the Ad Valorem Property Tax and the Ross Valley Storm Drainage Fee

Ad Valorem Property Tax

Property taxes are distributed by the Marin County Department of Finance in accordance with State law. In general, the amount of revenue an agency or district receives is based on the amount received in the prior year plus a share of the property tax growth within its boundaries.

The total current property tax on all parcels within the Zone is approximately \$389,000 per year. While that is expected to increase with the rise in property values, that increase is limited under the rules of Proposition 13.

This revenue source continues in perpetuity except where it was being paid within a City and where that City was withdrawn from the Zone.

San Anselmo Withdrawal

In accordance with the Flood Act in 2024 the City of San Anselmo residents voted to withdraw the City from the District. Withdrawal of an incorporated area from the Zone does not automatically mean that taxes and obligations associated with the area automatically end. The Flood Act stipulates *that the withdrawal of the area lying within the exterior boundaries of such city from the district shall not release the area so withdrawn from debts and obligations for or upon which it was liable or chargeable at the time such withdrawal was made; provided further, however, that any portion of a city which prior to its withdrawal from the district was included within the boundaries of a flood control zone shall remain subject to taxes for the maintenance of improvements constructed within such zone prior to the withdrawal of the city from the district.*

However, aside from the drainage fee discussed below, no additional taxes were imposed on the San Anselmo area when it joined the Zone, nor were any taxes reduced when it left.

Ross Valley Storm Drainage Fee

The Ross Valley Flood Protection and Watershed Program Storm Drainage Fee (Flood Fee) was enacted pursuant to the Health and Safety Code. An election was held on June 25, 2007 establishing “a new annual storm drainage fee of the amount set forth on the parcel identified, with increases limited to three percent a year and ending in 20

years, as part of the Ross Valley Flood Protection and Watershed Program". The passage of the fee provided for:

Funding for projects to: reduce damage due to flooding, offer solutions for homes and businesses, aid homeowners in repairing streambanks, remove bottlenecks that impede water flow, maintain natural creek functions, reduce pollutants entering the Bay, incorporate habitat enhancements and improve fish passage.

The original engineer's report for the Flood Fee stated,

The Ross Valley Watershed storm drainage fee will partially fund completing necessary hydrology/hydraulic modeling, removing and enlarging/modifying bridges and culverts and other barriers that constrict water flow, excavating channel bottoms, construction of bypass channels, acquisition, elevation and/or relocation of public and private structures, purchase of vacant land for flood protection purposes, adding flood barriers, bank stabilization, developing flood detention basins, drainage system maintenance (such as clearing vegetation, trash and debris and sediment dredging), flood warning systems (such as creek gauges, real-time website, public information) and planning and administration (such as obtaining and administering grants and bonds, integrated storm water master planning with local jurisdictions)

The election included all parcels within the Flood Zone 9 area including San Anselmo, Fairfax, Ross, Larkspur and unincorporated areas.

It is further stipulated, under Health and Safety Code 5473:

Any ordinance or resolution adopted pursuant to this section authorizing the collection of charges on the tax roll shall remain in effect for the time specified in the ordinance or resolution or, if no time is specified in the ordinance or resolution, until repealed or until a change is made in the rates charged by the entity.

At this time the fee has not been repealed or changed and therefore is properly being collected against all parcels that were within Flood Zone 9 in 2007 until the fee expiration in 2027.

Reserves, Maintenance and Projects

Staff have reviewed the current status of existing projects, anticipated revenues and needs and summarized them in the attached Reserve Fund Sufficiency Analysis (Attachment 1). This analysis includes place holders for future projects to reduce the impacts of flooding in both upstream and tidal areas. These numbers are general and could benefit from more detailed analysis from a flood risk study.

The key elements of analysis are summarized below:

Project Reserve End FY 26-27:	\$10,756,869
Typical Projected Income Future Years:	\$389,292
Typical Projected Operating Costs Future Years:	\$450,000
Identified Projects Current and Future Years	\$4,000,000
Unprogrammed Reserves over 10 years	\$6,000,000
Identified Unfunded Projects (rough order of magnitude)	\$60,000,000

No decisions on project funding are requested at this time, except and discussed below.

Corte Madera Creek Grant Extension Projects

In an effort to reduce flood risk while saving Zone 9 funds, staff has been in contact with the California Department of Water Resources to discuss a possible extension of the Corte Madera Creek Project Stormwater Flood Management Grant Agreement (Grant). Approximately \$3M remains available in the grant; however, its uses are restricted to construction of flood risk reduction projects within the area of the original project and with completion by June 2027. The discussion focused on using eligible funds to reduce flood risks in the proximity of the lower Corte Madera Creek. The timeline for using these funds is limited and all projects must be completed by June 2027. Possible projects that have been identified include and total cost estimates listed below. Staff is evaluating the feasibility and environmental compliance issues associated with each.

Project	Approximate Cost
Berens Drive tidal flooding	\$100,000
Four Barrel Culvert (Creekside Marsh)	\$1,000,000
Lucky Drive tidal flooding	\$300,000
Total	\$1,400,000

Attachments:

