



TVCSB Board of Director's Meeting Agenda

Date: Wednesday, March 9, 2022 7 pm VIA ZOOM

Various Locations- Teleconference Meeting Pursuant to Executive Order N-29-20

Notice of Teleconferenced Meeting

Pursuant to the Governor's Executive Order N-29-20 (dated March 17, 2020), members of the Board of Directors may participate via teleconference. Teleconference locations are not open to the public pursuant to California Governor Executive Order N-29-20. For this meeting, there will be no physical location from which members of the public may observe/comment.

Board Members Teleconferencing: Donna Clavaud, Bill Bonini, Dru Fallon O'Neill, Peter MacLaird, and John Ward.

Members of the Public may participate and provide public comments to teleconference meetings as follows:

1. If you wish to submit a public comment on agenda items in advance of the meeting, please send to mhalleyvn@gmail.com. Emails received prior to the meeting will be included in the public record. The Board President will read public comments at the Board meeting, not to exceed three minutes (approximately 300 words).
2. To Join Zoom Meeting:
<https://us02web.zoom.us/j/86163208014?pwd=aExrNzYwc25vclk5VzNWMFdaTWJZUT09>
Meeting ID: 861 6320 8014
Passcode: 390014
To Find your local number: <https://us02web.zoom.us/u/kdr0EiVqI5>

In the event of a Zoom Bombing, the Zoom meeting will be terminated and a new meeting, login credentials below, will be used to continue the District's business. The log-in credentials will not be made public and only written comments will be allowed for the remainder of the meeting.

Public testimony will be taken at the direction of the Board President and members of the public may only comment during times allotted for public comments. If you wish to request a disability-related modification or accommodation, please contact the District by email at cynthmarie@sbcglobal.net.

I. Call to Order

II. Open Communication Time for community members and visitors to bring up items they wish to discuss and items that do not appear on the agenda. Added items will be included under Other Business

III. Approval of March 9, 2022 BOD Agenda Action

IV. Consent Calendar Action

All items on the Consent Calendar are considered to be either routine or non-controversial and will be enacted by a single blanket action of the Board. Upon request from a Board member or any member of the public, individual items may be removed from the Consent Calendar in which case they will be discussed in the meeting (under Items Removed from the Consent Calendar).

PO Box 303 ● Tomales, CA ● 94971 ● ph 707.878.2767 ● www.tomalescsd.ca.gov

Board of Directors:

Donna Clavaud, President ● Bill Bonini, Vice President ● Dru Fallon O'Neill ● Peter MacLaird ● John Ward



- a. Adopt Resolution # 22-03: AB 361 Renewing Authorization for Remote Teleconferencing Meetings
- b. Approval of February 9, 2022 TVCSD Board Meeting Minutes

V. Items Removed from Consent Calendar Action

Items moved from the Consent Calendar to the Regular Agenda, if any.

VI. Board Member Reports

VII. Committee Reports

a. Park Advisory Committee (PAC)

1. Review February 23, 2022 PAC Meeting Minutes
2. Next PAC Meeting Scheduled for March 23th, 2022 at 5:30 pm at the Tomales Town Hall
3. Review Park Rules and Regulation Signage (to be in English & Spanish) Action
4. Discussion of Part-time Park Manager Position after the Measure A June 2022 Election
5. Discuss Park Rental Calendar
6. Park Rental Contract; Draft at April 13, 2022 TVCSD Board Meeting
7. Approve and Hire Contractor to order/replace (2) bathroom doors and (2) automatic time locks Action
8. Park Spring Clean-up Scheduled for May 14, 2022/Park Summer Clean-up Scheduled for August 13, 2022

b. Financial Advisory Committee (FAC)

1. Review February 23, 2022 Approved FAC Meeting Minutes.
2. Next FAC Meeting Scheduled for March 30th, 2022 at 3:00 pm at the Tomales Town Hall (Note Date Change)

VIII. Financial Report (Melinda Bell)

- a. Financial Manager's Report
- b. Review and Approve Financial Statements Action

IX. General Manager's Report

X. NSU Report

- a. Review January 2022 reports

XI. Pending Business

XII. Other Business

XIII. New Business

- a. Discuss & Review Prop 68 Feasibility Per Capita Grant; link to Application Guide:

[https://www.parks.ca.gov/pages/1008/files/Final_Prop. 68_SPP_Application_Guide_1.22.2019%20-%20Rev.%203-%20changes%20made%20Ready%20to%20Check%20.pdf](https://www.parks.ca.gov/pages/1008/files/Final_Prop._68_SPP_Application_Guide_1.22.2019%20-%20Rev.%203-%20changes%20made%20Ready%20to%20Check%20.pdf)

Does TVCSD want to pursue? (Grant application deadline extended through April 2022; no next cycle opportunity; capital expenditures or acquisitions only; maximum grant \$177,952; requires \$44,488 (20%) matching funds; Measure A funds can be used) Action

- b. Further Discuss & Review Prop 68 Feasibility Per Capita Grant; Water Tower Observations by David Judd

- c. Purchase of new laptop computer for TVCSD District office with a maximum expenditure amount Action

d. Affordable Marin County Housing Mandate for Unincorporated Marin; [Balancing Act and Housing Sites Feedback - County of Marin \(marincounty.org\)](#) Draft Candidate Sites in Tomales for Redevelopment (Proposed 126 homes within the next eight (8) years). Discuss potential impact on TVCSD sewer system & District. Initial response to County needed by March 15, 2022 Action

XIV. Public Comment (if any) for Closed Session

XV. Closed Session (Board and General Manager)

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Board of Directors:

Donna Clavaud, President • Bill Bonini, Vice President • Dru Fallon O'Neill • Peter MacLaird • John Ward



The California Government Code provides that certain matters such as litigation, personnel matters, and real estate negotiations may be conducted in closed session. The matters shall be identified as set out below. After any closed session, the legislative body shall reconvene in open session prior to adjournment and make disclosure of action taken during the closed session – authorized by CA Gov’t Code Section 54954.5(e) Public Employment – Titles: Secretary and Treasurer – authorized by CA Gov’t Code Section 54957(b)(1)

- a. Review Job Performance Evaluations of Administration Staff by retiring General Manager
- b. Consider Recommended 10% Rate Increase for each with effective Date to be Determined **Action**

XVI. Reconvene Open Session

Report as required on any actions taken in Closed Session.