Attachment 1: Zone 9 Reserve Fund Sufficiency Analysis

Zone 9 Reserve Fund Sufficiency Analysis

Category	2026 Actuals	Projected 27	Projected 28	Projected 29	Projected 30	Projected 31	Projected 32	Projected 33	Projected 34	Projected 35	Projected 36
Revenue											
Tax/Interest Revenue	\$3,282,056.88	\$3,107,139.00	\$389,292.00	\$389,292.00	\$389,292.00	\$389,292.00	\$389,292.00	\$389,292.00	\$389,292.00	\$389,292.00	\$389,292.00
DWR Grant Revenue (Received)	\$1,212,121.06	\$1,226,244.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grants or Other Funding Requests											
SFBRA/Coastal Conservancy		\$1,658,270.00									
ARPA/County Sea Level Rise Funds	\$750,000.00										
Return to Source		\$689,115.07									
Total Revenue	\$5,244,177.94	\$6,680,768.16	\$389,292.00	\$389,292.00	\$389,292.00	\$389,292.00	\$389,292.00	\$389,292.00	\$389,292.00	\$389,292.00	\$389,292.00
Operating Costs											
Maintenance Services	\$480,094.32	\$270,000.00	\$278,300.00	\$225,000.00	\$231,750.00	\$238,702.50	\$245,863.58	\$253,239.48	\$260,836.67	\$268,661.77	\$276,721.62
Professional Services	\$1,155,328.78	\$100,000.00	\$100,000.00	\$25,000.00	\$25,750.00	\$26,522.50	\$27,318.18	\$28,137.72	\$28,981.85	\$29,851.31	\$30,746.85
Construction Services	\$3,533,383.96	\$100,000.00	\$100,000.00	\$25,000.00	\$25,750.00	\$26,522.50	\$27,318.18	\$28,137.72	\$28,981.85	\$29,851.31	\$30,746.85
Other Services & Supplies	\$39,000.00	\$38,500.00	\$28,500.00	\$25,000.00	\$25,750.00	\$26,522.50	\$27,318.18	\$28,137.72	\$28,981.85	\$29,851.31	\$30,746.85
Staff Labor & Overhead	\$732,581.00	\$1,347,073.00	\$159,073.00	\$125,000.00	\$128,750.00	\$132,612.50	\$136,590.88	\$140,688.60	\$144,909.26	\$149,256.54	\$153,734.23
Assets	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Operating Costs	\$5,940,388.06	\$1,855,573.00	\$665,873.00	\$425,000.00	\$437,750.00	\$450,882.50	\$464,409.00	\$478,341.24	\$492,691.48	\$507,472.24	\$522,696.40
Capital Improvement Projects											
Identified											
Fish Ladder (Corte Madera Creek 70CMCFRM)	\$0.00	\$779,905.82	\$1,300,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
San Anselmo Flood Risk Reduction 709SAFRR											
BB2 UST		\$500,000.00	\$500,000.00								\$0.00
Creekside Marsh Flood Improvements (Four Barrel Culvert)			\$1,000,000.00								
Creekside Marsh Tide Gates											\$4,000,000.00
Berens Drive Tidal Flooding Improvements			\$100,000.00								\$200,000.00
Tidal Corte Madera Creek Flood Risk Study				\$1,000,000.00							
Limited Dredge of CMC Concrete Channel											\$5,000,000.00
Future											
Coastal and Tidal Flooding/Sea Level Rise Risk Riduction - Small Scale Projects											\$20,000,000.00
Flucial Flood Risk Reduction Projects											\$30,000,000.00
Total CIP	\$0.00	\$1,279,905.82	\$2,900,000.00	\$1,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$59,200,000.00
Net Expense (W/CIP Costs)	\$5,940,388.06	\$3,135,478.82	\$3,565,873.00	\$1,425,000.00	\$437,750.00	\$450,882.50	\$464,409.00	\$478,341.24	\$492,691.48	\$507,472.24	\$59,722,696.40
NET Revenue/(Expense)	(\$696,210.12)	\$3,545,289.34	(\$3,176,581.00)	(\$1,035,708.00)	(\$48,458.00)	(\$61,590.50)	(\$75,117.00)	(\$89,049.24)	(\$103,399.48)	(\$118,180.24)	(\$59,333,404.40)
SOY Fund Balance and Assets	\$7,907,789.96	\$7,211,579.84	\$10,756,869.18	\$7,580,288.18	\$6,544,580.18	\$6,496,122.18	\$6,434,531.68	\$6,359,414.68	\$6,270,365.44	\$6,166,965.96	\$6,048,785.72
EOY Fund Balance and Assets	\$7,211,579.84	\$10,756,869.18	\$7,580,288.18	\$6,544,580.18	\$6,496,122.18	\$6,434,531.68	\$6,359,414.68	\$6,270,365.44	\$6,166,965.96	\$6,048,785.72	(\$53,284,618.68)



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STAFF REPORT

Meeting Date: Oct. 8, 2026

To: Flood Control and Water Conservation District Zone 9 Advisory Board

From: Robin Bartlett, Assistant Director

Reviewed By: Christopher Blunk, P.E., Director of Public Works

Subject: Winter 2026–27 Storm Preparedness Update: El Niño Forecast, King Tides, and County Readiness Efforts

Recommendation:

That the Flood Control Zone 9 Advisory Board receive the District's update on preparations for the Winter 2026–27 storm season, including forecast El Niño conditions, anticipated King Tide events, flood preparedness activities, and community readiness efforts underway throughout Zone 9.

Summary

The National Oceanic and Atmospheric Administration (NOAA) and the Climate Prediction Center report that El Niño conditions have developed in the Pacific Ocean and are expected to strengthen through the Winter of 2026–27. Current forecasts indicate a 97 percent probability that El Niño conditions will persist through early spring and an 81 percent probability that they will reach "very strong" intensity.

While El Niño does not guarantee severe storms in Marin County, it increases the likelihood that Northern California could experience periods of heavy rainfall and atmospheric river events this winter. In addition, the El Niño event is anticipated to bring elevated sea levels due to a combination of warmer water temperatures, changes in ocean currents and wind patterns. These can combine with storm surges. Sea level rise and coastal flooding are the most predictable effects of an El Niño.

At the same time, three significant King Tide series are expected:

November 24–26, 2026

December 22–25, 2026

January 20–23, 2027

If King Tides coincide with heavy rainfall, strong winds, low atmospheric pressure, or atmospheric river events, water levels can rise significantly above predicted tide elevations, increasing the potential for flooding traditionally flood-prone areas.

Because of these forecasts, the County of Marin, the Flood Control District, partner agencies, and the community are taking proactive steps now to prepare before winter storms arrive.

Discussion

Preparing now for a potentially challenging winter: The County of Marin is preparing for the possibility of a more active winter storm season through a coordinated Countywide effort led by the Office of the County Executive, the Office of Emergency Management, the Department of Public Works, and the Flood Control & Water Conservation District.

Preparations are focused on reducing flood risk, strengthening critical infrastructure, improving emergency response capabilities, and helping residents prepare before severe weather occurs.

On September 29, 2026, the Marin County Board of Supervisors authorized more than \$3 million in preparedness investments to strengthen vulnerable locations throughout Marin County before winter storms arrive. None of this funding is proposed from the Flood Zone 9 fund (or any other flood zones funds).

These investments include additional flood-fighting materials, temporary flood barriers, pumps, sandbags, emergency response equipment, and other protective measures that will help prepare communities for this winter while also providing long-term resilience for future King Tide events, sea level rise, and other coastal flooding.

Winter preparedness actions underway: The Flood Control District and County are implementing numerous preparedness measures before winter arrives. Immediate action is focused on areas that are subject to coastal flooding as those areas are most likely to be impacted. These efforts include:

- Using LiDAR mapping to identify low lying areas.
- Providing sandbags and planning further installations of flood fighting measures such as additional sandbags, fillable flood barriers and temporary flood walls.
- Inspecting, maintaining, and testing pump stations throughout Zone 9 and preparing portable emergency pumps for deployment if needed.
- Staging flood-fighting materials and equipment in advance so crews can respond more quickly during storms.
- Coordinating emergency planning and response activities through the County's Winter Storm Readiness Task Force, led by the Office of the County Executive and involving the Office of Emergency Management, Public Works, Parks, the Sheriff's Office, Fire agencies, and other partner organizations.
- Coordinating closely with neighboring jurisdictions and utility agencies to improve communication and emergency response throughout the watershed.

Community preparedness is equally important: While the County and District are taking extensive preparedness measures, Ross Valley residents should also prepare for possible flooding.

Residents should consider:

- Signing up for AlertMarin at emergency.marincounty.gov to receive emergency notifications.
- Monitoring weather forecasts throughout the winter.
- Reviewing County flood preparedness information and evacuation resources. Information is available at readymarin.marincounty.gov
- Maintaining or obtaining flood insurance before flooding occurs, as most policies require a waiting period before coverage becomes effective.
- Preparing emergency "go bags" and family emergency plans.
- Moving valuable items, important documents, and keepsakes out of garages and other low-lying areas that may flood.
- Understanding that the Ross Valley remains susceptible to flooding during exceptionally high tides combined with severe storm conditions and being prepared to act if emergency notifications are issued.

Preparedness is a shared responsibility. By combining County investments with individual household preparedness, the community will be better positioned to reduce damage and recover more quickly if significant flooding occurs.

Consistent Countywide communications: The Flood Control District is coordinating public messaging with the Marin County Office of Emergency Management, Department of Public Works, neighboring cities, special districts, and community organizations.

The goal is to provide residents with clear, timely, and consistent information before each anticipated King Tide series and throughout the winter storm season, including preparedness guidance, emergency notifications, and updates on County response activities.

Ross Valley Targeted Communications: The County is developing a targeted winter preparedness communications program for the Ross Valley as part of the broader countywide campaign. The program will focus on the area's heightened flood risk from the increased winter flood risk and clearly explaining the actions the District is taking to reduce risk and the steps residents should take to protect their homes, property and families.

Outreach will include

- Direct resident communications
- A Town Hall meeting
- Website and social media updates
- Preparedness materials
- A countdown campaign leading into the highest-risk winter periods.

Fiscal Impact

There is no direct fiscal impact associated with the Flood Zone 9 Advisory Board update.



Marin County Flood Control District

Lessons Learned / Key Considerations for Future Ross Valley Flood Projects

July 15, 2026

Suggested revisions by Gabe Paulson,

FZ9 AB President

Purpose

Flood Zone 9 has spent many years pursuing projects intended to reduce flood risk in Ross Valley. Some efforts have moved forward, while others have been delayed, redesigned, paused, or cancelled due to technical, regulatory, financial, and community challenges.

This summary is intended to identify practical lessons from that experience and provide a checklist the Flood Control District can use when evaluating future projects. It is not intended to revisit every past decision or serve as a formal investigation. Rather, it is intended to help the District, the Flood Zone 9 Advisory Board, partner agencies, and the public better understand what should be considered before future projects advance.

The central lesson is that flood risk reduction projects must be evaluated as more than engineering efforts. They must also be evaluated for FEMA compliance, downstream impacts, property-owner implications, public acceptance, funding reliability, governance complexity, environmental permitting, and long-term maintenance.

Contents

1. Project feasibility must be evaluated broadly and early. 2
2. FEMA and regulatory requirements should shape the project from the beginning..... 2
3. Downstream impacts and sequencing need to be central to project planning..... 3
4. Property-owner impacts can determine whether a project succeeds. 4
5. Public engagement should occur before recommendations are locked in. 5

6. Communications should be clear about what a project will and will not accomplish.	6
7. Governance and interagency coordination are project risks.	7
8. Cost, funding, and opportunity costs should be made clear.	7
9. Pausing, redesigning, or cancelling a project can be responsible project management. .	8
Future Project Checklist	9
Recommended Project Decision Test	13
Conclusion	14

1. Project feasibility must be evaluated broadly and early.

A project may appear beneficial from an engineering standpoint but still prove difficult or impossible to deliver if other feasibility issues are not resolved early. Building Bridge 2 is an example of a project with flood-reduction goals that ultimately faced major constraints related to FEMA review, downstream impacts, mitigation requirements, and affected property-owner consent.

Project feasibility should also be revisited whenever significant design changes, new technical information, regulatory feedback, or project assumptions emerge. Early feasibility assessments should be viewed as preliminary and updated throughout project development.

Future projects should be tested against several feasibility questions:

- Can the project meet FEMA and floodplain management requirements?
- Does the project create impacts to downstream properties?
- Are private property agreements or easements required?
- Is the project likely to obtain community and municipal support?
- Is the funding realistic?
- Can the project be permitted, constructed, and maintained within a reasonable timeframe?

The District should avoid allowing a project to become publicly or politically committed before these questions are substantially answered.

2. FEMA and regulatory requirements should shape the project from the beginning.

FEMA requirements, particularly for projects that may affect base flood elevations or mapped flood risk, can determine whether a project can proceed. These requirements should not be treated as a later technical step after a project has already been designed or publicly promoted.

For future projects, the District should establish a FEMA and regulatory strategy at the beginning of project development. That strategy should identify whether the project may require a CLOMR, LOMR, no-rise analysis, mitigation plan, property-owner concurrence, or other approval.

The District should also seek clear documentation of regulatory assumptions before advancing design, public communications, or funding commitments. Regulatory assumptions, including acceptable hydraulic models, required storm events, mapping methodologies, and documentation requirements, should be verified early and revalidated as project designs evolve and additional regulatory feedback is received.

Key questions include:

- What storm events must be modeled?
- What model will FEMA accept?
- Does the project increase water-surface elevation anywhere?
- Are there affected properties?
- What mitigation is required?
- Who must consent?
- When must mitigation be completed?
- What happens if consent cannot be obtained?

The District should communicate these issues clearly and early so the public understands what is known, what is uncertain, and what could prevent a project from moving forward.

3. Downstream impacts and sequencing need to be central to project planning.

Ross Valley flood projects are interconnected. Work in one part of the watershed can affect another part of the watershed. Projects that improve upstream conveyance or redirect flows can create downstream impacts if the downstream channel, bridges, culverts, or other facilities do not have adequate capacity.

This issue is especially important for Corte Madera Creek. Some elements may provide environmental or maintenance benefits without increasing flood elevations, while other elements, such as removing hydraulic constraints, may improve conveyance upstream but trigger downstream modeling, mitigation, or FEMA requirements. ~~ **Upstream conveyance and peak diversion capacity are hydrodynamically linked to, and constrained by, downstream coastal conditions. Channel conveyance in the lower reaches cannot be evaluated strictly under free-flowing riverine conditions; it is governed by the "Hammer and Anvil" dynamic, where high tidal cycles, King Tides, storm surges, and projected sea-level rise in San Francisco Bay exert backwater pressure that stalls gravity outfalls and reduces net channel throughput.**

Future planning should clearly identify:

- Whether a project depends on downstream improvements.
- Whether downstream capacity must be addressed first.
- Whether the project increases flow or flood elevation elsewhere.
- Whether downstream communities or properties could be affected.
- Whether the project should be sequenced with other projects.
- How will regulatory guidance, assumptions, and agency feedback be documented and communicated to the project team?