XVII. Old Business

a. 2022 TVCSD Spring Newsletter planned for April 2022. Discuss focus; Introduce New General Manager; Board Elections and New Board Officers; Thank Retiring General Manager; Measure A (on June 2022 Marin County Ballot) to Seek Voters Extension of .02 Sales Tax for Public Parks & Open Space; May 6, 2022 Park Spring clean-up; Call for Volunteers; 5-year Strategic & Succession Plan for TVCSD; Financial Graphics.

- b. Update on 5-year Strategic & Succession Plan for TVCSD

XVIII. Correspondence

XIX. Adjournment

TVCSD MISSION STATEMENT: *Enhance quality of life, with commitment to the health of the community, by providing dependable wastewater collection, treatment and reuse in an environmentally friendly manner; maintaining safe and reliable recreational park facilities while providing a welcoming forum for active community participation and input.*

The agenda and supporting documents can be accessed on the TVCSD website 72 hours prior to the meeting. Anyone requesting disability related accommodations may contact the district office 72 hours prior to the meeting.

RESOLUTION NO. 22-03

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE TOMALES VILLAGE COMMUNITY SERVICES DISTRICT PROCLAIMING A LOCAL EMERGENCY, RATIFYING THE PROCLAMATION OF A STATE OF EMERGENCY BY GOVERNOR NEWSOM'S ORDER DATED MARCH 4, 2020 AND AUTHORIZING REMOTE TELECONFERENCE MEETINGS OF THE LEGISLATIVE BODIES OF THE TOMALES VILLAGE COMMUNITY SERVICES DISTRICT EFFECTIVE March 9, 2022 PURSUANT TO AB 361

Recitals

WHEREAS, the TOMALES VILLAGE COMMUNITY SERVICES DISTRICT ("District") is committed to preserving and nurturing public access and participation in meetings of the Board of Directors; and

WHEREAS, all meetings the District's legislative bodies are open and public, as required by the Ralph M. Brown Act (Cal. Gov. Code 54950 – 54963), *et seq.* ("Brown Act") and any member of the public may attend, participate, and watch the District's legislative bodies conduct their business; and

WHEREAS, the Brown Act, Government Code section 54953(e), makes provisions for remote teleconferencing participation in meetings by members of a legislative body, without compliance with the requirements of Government Code section 54953(b)(3), subject to the existence of certain conditions; and

WHEREAS, a required condition is that a state of emergency is declared by the Governor pursuant to Government Code section 8625, proclaiming the existence of conditions of disaster or of extreme peril to the safety of persons and property within the state caused by conditions as described in Government Code section 8558; and

WHEREAS, a proclamation is made when there is an actual incident, threat of disaster, or extreme peril to the safety of persons and property within the jurisdictions that are within the District's boundaries, caused by natural, technological or human-caused disasters; and

WHEREAS, it is further required that state or local officials have imposed or recommended measures to promote social distancing, or, the legislative body meeting in person would present imminent risks to the health and safety of attendees; and

WHEREAS, such conditions now exist in the District, specifically, the State of Emergency declared by Governor Newsom on March 4, 2020, due to COVID-19; and

WHEREAS, the Board of Directors adopted virtual meeting protocols on June 6, 2020, which include options for public participation; and

WHEREAS, on June 11, 2021, Governor Newsom issued Executive Order N-08-21, which terminated the provisions of Executive Order N-29-20 that allows local legislative bodies to conduct meetings telephonically or by other means effective September 30, 2021;

WHEREAS, on September 16, 2021, Governor Newsom signed Assembly Bill 361 (2021) (“AB 361”), which amended the Brown Act to allow local legislative bodies to continue to conduct meetings by teleconference under specified conditions and pursuant to special rules on notice, attendance, and other matters;

WHEREAS, AB 361, pursuant to Executive Order N-15-21, took full effect on October 1, 2021 and requires the District to make specific findings to continue meeting under special teleconference rules;

WHEREAS, on August 2, 2021, the Marin County Health Officer issued an order requiring face coverings in all public indoor settings attributable to the rise in SARS-CoV-2 Delta Variant; and

WHEREAS, the Board of Directors does hereby find that the rise in SARS-CoV-2 Delta and Omicron Variants have caused, and will continue to cause, conditions of peril to the safety of persons within the District that are likely to be beyond the control of services, personnel, equipment, and facilities of the District, and desires to proclaim a local emergency exists and ratify the proclamation of state of emergency by the Governor of the State of California and the Marin County Health Officer’s order; and

WHEREAS, as a consequence of the local emergency, the Board of Directors does hereby find that the legislative bodies of the District shall continue to conduct their meetings without compliance with paragraph (3) of subdivision (b) of Government Code section 54953, as authorized by subdivision (e) of section 54953, and that such legislative bodies shall comply with the requirements to provide the public with access to meetings as prescribed in paragraph (2) of subdivision (e) of section 54953; and

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Board of Directors of the Tomales Village Community Services District, as follows:

1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.
2. Proclamation of Local Emergency. The Board hereby proclaims that a local emergency now exists throughout the District, and COVID-19 has caused, and will continue to cause, conditions of peril to the safety of persons within the District that are likely to be beyond the control of services, personnel, equipment, and facilities of the District.
3. Ratification of Governor’s Proclamation of a State of Emergency. The Board hereby ratifies the Governor of the State of California’s Proclamation of State of Emergency, effective as of its issuance date of March 4, 2020.

4. Remote Teleconference Meetings. The General Manager and Staff of the District are hereby authorized and directed to take all actions necessary to carry out the intent and purpose of this Resolution including, conducting open and public meetings in accordance with Government Code section 54953(e) and other applicable provisions of the Brown Act.

5. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption. The Board of Directors will review these findings and the need to conduct meetings by teleconference within 30 days of the adoption of this Resolution in accordance with Government Code section 54953(e)(3) .