The District should avoid advancing upstream or localized improvements without a clear understanding of downstream implications.

4. Property-owner impacts can determine whether a project succeeds.

Many flood projects require access to private property, easements, construction agreements, mitigation work, or owner concurrence. If those requirements are not understood early, they can become decisive late-stage obstacles.

The BB2 experience demonstrated that a regional flood project can be affected by the willingness of a relatively small number of property owners to agree to mitigation or related property work.

Future projects should include a property-owner strategy before major commitments are made. That strategy should identify:

- Which properties are affected.
- What type of impact is involved.
- Whether consent is required.
- Whether easements or access agreements are needed.
- What mitigation may be required.
- Who pays for mitigation.
- • ~~What happens if one or more owners decline.~~ **The application of a standardized Property Mitigation and Uniform Compensation Schedule, establishing clear appraisals and predetermined structural mitigation offers to eliminate ad-hoc, multi-year negotiations.**
- • ~~Whether legal authority exists to proceed without voluntary agreement.~~ **A clear, board-approved statutory protocol for exercising eminent domain for flowage or floodproofing easements when voluntary consent cannot be secured, eliminating the "Veto Power of One" property owner over regional flood safety.**
- • ~~Whether proceeding without voluntary agreement is realistic or appropriate.~~

The District should not assume that property issues can be resolved after project design is complete. Further, it must be acknowledged that many of the questions can only be answered later in a project life, such as after a Conditional Letter of Map Revision has been prepared.

5. Public engagement should occur before recommendations are locked in.

Community support is not guaranteed simply because a project has technical merit. Flood projects can affect neighborhoods, parks, downtown areas, environmental resources, businesses, homeowners, and public spaces. Residents may view a project differently than engineers or regulators do.

Future engagement should begin before a preferred alternative is finalized. The public should be asked to weigh in on priorities, tradeoffs, impacts, and acceptable levels of disruption or cost.

For projects such as Corte Madera Creek, engagement should help clarify whether the community prioritizes flood risk reduction, creek restoration, maintenance, fish passage, sea-level-rise preparedness, localized improvements, property protection, or some combination of outcomes.

The District should also be clear that public input may not eliminate technical or regulatory constraints. However, it should help determine which feasible options are most aligned with community priorities.

6. Communications should be clear about what a project will and will not accomplish.

Flood control language can easily create unrealistic expectations. Terms such as “100-year protection,” “flood protection,” “restoration,” “risk reduction,” and “mitigation” can mean different things to engineers, regulators, property owners, elected officials, and residents.

The District must avoid using localized, lower-threshold designs (such as 25-year flood improvements) as a programmatic substitute for comprehensive watershed protection. While incremental interventions provide localized relief, they do not remove properties from FEMA Special Flood Hazard Areas (SFHAs) or relieve property owners of mandatory flood insurance mandates.

Future communications should be careful, consistent, and avoid jargon and acronyms. Each project should have a simple public explanation that answers:

- What problem is this project intended to solve?
- What level of storm event is it designed to address?
- How storm event potential is measured
- • **Will the project result in an approved FEMA Letter of Map Revision (LOMR) that removes parcels from the Special Flood Hazard Area (SFHA)?**
- • **What is the quantified "Insurance Dividend"—i.e., the estimated annual premium reduction for property owners within the project influence area?**
- Who benefits?
- Who may be affected?
- What does the project not solve?
- Does the project reduce flood risk or eliminate flood risk?
- Does it affect flood insurance or FEMA maps?
- What approvals are required?
- What decisions have been made and what remains undecided?

The District should update communications when facts change and should avoid overstating benefits before modeling, FEMA review, funding, and property-owner issues are resolved.

7. Governance and interagency coordination are project risks.

Potential flood management projects involve multiple cities/towns, the County, the Flood Control District, the local Advisory Board, state and federal agencies, property owners, and community groups. This creates a complex decision environment.

Future projects should include a governance and coordination plan that identifies:

- Who is the lead agency?
- Who makes which decisions?
- Which towns or agencies must approve or support the project?
- Who communicates with FEMA and other regulators?
- Who communicates with the public?
- What role does the Advisory Board play?
- What role does the Board of Supervisors play?
- What agreements are needed among agencies?
- What are the funding sources?

The District may also wish to consider whether certain watershed-scale projects would benefit from more formal interagency structures, such as memoranda of understanding, project-specific agreements, or a broader governance review.

The historical reliance on non-binding advisory structures and interagency memorandums has proven insufficient to resolve cross-jurisdictional impasses, regulatory hurdles, and project vetoes. The District and partner municipalities shall formally evaluate transitioning Flood Zone 9 into an independent Joint Powers Authority (JPA), modeled on regional benchmarks such as the San Francisquito Creek JPA, to vest a single public entity with unified CEQA lead agency status, project delivery authority, and direct grant contracting capacity.

8. Cost, funding, and opportunity costs should be made clear.

Flood projects are expensive, and each Flood Zone, including Flood Zone 9, has limited resources. Every major project should be evaluated not only by its total cost, but also by what other work may be delayed or displaced if the project proceeds.

Cost estimates should include planning, design, modeling, FEMA coordination, permitting, environmental review, property acquisition, mitigation, construction, contingencies, maintenance, and public communication.

Future recommendations should clearly explain:

- What funding is available.
- What funding is uncertain.
- Whether grant funds have deadlines or conditions.
- Whether the project remains cost-effective.
- What the District would not be able to fund if this project proceeds.
- Whether the project can be phased.
- What happens if costs increase.

This level of transparency can help the public and decision-makers understand not only whether a project is desirable, but whether it is financially realistic.

9. Pausing, redesigning, or cancelling a project can be responsible project management.

The cancellation of BB2 and the pause in the Corte Madera Creek project should be viewed as opportunities to improve future decision-making. A project should not continue simply because time and money have already been invested.

The District should establish clear criteria for when a project should be paused, redesigned, re-sequenced, or recommended for cancellation.

Those criteria may include:

- FEMA requirements materially change the project.
- Required property-owner consent cannot be obtained.
- Downstream impacts create unacceptable risk.
- Costs increase beyond available funding.

- Community support is insufficient.
- The project no longer aligns with current priorities.
- A different project sequence would produce better results.
- The project cannot be delivered within grant or funding requirements.

A clear decision framework can help the District act earlier and more transparently when project conditions change.

Future Project Checklist

1. Project Definition

Before advancing a project, confirm:

- What specific problem is the project intended to address?
- Is the project primarily for flood risk reduction, environmental restoration, maintenance, fish passage, sea-level-rise adaptation, or another purpose?
- What geographic area benefits?
- What geographic area may be affected?
- What level of storm event is being evaluated?
- What are the expected benefits?
- What are the known limitations?
- Is the project part of a broader sequence or a stand-alone improvement?
- What decision is being requested at this stage?

2. Technical and Hydraulic Review

Confirm:

- Has current modeling been completed?
- Has the model been independently reviewed, if appropriate?
- Does the project increase water-surface elevations anywhere?
- Does it change flow patterns?

- Does it affect bridges, culverts, channels, or other constraints?
- Does it depend on downstream improvements?
- Has the project been evaluated under the correct storm events?
- Are results explainable in plain language?
- Are uncertainties clearly identified?

3. FEMA and Regulatory Review

Confirm:

- Is a CLOMR, LOMR, no-rise certification, or other FEMA action required?
- Has the District received clear regulatory guidance?
- Are FEMA assumptions documented?
- Are environmental permits required?
- Are there conflicts between flood-control goals and environmental requirements?
- Are mitigation requirements known?
- Are property-owner concurrence requirements known?
- Is the regulatory schedule realistic?
- Has the regulatory risk been explained to decision-makers and the public?

4. Property-Owner Review

Confirm:

- Are affected properties identified?
- Are temporary or permanent easements required?
- Is access to private property required?
- Is mitigation on private property required?
- Is owner consent required?
- What happens if consent is not obtained?

- Has the District prepared a property-owner outreach plan?
- Are legal options understood?
- Are costs included in the project budget?
- Are owners being given clear and consistent information?

5. Community Engagement Review

Confirm:

- Has the public been engaged before a preferred alternative is finalized?
- Have community priorities been identified?
- Have tradeoffs been explained?
- Have affected neighborhoods been contacted directly?
- Have towns and community organizations been briefed?
- Is there an opportunity for public input before major decisions?
- Has feedback been summarized publicly?
- Has the District explained how input will influence recommendations?
- Are project materials understandable to non-technical audiences?

6. Governance and Partner Agency Review

Confirm:

- Who is the lead agency?
- Which agencies are partners?
- Which agencies must approve or permit the project?
- Are roles and responsibilities clear?
- Is there one lead for regulatory coordination?
- Is there one lead for public communications?
- Are Town roles clearly defined?

- Is Advisory Board review scheduled at the right time?
- Is Board of Supervisors action required?
- Are agreements or MOUs needed?

7. Funding and Cost Review

Confirm:

- What is the full project cost?
- What funding is secured?
- What funding is uncertain?
- Are there grant deadlines?
- What local matching funds or long-term financial commitments are required to support grant funding?
- Are there matching fund requirements?
- What costs are excluded from the estimate?
- What contingencies are included?
- What are the long-term maintenance costs?
- What other projects may be affected by this funding decision?
- Is the project financially realistic?

8. Communications Review

Confirm:

- Is there a clear project description?
- Is there a plain-language FAQ?
- Are benefits stated accurately?
- Are limitations stated clearly?

- Are FEMA requirements explained?
- Are property impacts explained?
- Are costs and funding explained?
- Are uncertainties identified?
- Are all spokespeople using consistent language?
- Is there a plan to update the public if facts change?

Recommended Project Decision Test

Before a major project advances, the District should consider applying the following five-part test.

1. Technical Test

- Does the project provide a meaningful and measurable benefit?

2. Regulatory Test

- Can the project meet FEMA, environmental, and permitting requirements?

3. Property Test

- Can necessary property rights, access, mitigation, and owner agreements be obtained?

4. Have localized drainage conditions, storm drain capacity, ponding, and surface drainage interactions been evaluated alongside riverine flood modeling?

5. Community Test

- Is the project understandable, supportable, and aligned with community priorities?

5. Financial Test

- Is the project affordable, fundable, and a responsible use of limited Flood Zone 9 resources?

Municipal Operational Coordination

- **Does the project define the operational burden on local municipal public works departments (e.g., portable pumping, sandbagging, deployable**

barrier staging, road closures) during project execution or following project delays/cancellations?

- **Are dedicated capital or operating funds earmarked to reimburse or directly equip municipal DPWs for operational flood fighting caused by deferred structural improvements?**
- **Insurance and Economic Dividend Test (New Addition):** *Does the proposed capital expenditure produce a tangible economic benefit to rate-payers through verifiable flood-risk reduction, FEMA map modification, or measurable reduction in National Flood Insurance Program (NFIP) rates?*

If a project cannot reasonably satisfy all five tests, the District should consider pausing, redesigning, resequencing, or discontinuing the project before additional funds are committed.

Conclusion

The experience with Building Bridge 2, Corte Madera Creek, and other Flood Zone 9 efforts shows that future flood risk reduction work must be developed through a more integrated process. Engineering analysis remains essential, but it must be paired with early FEMA coordination, realistic property-owner planning, transparent communications, public engagement, funding discipline, and clear governance.

Future planning should include a structured review of previous flood control efforts—including successful, modified, paused, and cancelled projects—to better understand recurring technical, regulatory, financial, operational, and community issues. Institutional knowledge can help avoid repeating past challenges while identifying practices that should be carried forward.

The District can build public trust by being direct about what is feasible, what is uncertain, what tradeoffs exist, and what decisions remain ahead. Future projects should move forward only when they are technically sound, legally and regulatorily viable, financially realistic, properly sequenced, and responsive to the communities they are intended to serve.

APPENDIX A: POLICY, REGULATORY & GOVERNANCE ADDENDUM

Purpose

This Addendum establishes binding administrative, technical, and governance criteria to supplement the *Lessons Learned / Key Considerations for Future Ross Valley Flood Projects*. It addresses five identified structural omissions to ensure future capital investments do not repeat the institutional failures that led to the termination of the Building Bridge 2 (BB2) project or the cancellation of upstream regional retention basins.

Policy 1: Sea-Level Rise and Compound Flood Modeling Mandate

1. **Coupled Boundary Conditions:** All future hydraulic and hydrologic modeling commissioned by the District or partner agencies within Flood Zone 9 must employ coupled boundary simulations combining 100-year riverine runoff events with concurrent high tidal events (King Tides / 100-year coastal storm surges).
2. **Standard Sea-Level Rise Baselines:** Capital designs must evaluate performance against state-mandated planning targets: a minimum of **10 inches of sea-level rise by 2050** and **60 inches by 2100**.
3. **Outfall and Infrastructure Audits:** Prior to committing capital to upstream conveyance or channel modifications, the District must certify that downstream gravity outfalls, tidal flap gates, and municipal pump facilities (including the Granton Park Pump Station) will maintain hydraulic discharge capacity under elevated bay-tailwater conditions.