ADOPTED by the Board of Directors of the Tamales Village Community Services District on March 9, 2022, by the following roll call votes:

Clavaud Bonini O'Neill MacLaird Ward

AYES: ____; NOES: ____; ABSENT: ____; ABSTAINED: ____

Dated: March 9, 2022 TOMALES VILLAGE COMMUNITY SERVICES DISTRICT

Approved as to content for District:

Mary Halley, General Manager

Donna Clavaud, President



TVCS D Board of Director’s Meeting Minutes

Date: Wednesday, February 9, 2022 7 pm Via Zoom

Location: Tomales Town Hall, Tomales, California 94971 DRAFT

Board Members Present: Donna Clavaud, President; Bill Bonini, Vice President; Dru Fallon O’Neill, Peter MacLaird, John Ward

Board Members Absent: None

Also Present: Jose Ortiz, TVCS D General Manager; Mary Halley, TVCS D General Manager; Cynthia Hammond, TVCS D Recording Secretary;

I. Call To Order:

Donna Clavaud called the meeting to order at 7:14 p.m.

II. Open Communication: Time for community members and visitors to bring up items they wish to discuss and items that do not appear on the agenda. Added items will be included under Other Business.

None

III. Approval of February 9, 2022 TVCS D BOD Meeting Agenda

Bill Bonini motioned to approve the February 9, 2022 TVCS D BOD Meeting Agenda. Dru Fallon O’Neill seconded the motion. M/S/C

IV. Adopt Resolution #22-02: AB 361 Renewing Authorization for Remote Teleconferencing Meetings

Dru Fallon O’Neill motioned to Adopt Resolution #22-02: AB 361 Renewing Authorization for Remote Teleconferencing Meetings. John Ward seconded the motion. M/S/C

Directors Roll Call:

Yes Clavaud, **Yes** Bonini, **Yes** Ward, **Yes** O’Neill, **Yes** MacLaird

AYES 5; NOES 0; ABSTAIN 0; ABSENT 0

V. Board Member Reports

None

VI. Approval of January 12, 2022 Meeting Minutes

Dru Fallon O’Neill pointed out the misspelling of Mary Halley’s last name under Item IX: Open Open Session. Correct spelling is Halley, not Haley.

Bill Bonini motioned to approve the January 12, 2022 Meeting Minutes with the correction as noted above. John Ward seconded the motion. M/S/C

VII. Committee Reports

a. Park Advisory Committee (PAC)

1. Review February 2, 2022 PAC Meeting Minutes

Dru Fallon O’Neill reported on the February 2, 2022 PAC meeting. The committee discussed using the Park primarily as a community resource and not necessarily using the Park for “out of area events” because of Covid and the out of area events were not community inclusive.

The committee will be reaching out to prospective committee members. Dru Fallon O’Neill suggested changing the PAC meetings to the fourth Wednesday of the month because the current meeting date has low attendance rates. Donna Clavaud pointed out that FAC meets on that day but it could be worked out.

Dru Fallon O’Neill has been in contact with Tomales High School, 4-H and the Boy Scouts for engagement activities at the Park.

The Presbyterian Church is interested in having an Easter event at the Park. Dru Fallon O’Neill asked if a rental agreement would be needed. Donna Clavaud said a rental agreement would be needed.

Dru Fallon O’Neill discussed the idea of having signage for emergency maintenance contact and no vagrancy or loitering. Dru Fallon O’Neill also asked about the possibility of locking the Park restrooms at night; Bill Bonini suggested talking to Supervisor Dennis Rodoni about this item, Donna Clavaud will reach out to him. Dru Fallon O’Neill suggested using a timer for locking the restrooms. The concern of locking the restrooms is that the Sheriff’s and the Highway Patrol use the restrooms after Park hours.

2. Weekly use of Park by Marin Learning Bus

The Marin Learning Bus is using the Park on Thursday’s for children’s games and readings. Donna Clavaud said she would reach out to them to request that they contact the District to fill out a rental agreement.

Bill Bonini asked about scheduling the bark delivery for the Park. Jose Ortiz said he would try to schedule a delivery for Tuesday, February 15th.

3. Proposed use of Measure A funds for wildfire fuel reduction and vegetation management

A % of proposed Measure A funding will be used for wildfire fuel reduction and vegetation management in County Parks. These funds could be used for tree maintenance at the Park.

b. Financial Advisory Committee (FAC)

1. No FAC meeting was held in January 2022. February 23, 2022 FAC will meet on February 23, 2022 at 3:00 pm.

VIII. Financial Report (Melinda Bell)

a. Accept Check Registers and Approve Expenditures

John Ward motioned to Accept the Check Registers and Approve Expenditures. Bill Bonini seconded the motion. M/S/C

John Ward pointed out the Budget Reports are now organized with monthly columns and suggested giving Melinda Bell feedback on this new format.

b. Financial Manager's Report

Financial Manager's report was reviewed.

Donna Clavaud asked the Board if there were categories on the reports they would like to see. Donna Clavaud said Melinda Bell is in the process of making contact with a PG&E representative in regards to the electrical generation billing. Bill Bonini asked if the increase has to do with the solar panels. Jose Ortiz will get estimates for cleaning the solar panels. John Ward suggested this might reveal the issue with the electrical generation billing.

c. Review and Approve Financial Statements

Dru Fallon O'Neill motioned to Approve the Financial Statements. John Ward seconded the motion. M/S/C

IX. General Manager's Report

a. Develop check list and priorities list for new General Manager Transition

Donna Clavaud requested a check list and priorities list for the new General Manager transition.

Jose Ortiz said he would schedule the last leg of the TV inspection.

Jose Ortiz is also waiting for the October 27, 2021 field report for the SCADA system. This report will include an estimate to restore the reliability and accuracy of the SCADA system.

The TVCSD BOD directed Jose Ortiz to negotiate the agreement with Mary Halley and this was done in the Special Meeting on February 3rd, 2022. Donna Clavaud said the contract is signed and is the TVCSD office. Jose Ortiz, Mary Halley and NSU will meet on February 15th, 2022; Jose Ortiz, Mary Halley, Melinda Bell and Cynthia Hammond will meet later that afternoon.

X. NSU Report

a. Review December 2021 reports

Reports were reviewed.

XI. Pending Business

a. Review Draft Report Presentation: 5-year Strategic and Succession Plan

Jose Ortiz asked the Board if they wanted all of Deborah Parrish's PowerPoint presentations or just the summary. It was determined the final summary report would suffice. Cynthia Hammond will match all of the meeting agenda's with the individual PowerPoint presentations for documentation and will be in a separate Board binder in the TVCSD office. Donna Clavaud asked the board to review the DRAFT report and submit edits to Deborah Parrish by February 18th, 2022. The final approval of the plan will be

done at the March 9th, 2022 TVCSD BOD meeting. Donna Clavaud will also ask Deborah Parrish to provide a visual time line graph for the TVCSD office.