References:

- California Ocean Protection Council (OPC), *State of California Sea-Level Rise Guidance* (Latest Update).
- Marin County Community Development Agency, *Marin County Sea Level Rise Vulnerability Assessment*.
- Stetson Engineers, *Lower Corte Madera Creek Project Conditions Hydraulic Evaluation*.

Policy 2: Property Mitigation and Downstream Acquisition Protocol

1. **Uniform Compensation Standard:** The District shall adopt a formal **Property Mitigation and Uniform Compensation Schedule** establishing pre-approved valuation matrices for negative drainage easements, floodproofing interventions, and temporary construction access.
2. **Rejection of the "Veto of One":** Voluntary negotiations shall be prioritized; however, a strict 180-day negotiation window shall apply to property rights required for projects with regional flood-safety benefits.
3. **Statutory Acquisition Framework:** If a downstream owner rejects a fair-market appraisal or structural mitigation offer, the Board of Commissioners shall initiate public-safety easement acquisition under California Eminent Domain Law (Cal. Code Civ. Proc. § 1230.010 et seq.), ensuring individual property disputes do not stall or terminate regional safety infrastructure.

References:

- California Code of Civil Procedure, Title 7, *Eminent Domain Law* (§§ 1230.010–1273.050).
- Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (42 U.S.C. § 4601 et seq.).
- FEMA MT-2 Guidelines, *Procedures for Processing Conditional and Final Letters of Map Revision and Conditional Letters of Map Amendment*.

Policy 3: FEMA Alignment and the "Insurance Dividend" Requirement

1. **Targeting Special Flood Hazard Area Removal:** Capital Improvement Plan (CIP) projects must be evaluated primarily on their ability to support an approved FEMA **Letter of Map Revision (LOMR)**.
2. **Insurance Dividend Analysis (IDA):** Staff reports for any capital project exceeding \$500,000 must include an IDA detailing:
 - The number of residential and commercial structures removed from or downgraded within FEMA's Special Flood Hazard Area (SFHA).
 - Estimated annualized community savings in National Flood Insurance Program (NFIP) premiums.
3. **Restricting Uncoordinated Sub-Standard Projects:** Localized 10-year or 25-year flood mitigations that do not advance SFHA reduction are ineligible for regional Zone

9 capital funding unless certified by the District Engineer to create zero downstream stage rise during a 100-year baseline flood event.

References:

- FEMA National Flood Insurance Program (NFIP), *Title 44 Code of Federal Regulations (CFR) Part 65*.
- Marin County Flood Control District, *Zone 9 Storm Drainage Fee Annual Reports*.
- Stetson Engineers, *2011 Capital Improvement Plan Study for Flood Damage Reduction and Creek Management in Flood Zone 9*.

Policy 4: Governance Transition Framework (Ross Valley Watershed JPA)

1. **Feasibility Authorization:** The District, in coordination with the Towns of Fairfax, San Anselmo, Ross, and the City of Larkspur, shall commission a formal legal and organizational study to transition Flood Zone 9 into an independent **Joint Powers Authority (JPA)** under the California Joint Exercise of Powers Act (Cal. Gov. Code § 6500 et seq.).
2. **Core Governance Structure:**
 - **Board Representation:** 5 voting members consisting of one elected official appointed from each constituent municipality and the County Board of Supervisors.
 - **Decision Thresholds:** Routine operational decisions by simple majority (3/5); CIP adoption, eminent domain authorization, and CEQA approvals by supermajority (4/5).
3. **Unified Authority:** The JPA shall serve as the sole lead agency for regional environmental review, grant procurement, and project delivery, removing municipal border vetoes over regional conveyance assets.

References:

- California Government Code, Title 1, Division 7, Chapter 5, *Joint Exercise of Powers* (§ 6500 et seq.).
- San Francisco Creek Joint Powers Authority (SFCJPA), *Amended and Restated Joint Powers Agreement*.
- Napa County Flood Control and Water Conservation District, *Napa River/Napa Creek Flood Protection Project Cooperation Agreement*.

Policy 5: Capital-to-Municipal Emergency Operations Parity

1. **Municipal Emergency Reserve Allocation:** The District shall amend its annual budget policy to establish a dedicated **Municipal Emergency Staging & Operations Sub-Account**, funded by an annual allocation (not less than 10%) of the Prop 218 Storm Drainage Fee revenues.
2. **Direct Operational Distributions:** Funds from this sub-account shall be disbursed annually to municipal public works departments (Larkspur, Ross, San Anselmo, Fairfax) for pre-storm deployment:
 - Procurement and maintenance of portable, high-capacity trash pumps.
 - Acquisition and staging of deployable/modular flood barriers.
 - Storm drain jetting, culvert clearing, and localized debris-rack maintenance.
3. **Offsetting Capital Delays:** If a planned capital project is paused or canceled by the District, unspent capital funds must be reviewed for immediate reprogramming to affected municipal DPWs to reinforce operational flood-fighting measures until permanent capital solutions are delivered.

References:

- California Constitution, Article XIII D (Proposition 218), *Assessment and Property-Related Fee Restrictions*.
- Marin County Flood Control and Water Conservation District Act (California Uncodified Water Code, Act 4614).
- Marin County Department of Public Works, *Storm Preparation and Winter Maintenance Action Plans*.



Advisory Board Meeting

Flood Zone 9

October 8, 2026



Agenda

FLOOD ZONE 9 ADVISORY BOARD MEETING OCTOBER 8 2026



- 1. Call to Order**
- 2. Roll Call**
- 3. Approval of Minutes**
- 4. Open Time**
- 5. DPW / Flood Control District Updates**
- 6. Flood Control District Updates**
- 7. Flood Control District Lessons Learned and Key Considerations for Future Ross Valley Flood Projects**
- 8. Flood Zone 9 Project Updates**
- 9. Flood Zone 9 Financial Overview**
- 10. Schedule Next Meeting**

Call to Order/Roll Call / Approval of Minutes

FLOOD ZONE 9 ADVISORY BOARD MEETING OCTOBER 8 2026

- 1. Call to Order**
- 2. Roll call**
- 3. Approval of summary action minutes of the previous meeting**

Item 4.

Open Time

FLOOD ZONE 9 ADVISORY BOARD MEETING OCTOBER 8 2026

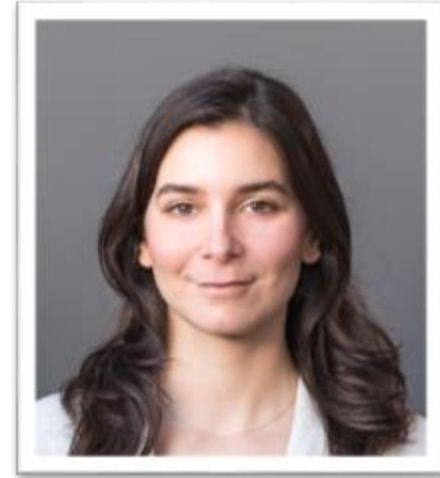
1. **Public comments for items *not* on the agenda**

- We appreciate everyone being courteous, polite and understanding of various viewpoints

Item 5. DPW / Flood Control District Updates

1. New Flood Control District General Manager

- Alev Bilginsoy joins the District as General Manager on October 12
- Currently leads strategic planning and partnerships for the U.S. Army Corps of Engineers in San Francisco
- Experienced in flood risk management, capital planning and major public infrastructure programs
- Strong background coordinating local, state and federal agencies, including flood preparedness in southern Marin
- Known for collaborative leadership, thoughtful decision-making and building strong community and agency partnerships



Item 6. Flood Control District Updates

1. Urgent El Nino, King Tides Storm Preparations

- El Niño and King Tides: significant winter flood risk
- County departments and partners preparing now
- Staff, equipment and resources pre-positioned
- Need warnings and preparedness information for residents
- Targeted outreach to Ross Valley
- Major concern that events will occur when people are on holiday

	King Tides Expected During Holiday Periods	County and Residents Must Prepare Together	
	Nov. 24–26		Dec. 23–25
			Jan. 21–22

Item 6. Winter Weather and King Tide Predictions



KING TIDES

Highest predicted tides of the year

2026–27 Key Dates

- Nov. 24 – 26
- Dec. 23 – 25
- Jan. 21 – 22



STORM SURGE & WIND

Strong storms can push Bay water levels higher



EL NIÑO & KELVIN WAVES

Large-scale ocean conditions can temporarily raise coastal water levels



HEAVY RAIN & RUNOFF

Increases water levels in Corte Madera Creek and local drainage systems



**WATER LEVELS CAN EXCEED
THE PREDICTED TIDE**



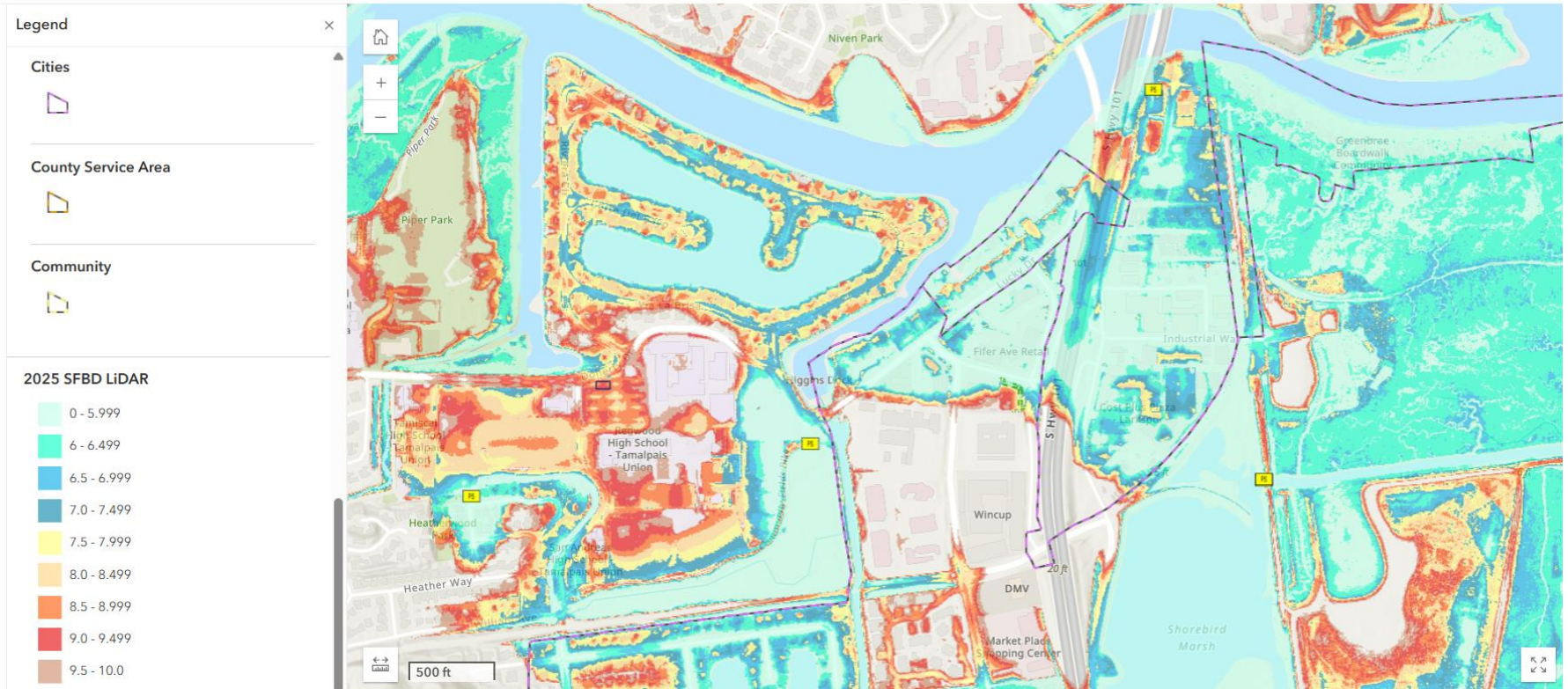


Item 6. Lucky Drive and Central Marin Flooding

- Lucky Drive is a low-lying neighborhood near the Bay and Corte Madera Creek, with limited continuous flood protection.
- Existing levees and berms are generally about 8 feet or lower, and many are on private property.
- Water can enter through the lowest point, so effective protection requires a connected system.
- A continuous perimeter flood-protection system may not be feasible to design, permit and construct before this winter.
- Our near-term focus is reducing risk, preparing residents and strengthening emergency response.



Item 6. Lucky Drive and Central Marin Flooding



Item 6. Preparing for Winter

The County's focus now is to:

- Prepare the neighborhood for high tides and storms
- Keep drainage systems and pumps ready
- Stage sandbags, pumps and temporary flood barriers
- Identify and address vulnerable locations where practical
- Improve emergency alerts and situational awareness
- Coordinate County, City and partner-agency response
- Help residents prepare homes, property and vehicles



Item 7. Flood Control District Lessons Learned and Key Considerations for Future Ross Valley Flood Projects



- **Requested by the Advisory Board following the cancellation of the BB2 removal project**



- **Report now available on County website**
 - Incorporated public feedback



- **Key Findings:**
 - Test project feasibility early: technical, regulatory, property, financial and community
 - Address FEMA requirements and downstream impacts from the beginning
 - Engage property owners and the public early
 - Clearly communicate benefits, limits, costs and tradeoffs
 - Pause, redesign or re-sequence when key conditions change