XII. Other Business

None

XIII. New Business

a. Job Reviews for Melinda Bell and Cynthia Hammond

Cynthia Hammond updated her job description with added tasks and requested a salary increase for Jose Ortiz to consider. Melinda Bell mentioned her workload in her Financial Manager’s report. Bill Bonini asked if this was Mary Halley’s responsibility. Jose Ortiz said the performance reviews would be his responsibility and has already discussed salary increases with Mary Halley. This item would be agendized in the March 9, 2022 TVCSD BOD meeting in closed session with an action item.

b. 2022 Spring Newsletter

Donna Clavaud requested TVCSD Board input for the 2022 Spring Newsletter. Items to be included would be to introduce Mary Halley as the new TVCSD General Manager; thanking Jose Ortiz for his work, visual/graphic financial graphs; spring clean-up in the Park, etc.

XIV. Old Business

None

XV. Correspondence

None

XVI. Adjournment

Bill Bonini motioned to adjourn the February 9th, 2022 TVCSD BOD meeting. John Ward seconded the motion. M/S/C

Meeting was adjourned at 8:17 pm. No objections

Approved by: Donna Clavaud, President

Date:

Attested by: Cynthia Hammond, Recording Secretary

Date:

TVCSD MISSION STATEMENT: *Enhance quality of life, with commitment to the health of the community, by providing dependable wastewater collection, treatment and reuse in an environmentally friendly manner; maintaining safe and reliable recreational park facilities while providing a welcoming forum for active community participation and input.*

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PARK ADVISORY COMMITTEE MEETING MINUTES-DRAFT

TOMALES VILLAGE COMMUNITY SERVICE DISTRICT

WEDNESDAY, FEBRUARY 23, 2022 @ 5:30 pm

TOMALES TOWN HALL (DOWNSTAIRS)

PRESENT: Dru O'Neill, TVCSD Board Member & Chair; Walter Earle, PAC member; Venta Leon, PAC member; Beth Koelker, PAC member

GUESTS: Donna Clavaud, TVCSD Board President & FAC member; Rachel Bonini, community resident.

ABSENT PAC members: Patty Oku (attendance is in hiatus/remains as adviser & on contact lists for information); Margaret Nettles, community member.

The meeting was called to order by Dru O'Neill, Chairperson of PAC at 5:30pm and she recorded who was present.

(These Draft PAC minutes were developed by Donna Clavaud from notes taken at the meeting, for submittal to Cynthia Hammond, TVCSD Recording Secretary, so that draft PAC meeting minutes could be included in the TVCSD Board packet for the upcoming regular monthly zoom meeting of the TVCSD Board of Directors on Wednesday, March 9, 2022. Dru had a technical failure of her electronic device and could not produce minutes).

There was a quorum to conduct PAC business.

AGENDA

1. APPROVE PAC MINUTES OF LAST MEETING ON FEBRUARY 2, 2022:

The PAC group voted to pass a motion to approve the minutes from the last PAC meeting on February 2, 2022. The vote was unanimous to approve the minutes without amendments.

2. NEW BUSINESS:

A. Potential Park Advisory Committee Member

The Chair introduced Rachel Bonini, (local spouse of our TVCSD VP Board Member Bill Bonini) who was present. Rachel wanted to know more about what's involved

with the number of meetings, how and who makes Tomales Community Park decisions, and what happens if PAC members or the TVCSD Board doesn't approve each other's decisions. She commented that she didn't want to be someone's puppet. Donna Clavaud recommended that she review the TVCSD website to read about TCP since it became part of a special district that includes the sewer plant in 1999. TCP has a mission statement, and a Board authorized district policy and guidelines for the role of PAC members as an advisory group to the TVCSD Board of Directors. The BOD must approve all PAC recommendations for use, projects, budgets, and events (both local and large group rental events). Donna also referred Rachel to the Committee Application and Board approval process for new Committee members, which is on the website. Rachel had not seen it there so the Chair said she would mail it to her.

B. PARK RENTAL LIAISON:

The groups discussed the recent idea about having a position for the TCP that would assist in managing Park rentals for large groups of 25 and over: to work with the BOD to manage a Calendar, be a Contact Person for large rental groups, to negotiate the Rental Contract Agreement (that includes day use fees, security deposit, certificate of insurance liability and details about amenities required), to provide Event Day Use oversight and technical assistance, and to conduct Post Event Site Inspections. This person would keep the TVCSD District staff and PAC informed. This would be either a skilled volunteer position or a paid position, to be determined. The Committee discussed this at length, and generally agreed that it would be helpful to have one person who guarantees that any large event, local or regional, could benefit with a clear management approach.

TVCSD will probably wait until after the Special June 2022 Election to determine whether Marin voters approve the extension of the Measure A ¼ cent sales tax for Marin public parks and open space before we allocate funds for this.

C. PARK ACTIVITIES/CALENDAR:

Everyone agrees that it would be helpful to have an online Calendar as part of our TVCSD website for TCP (maybe even at TCP?) to identify events, especially since Tomales is getting more day use, from not only local residents, groups and businesses (like Tomales Festival, Presbyterian Church annual egg hunt and drift from Tell events), but also by Marin County organizations, like Marin County Bike Coalition, who have 2 rental requests for 2022 for their bike ride events. TCP makes a wonderful Rest Stop adjacent to Hwy 1.

The Key issue that PAC and entire District BOD and Staff seem to share is to decide on how many Events should be scheduled and what kind. Also, everyone agrees that

TCP will remain open for Day Use while large events are in progress. It is vital that local Tomales area residents and visitors travelling Hwy 1 have a place to stop even if there are special rental events in progress.

3. OLD BUSINESS

A. SIGNAGE:

Everyone agrees that TVCSD needs to expand TCP rules and regulations and re-assess signage for critical locations in the park and add Spanish signs. The PAC groups discussed ideas for signage. There was no clear recommendation. However, the issue is on the TVCSD Agenda for the March 9 Board of Directors Meeting to discuss and take action to revise rules, purchase timed locks for bathrooms, and generally address unresolved issues of day use by all those who enjoy the TCP.