Item 8. Flood Zone 9 Project Updates



Lower Corte Madera Creek Notice of Completion

- Oct. 8 celebration – community invited



California Dpt. Water Resources existing grant discussions

- ~\$3 million remains but work must be completed by June 2027
- Staff is researching potential projects



BB2 Project status

- Platform requires engineering assessment and structural reinforcement before it can be opened for public use
- Work to be coordinated by the Town of San Anselmo and funded by the Flood Control District
- Town's work, cost assessments due to FCD in late 2026



Underground Storage Tank adjacent to BB2 structure



Fish ladder replacement

- RFQ issued

Item 9. Flood Zone 9 Financial Overview

The 20-year Flood Fee ends this year

- 1. Operating costs will exceed income beginning next fiscal year**
 - ~\$60,000 annual operating deficit, funded from reserves
- 2. Reserve funds**
 - \$10.7 million in reserves at end of current fiscal year
 - \$4 million in current projects
 - = \$6.5 million remaining over next 10-year planning period
 - \$60 million in future needs
- 3. State grant could fund immediate efforts along Lower Corte Madera Creek**

Item 9. Flood Zone 9 Financial Overview

Zone 9 Reserve Fund Sufficiency Analysis

Category	2026 Actuals	Projected 27	Projected 28	Projected 29	Projected 30	Projected 31	Projected 32	Projected 33	Projected 34	Projected 35	Projected 36
Revenue											
Tax/Interest Revenue	\$3,282,056.88	\$3,107,139.00	\$389,292.00	\$389,292.00	\$389,292.00	\$389,292.00	\$389,292.00	\$389,292.00	\$389,292.00	\$389,292.00	\$389,292.00
DWR Grant Revenue (Received)	\$1,212,121.06	\$1,226,244.09	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Grants or Other Funding Requests											
CFBRA/Coastal Conservancy		\$1,058,270.00									
ARPA/County Sea Level Rise Funds	\$750,000.00										
Return to Source		\$689,115.07									
Total Revenue	\$5,244,177.94	\$6,680,768.16	\$389,292.00	\$389,292.00	\$389,292.00	\$389,292.00	\$389,292.00	\$389,292.00	\$389,292.00	\$389,292.00	\$389,292.00
Operating Costs											
Maintenance Services	\$480,094.32	\$270,000.00	\$278,300.00	\$225,000.00	\$231,750.00	\$238,702.50	\$245,863.58	\$253,239.48	\$260,836.67	\$268,661.77	\$276,721.62
Professional Services	\$1,155,328.78	\$100,000.00	\$100,000.00	\$25,000.00	\$25,750.00	\$26,522.50	\$27,318.18	\$28,137.72	\$28,981.85	\$29,851.31	\$30,746.85
Construction Services	\$3,533,383.96	\$100,000.00	\$100,000.00	\$25,000.00	\$25,750.00	\$26,522.50	\$27,318.18	\$28,137.72	\$28,981.85	\$29,851.31	\$30,746.85
Other Services & Supplies	\$39,000.00	\$38,500.00	\$28,500.00	\$25,000.00	\$25,750.00	\$26,522.50	\$27,318.18	\$28,137.72	\$28,981.85	\$29,851.31	\$30,746.85
Staff Labor & Overhead	\$732,581.00	\$1,347,073.00	\$159,073.00	\$125,000.00	\$128,750.00	\$132,612.50	\$136,590.88	\$140,688.60	\$144,909.26	\$149,258.54	\$153,734.23
Assets	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Operating Costs	\$5,940,388.06	\$1,855,873.00	\$665,873.00	\$425,000.00	\$437,750.00	\$450,882.50	\$464,409.00	\$478,341.24	\$492,691.48	\$507,472.24	\$522,696.40
Capital Improvement Projects											
Identified											
Fish Ladder (Corte Madera Creek 70CMCFRM)	\$0.00	\$779,905.82	\$1,300,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
San Anselmo Flood Risk Reduction 70BSAFRR		\$500,000.00	\$500,000.00								
BB2 UST			\$1,000,000.00								\$0.00
Creekside Marsh Flood Improvements (Four Barrel Culvert)											
Creekside Marsh Tide Gates											\$4,000,000.00
Berens Drive Tidal Flooding Improvements			\$100,000.00								\$200,000.00
Tidal Corte Madera Creek Flood Risk Study				\$1,000,000.00							
Limited Dredge of CMC Concrete Channel											\$5,000,000.00
Future											
Coastal and Tidal Flooding/Sea Level Rise Risk Reduction - Small Scale Projects											\$20,000,000.00
Flucial Flood Risk Reduction Projects											\$30,000,000.00
Total CIP	\$0.00	\$1,279,905.82	\$2,900,000.00	\$1,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$59,200,000.00
Net Expense (W/CIP Costs)	\$5,940,388.06	\$3,135,478.82	\$3,565,873.00	\$1,425,000.00	\$437,750.00	\$450,882.50	\$464,409.00	\$478,341.24	\$492,691.48	\$507,472.24	\$522,696.40
NET Revenue/(Expense)	(\$696,210.12)	\$3,545,289.34	(\$3,176,581.00)	(\$1,035,708.00)	(\$48,458.00)	(\$61,590.50)	(\$75,117.00)	(\$89,049.24)	(\$103,399.48)	(\$118,180.24)	(\$59,333,404.40)
SOY Fund Balance and Assets	\$7,907,789.96	\$7,211,579.84	\$10,756,869.18	\$7,580,288.18	\$6,544,580.18	\$6,496,122.18	\$6,434,531.68	\$6,359,414.68	\$6,270,365.44	\$6,166,965.96	\$6,048,785.72
EOY Fund Balance and Assets	\$7,211,579.84	\$10,756,869.18	\$7,580,288.18	\$6,544,580.18	\$6,496,122.18	\$6,434,531.68	\$6,359,414.68	\$6,270,365.44	\$6,166,965.96	\$6,048,785.72	(\$53,284,618.68)

Item 9. Flood Zone 9: Query Regarding Fee Refund

The District received an inquiry regarding the possibility of a refund to certain taxpayers due to the cancellation or changes to certain projects or elements.

- Storm Drainage Fee was dedicated to flood protection
- Approved in 2007 for a 20-year, valley-wide flood protection program, not a fixed list of projects
- Funds can support a broad range of flood reduction, maintenance, drainage, warning and planning needs
- Cancellation of individual projects does not terminate the fee or eliminate remaining flood-control obligations
- Significant project costs and future needs remain, along with substantial ongoing maintenance
- Conclusion: Remaining revenues are needed for their intended flood-protection purposes

Item 10. Schedule Next Meeting / Adjourn

- **Schedule next meeting in November or December for District Board of Supervisors meeting(Date TBD).**
- **Next Advisory Board meeting january 28, 2027**
- **Adjourn**