B. BARK SURFACE MATERIAL FOR PLAY AREAS (COMPLETED 2/24/2022):

Two truck loads of approximately 1300 cubic square yards of park certified bark were sprayed into play area and the empty area adjacent to the Gazebo in two deliveries. PAC members, Board members Dru O'Neill and Donna Clavaud, and Mary Halley, new General Manager for TVCSD, oversaw process and communicated with crew. Invoices for the 3 deliveries and been paid. We learned some tips about when to order for the future. The bark looks great. Mary Halley recommends er purchase 2-3 more black pads for placement under key play areas for added safety.

C. PARK CLEAN UP DAYS (2):

PAC members selected Saturday, May 14 and August 16 for 2 park clean up days.

ADJOURNMENT:

The meeting was concluded at about 6:45pm. The next meeting is scheduled for Wednesday, March 23, at 5:30pm at Tomales Town Hall (downstairs).

Submitted on: March 6, 2022 as Draft PAC Minutes by Donna Clavaud

Approved by PAC on:

Signed by:

2022: TOMALES COMMUNITY PARK RULES & REGULATIONS AND RENTAL CONTRACT-DRAFT

Statement of Purpose

Tomales Community Park was created to provide an open space for cultural, educational, and recreational activities for persons and organizations in the village of Tomales, and for other area residents within approximately a 7.5-mile radius, including Valley Ford, Dillon Beach, and Marshall, whose communities do not have close access to a public park. Furthermore, we are a popular destination for visitors along scenic Hwy 1, and to larger group events on a rental contract basis.

Rules and Regulations

These rules are established to ensure the safety and enjoyment of all and can be amended by the TVCSD Board of Directors as necessary should changing circumstances arise. Rules cover individual day use as well as larger group day use under a TVCSD/Tomales Community Park Rental Contract Agreement.

- 1. The Tomales Community Park will be open for day use only from dawn to dusk.**
- 2. No motorized vehicles are allowed on the grounds.**
- 3. There will be no overnight use, camping or open campfires; violations will be reported.**
- 4. Permanent public bathrooms are available from dawn until dusk and auto locked at night.**
- 5. Dogs must be on a leash for public safety. Owners must clean up and deposit waste in bins.**
- 6. Smoking is not allowed in Tomales Community Park at any time.**
- 7. Please keep the volume of music and other noise at a minimum to respect others.**
- 8. Vandalism and suspected criminal activities will be reported to law enforcement.**
- 9. For emergencies, call 911. For TVCSD/Park, call 707-878-2767.**

Tomales Community Park

Rules and Regulations

These rules are established to insure the safety and enjoyment of all and can be amended as necessary by the TVCSD Board should different circumstances arise. They cover regular individual usage as well as rentals by larger private parties.

The Park will be open from dawn to dusk

No overnight use or open campfires

No motorized vehicles are allowed on the grounds

Pick up after your animals

No smoking

Your consideration of our Park's neighbors is appreciated. Please keep the volume of your music and other noise to a minimum.

Park Use Information

Groups larger than 25 and film companies need to arrange for use of Tomales Community Park in advance. Please call the Tomales Village Community Services District at 707-878-2767 for scheduling and other details. For more information you can visit our website at www.tomalescsd.ca.gov

In case of emergency call 911

**TOMALES
VILLAGE**



COMMUNITY
SERVICES
DISTRICT

Your
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For more information visit
marincountyparks.org

**USE THESE
FACILITIES
AT YOUR
OWN RISK**

TOWLES VILLAGE
COMMUNITY
SERVICE DISTRICT

Towles Community Park
Rules and Regulations

The Park will be open from 8:00 AM to 6:00 PM daily. No overnight or extended stays are permitted. No alcoholic beverages or illegal substances are allowed. No dogs are permitted.

Park Use Guidelines

1. No smoking or open flames are permitted in the park.

2. No vehicles are permitted in the park.

3. No pets are permitted in the park.

4. No fires are permitted in the park.

5. No alcohol or illegal substances are permitted in the park.

6. No loud music or amplified sound is permitted in the park.

7. No littering or dumping is permitted in the park.

8. No graffiti or vandalism is permitted in the park.

9. No parking in prohibited areas is permitted in the park.

10. No parking in fire lanes is permitted in the park.

11. No parking in handicapped spaces is permitted in the park.

12. No parking in reserved spaces is permitted in the park.

13. No parking in restricted areas is permitted in the park.

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TOMALES VILLAGE

COMMUNITY
SERVICES
DISTRICT





UNIVERSITY OF CALIFORNIA
SANTA CRUZ
SANTA CRUZ COUNTY
SANTA CRUZ

Your lunch work





Tomales Community Park

Rules and Regulations

These rules are established to insure the safety and enjoyment of all and use for recreational purposes by the City and County of Marin. They apply to all persons who use the park and are subject to change without notice.

- The Park will be open from dawn to dusk
- No overnight use or open campfires
- No motorized vehicles are allowed on the grounds
- Pick up after your animals
- No smoking

For consideration of our Rules, regulations or amendments, please bring the address of your park and return to us in a envelope.

Park Use Information

Consider that all activities are subject to change without notice. Please call the Community of Tomales Community Park at 415-434-1111 for the most current information. For more information, visit our website at www.tomales.org.

In case of emergency call 911

CITY OF TOMALES
CITY MANAGER

automatic door lock with timer

All

Shopping

Images

Videos

News

Maps

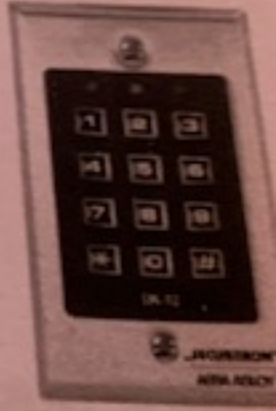
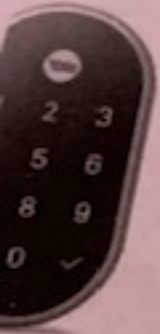
Ads · Shop automatic door lock with timer

Home Depot

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Yale Nest Yale
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Trilogy - Door - T2
DL2800 Electronic...
\$579.00
GoKeyless

Securitron DK S
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\$150.35
Cook & Board
Free shipping

FINANCIAL ADVISORY COMMITTEE MEETING MINUTES

TOMALES VILLAGE COMMUNITY SERVICES DISTRICT

WEDNESDAY, FEBRUARY 23, 2022

TOMALES TOWN HALL (DOWNSTAIRS)

PRESENT: Melinda Bell, FAC Chair & TVCSD Financial Services Staff; John Ward, TVCDF Board Member; Donna Clavaud, President of TVCSD Board & FAC recording secretary; Mary Halley, TVCSD General Manager.

The meeting was Chaired by Melinda Bell and involved a 2-hour discussion of our posted Agenda. The following Agenda items were discussed during this meeting and most issues associated are still in progress:

3. Analysis of PG&E electrical and solar bills based on TVCSD usage history and confusion about dramatically rising costs.

We will continue to research this and seek solutions to better comprehend patterns of increased costs and identify most cost-efficient plan for TVCSD moving forward. We will continue this item in March at our next FAC meeting.

4. Nonpayment of Invoices for Sewer Service to AT&T site on Valley Street and development of an Action Plan to retrieve loss of payment for services rendered.

This issue is also still in progress.

5. Park Rental Contract & Administrative and Maintenance Responsibilities.

Status: in progress.

6. Financial Reports for TVCSD Newsletter & Future Distribution to Website, Etc.

We explored ideas for visual graphics that would offer our stakeholders and the public transparent key financial highlights for TVCSD overall and Tomales Community Park and Sewer Plant Enterprise specifically. Mary brought some new ideas to us. We agree that either color or % pie charts and/or bar graphs are the most visual way to explain financials. This is an ongoing effort that Melinda will experiment with in Spring newsletter and on TVCSD website as perhaps a periodic Fact Sheet to share. FAC members will continue to offer support and Mary Holley will refer some potential samples to Melinda.

7. 2022/2023 Budget Calendar and Tools to Use

Discussion about upcoming budget process for FAC work sessions and Board and Public Hearing Schedule; FAC will work through April on budgets; agreed we will make priority

recommendation to Board for purchase of new computer and backup plan and possible new software; agree May is a good plan to present first Draft Budgets to Board.

The meeting ended at 5pm.

Signed by:

Submitted as Draft on: March 6, 2022 to Cynthia Hammond, TVCSD Recording Secretary, for addition to March 9 Board Meeting Board Packet.

Approved on:

FINANCIAL MANAGER'S REPORT

In the interest of saving time and eliminating unnecessary paperwork, this month's packet does not include the usual custom budget comparison reports. The balance sheets are included showing assets, liabilities and equity as of February 28 this year and last year. There is a page with the income and expense amounts for the year-to-date and February. These are standard reports from the accounting system that do not take much time to format.

I have also included a page showing cash and liability balances for every year of the sewer program. This report is helpful in understanding TVCSD's financial position, its cash reserves and its debt. There are several years when debt was incurred for major projects, 1999/2000 and 2003/2004 from the State Water Resources Control Board Revolving Loan Fund and 2007/2008 to 2009/2010 for the solar bonds. Notable differences in debt payment since 2009/2010 are due to the amount of unpaid bills at year-end included in liability balances. After eight years of diminishing cash balances, the cash increases in the last three years after the rate increases have been rebuilding our cash reserves and improving our financial position. This information would be useful to show the rate payers in a graph format. I was hoping to include some graphs in this packet in preparation for the spring newsletter, but I was unable to produce usable graphs in time for this packet deadline. Graphs are an unfinished project.

Another unfinished project is the PG&E increased cost for the treatment plant. There are three factors in the increased expense. The first is the rate per kilowatt hour. PG&E says that we are on the best plan, which they estimate will cost \$8,097 per year. The other plans are much higher, they say. I will continue to question the rates charged monthly, the rates used in the credits given for power generation, and the rates charged in the true-up. The second factor is the usage. We should discuss with NSU the options for electric power use in the treatment facility to determine if the 2020/2021 pattern is optimal. Our power usage in 2018/2019 was 37,129 KWH, and in 2020/2021 it was 45,716. The third factor is the power generated by the solar panels. In 2018/2019 we generated 14,254 KWH, and in 2020/2021 it was 9,114 KWH. We should have the panel functionality evaluated and more maintenance or repairs done.

The three properties connected recently to the TVCSD system are all now on the County tax rolls for sewer charges. There have been many additional inquiries lately. If any of these properties ask for and are given connections, we will have to follow up with the County to anticipate any annexation problems. We now have a LAFCO map of the district which may be helpful in pinpointing any issues. It might be worth paying County Counsel for advice regarding the AT&T property since we have seen no progress with them.

TVCS D Sewer Enterprise
Balance Sheet Previous Year Comparison
As of February 28, 2022

			Feb 28, 22	Feb 28, 21	\$ Change
ASSETS					
Current Assets					
	131.20	· CA Local Agency Investm Fnd	72,524.58	72,300.66	223.92
	131.31	· Redwood Credit Union	40,800.74	40,739.62	61.12
	131.42	· Bank of Marin - Money Market	43,304.54	70,162.07	-26,857.53
	131.44	· Bank of Marin - Sewer	34,497.04	49,188.15	-14,691.11
	131.48	· Bank of Marin - Solar	6,085.52	2,776.56	3,308.96
	Total 131.00 · Cash		197,212.42	235,167.06	-37,954.64
	137.00	· Accounts Receivable	1,965.60	982.80	982.80
	Total Current Assets		199,178.02	236,149.86	-36,971.84
Fixed Assets					
	100.00	· Property, Plant and Equipment	791,665.97	791,665.97	0.00
	100.10	· Maps and Records	17,248.00	17,248.00	0.00
	100.20	· Land and Land Rights	52,788.00	52,788.00	0.00
	105.00	· Less Accumulated Depreciation	-808,489.10	-768,323.55	-40,165.55
	110.00	· Improvement Project	939,393.31	939,393.31	0.00
	112.00	· Solar System	269,945.21	269,945.21	0.00
	Total Fixed Assets		1,262,551.39	1,302,716.94	-40,165.55
	136.00	· SUSD Note Receivable	9,572.06	11,521.75	-1,949.69
	TOTAL ASSETS		1,471,301.47	1,550,388.55	-79,087.08
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
	222.00	· Accounts Payable	145.94	7,120.11	-6,974.17
	230.00	· Fed Payroll Tax Payab	172.87	66.42	106.45
	231.00	· CA Payroll Tax Payable	6.00	2.00	4.00
	Total Current Liabilities		324.81	7,188.53	-6,863.72
Long Term Liabilities					
	211.00	· SWRCB SRF Loan	25,653.97	48,577.22	-22,923.25
	215.00	· CREBS Bond	71,764.66	89,705.84	-17,941.18
	Total Long Term Liabilities		97,418.63	138,283.06	-40,864.43
	Total Liabilities		97,743.44	145,471.59	-47,728.15
Equity					
	262.00	· Capital Asset Reserve	40,000.00	40,000.00	0.00
	262.50	· Restricted Connection Fees	30,000.00	30,000.00	0.00
	264.00	· Operating Reserve	51,690.75	51,690.75	0.00
	265.00	· Net Assets - Unrestricted	1,246,916.74	1,254,492.13	-7,575.39
	Net Income		4,950.54	28,734.08	-23,783.54
	Total Equity		1,373,558.03	1,404,916.96	-31,358.93
	TOTAL LIABILITIES & EQUITY		1,471,301.47	1,550,388.55	-79,087.08

TVCS D Park
Balance Sheet Previous Year Comparison
As of February 28, 2022

		Feb 28, 22	Feb 28, 21	\$ Change	% Change
ASSETS					
Current Assets					
Checking/Savings					
131.00 · Cash					
131.48 - CA LAIF		31,081.97	30,986.01	95.96	0.31%
131.42 · Bank of Marin - Money Market		44,139.01	24,977.65	19,161.36	76.71%
131.46 · Bank of Marin - Park Account		29,290.92	47,361.79	-18,070.87	-38.16%
Total 131.00 · Cash		104,511.90	103,325.45	1,186.45	1.15%
Total Checking/Savings		104,511.90	103,325.45	1,186.45	1.15%
Total Current Assets		104,511.90	103,325.45	1,186.45	1.15%
Fixed Assets					
100.20 · Land and Land Rights		132,000.00	132,000.00	0.00	0.0%
111.00 · Park Equipment					
Original Cost		461,790.46	461,790.46	0.00	0.0%
105.00 · Depreciation		-95,463.00	-83,916.10	-11,546.90	-13.76%
Total 111.00 · Park Equipment		366,327.46	377,874.36	-11,546.90	-3.06%
Total Fixed Assets		498,327.46	509,874.36	-11,546.90	-2.27%
TOTAL ASSETS		602,839.36	613,199.81	-10,360.45	-1.69%
LIABILITIES & EQUITY					
Liabilities					
Current Liabilities					
Accounts Payable					
222.00 · Accounta Payable		0.00	1,232.03	-1,232.03	-100.0%
Total Accounts Payable		0.00	1,232.03	-1,232.03	-100.0%
Total Current Liabilities		0.00	1,232.03	-1,232.03	-100.0%
Total Liabilities		0.00	1,232.03	-1,232.03	-100.0%
Equity					
252.50 · Investment in Capital Assets		498,327.46	509,874.36	-11,546.90	-2.27%
260.00 · Unassigned Fund Balance		96,252.12	73,517.14	22,734.98	30.93%
Net Income		8,259.78	28,576.28	-20,316.50	-71.1%
Total Equity		602,839.36	611,967.78	-9,128.42	-1.49%
TOTAL LIABILITIES & EQUITY		602,839.36	613,199.81	-10,360.45	-1.69%

Sewer and Park Income and Expenses Year-to-Date February 2022

		SEWER	Feb 22	Jul '21 - Feb 22
Income				
	301.10 · Service Charges - Monthly		81.90	655.20
	301.15 · Service Charges - Annual Fees		0.00	1,965.60
	301.20 · Service Charges - SUSD		0.00	60,379.20
	301.35 · Solar Portion - County		0.00	3,346.50
	301.00 · Service Charges-County Other		81.90	70,437.18
	305.00 · SUSD Sinking Fund - SWRCB		7.79	8,062.00
	311.00 · Interest Income			839.44
	315.50 · Levy 4		25.06	220.74
Total Income			114.75	145,905.86
Expense		SEWER		
	410.10 · Sewage Collection Electric		0.00	245.90
	410.00 · Sewage Collection - Other		82.73	82.73
	411.05 · Lab Bills		0.00	3,947.00
	411.10 · Maintenance Supplies		0.00	480.00
	411.03 · Sewage Treatment Electric		308.52	8,497.35
	411.00 · Sewage Treatment - Other		0.00	1,648.00
	412.10 · Sewage Disposal Electric		26.28	-49.01
	412.00 · Sewage Disposal - Other		0.00	1,889.84
	414.11 · Social Security Tax		0.00	392.92
	414.12 · Medicare Payroll Tax		0.00	91.89
	414.13 · State Unemployment Tax		0.00	158.44
	414.05 · Administrator's Fees		0.00	14,103.75
	414.22 · Licenses and Permits		0.00	2,030.00
	414.31 · Property & Liability Insurance		0.00	9,222.01
	414.33 · Worker's Comp Insurance		0.00	826.67
	414.41 · Postage and Delivery		0.00	48.56
	414.43 · Office Supplies		117.91	384.13
	414.44 · Sonic - Web Hosting		7.95	63.60
	414.45 · Equipment Expense		59.99	59.99
	414.465 · Board Member		0.00	600.00
	414.47 · Clerical/Bookkeeping		0.00	10,540.00
	414.48 · Office Rent		0.00	600.00
	414.49 · Secretary		997.50	4,792.50
	414.50 · O&M Contractual Services		4,625.33	35,986.66
	414.551 · Legal Fees		0.00	60.25
	414.552 · Accounting		0.00	6,000.00
	414.553 · Consulting		0.00	700.00
	414.62 · Dues and Subscriptions		0.00	1,441.00
	414.67 · Solar Lease Admin Fee		0.00	750.00
	414.71 · Plant and Building Maintenance		0.00	5,635.95
	414.73 · Equipment Repairs		0.00	349.99
	414.81 · Travel		0.00	90.96
	414.90 · Telephone and Internet Services		195.66	1,504.33
	415.50 · Depreciation Expense		3,472.11	26,277.11
	417.30 · LAFCO Charges		0.00	145.87
	417.40 · County Teeter Admin Fee		0.00	142.50
	420.20 · Interest Expense - SRF Loan		0.00	1,214.43
Total Expense		SEWER	9,893.98	140,955.32
Net Income		SEWER	-9,779.23	4,950.54
Income		PARK		
	311.00 · Interest Income		2.27	54.06
	315.80 · Measure A Funds		0.00	19,142.40
	320.00 · Contributions Income		0.00	1,287.45
	322.00 · Park Use Rental		0.00	400.00
Total Income			2.27	20,883.91
Expense		PARK		
	414.82 · Measure A Maintenance		8,132.88	8,491.96
	414.83 · PGE Park		0.00	258.60
	414.86 · Equipment Cleaning Services		0.00	3,370.00
	6420 · Park Trash Disposal		0.00	501.30
Total Expense		PARK	8,132.88	12,621.86
Net Income		PARK	-8,130.61	8,262.05

Sewer Program Cash and Liability Balances at Year-end 1999/2000 to 2020/2021

	Jun_00	Jun_01	Jun_02	Jun_03	Jun_04	Jun_05	Jun_06	Jun_07	Jun_08	Jun_09	Jun_10	Jun_11	Jun_12	Jun_13	Jun_14	Jun_15	Jun_16	Jun_17	Jun_18	Jun_19	Jun_20	Jun_21	
Sewer Program																							
Cash	175,283	185,699	223,203	173,097	278,491	274,467	291,329	318,685	213,764	301,873	419,048	342,817	338,250	331,865	317,800	282,768	232,587	201,745	187,172	207,205	230,517	236,166	
Liabilities	167,195	155,749	154,975	136,924	200,924	182,047	161,411	164,234	188,292	345,952	561,998	523,987	489,304	451,755	414,781	390,796	343,968	304,460	269,536	231,862	200,678	168,950	
Change In																							
Cash	174,776	10,417	37,503	(50,106)	105,395	(4,024)	16,862	27,356	(104,921)	88,109	117,175	(76,231)	(4,567)	(6,385)	(14,065)	(35,032)	(50,181)	(30,842)	(14,573)	20,033	23,312	5,649	
Liabilities	167,195	(11,445)	(775)	(18,051)	64,001	(18,878)	(20,635)	2,823	24,058	157,660	216,046	(38,011)	(34,683)	(37,549)	(36,974)	(23,985)	(46,828)	(39,507)	(34,924)	(37,674)	(31,184)	(31,728)	
	borrowed				borrowed			borrowed	borrowed	borrowed	borrowed												

GENERAL MANAGER REPORT

MARCH 9, 2022

Orientation/Coordination with Staff

- Meeting with NSU operator staff Andrew Goodman to review his current operations management along with touring of plant facility and irrigation ponds with retiring General Manager Jose Ortiz.
- Meeting with Treasurer Melinda Bell and Secretary Cynthia Holland to review current organizational and financial procedures as well as documents and records processes and filing systems.
- Meeting with Jose Ortiz to review Park projects. Several more informal meetings with various Board or Park committee members to learn Park history, maintenance issues, projects and goals.
- Reviewed a majority of district policies, manuals, and plans online along with archived documents on the website to get background history of district.
- Am currently reviewing existing documents on old district office computer along with data file transfer from Jose Ortiz.
- Meeting with Jose Ortiz to review district wastewater system 'as-built' plans, website update process, and last data transfers from his computer.
- Coordination with staff on 3/9 agenda and made suggestions for the inclusion of a Consent Calendar.
- Reviewed LAFCo draft-Municipal Services Review and coordinated comments with Treasurer Bell.

New/Continuing Business

- CCTV Inspection of sewer mains – Roy's Sewer Service completed the close circuit TV inspection on 2/23 and 2/24 and have now finished the last section from First Street and Hwy to the plant facilities. They will send finished report as soon as available. This inspection report will inform and guide our CPI for sewer main maintenance and replacement schedule.
- Scada – will continue to track down system errors to help troubleshoot problem issues with the system's pond level sensors and intermittent communication failures at the lift station. Will follow-up on current communications with Jack Miller and Aspect Engineering's Adam Strickland for reports and for calibration of level sensors at aerator ponds.
- Waste Water General Management Order – NSU is in the process of applying to the SRWCB to transition the district over to the 'General Management Order' by May 2022. Will continue to evaluate the Order to see what operational changes (if any) the district would need to comply.
- NSU – contract is up for renewal June 30, 2022. The current contract with NSU/PSI for O&M has been in effect since July 1, 2017 and was then extended through June 30, 2022 for a total of 5 years.
- PG&E and Solar panel billing issues – have started to research billing data and reaching out to knowledgeable sources as to the source of the price increases. So far, there seems to be several contributing factors ranging from the system operator running the aerators 24/7 (now they have readjusted that to timed cycles again) and also a discrepancy between solar energy generation and pumping times. I have now found the original Solar contract and will review for any conditions or changes that may be sourced from the original contract.
- Park bark – deliveries are completed for this refill cycle. Two loads (70 and 60) were delivered for a total of 130 cubic yards of material to be able to fill all fall zones and the one empty play area.
- Park ADA Handicap ramps for access to play equipment areas – have began research for planning specifications and engineered drawings.
- Park Prop 68 Per Capita Recreation Grant – contacted Dennis Carlson (who manages the State Parks OGALS grants in the Marin area) as to the current status of the grant applications for TVCSD being as the deadline for submitting applications by 12/31/21 had already passed. He said that they could extend the application deadline to the end of April if it would help the district be able to take advantage of this grant cycle – as another round was not likely to come around again for some time (the previous cycle being 20 years prior). I am familiar with the Per Capita grant process, so if the Board and Park Committee determine there is a need, then I can help facilitate the application process if needed. The grant amount is \$177,952 with a 20% matching requirement of \$44,488 as Tomales is not a disadvantaged community. I contacted Kevin Wright, who manages the Measure A funds for the County of Marin, and he agreed that Measure A funds can be used towards the 20% matching funds for the district.



February 10, 2022

Regional Water Quality
San Francisco Bay Region
1515 Clay Street Suite 1400
Oakland, CA 94612

Emailed To: WDR.monitoring@waterboard.ca.gov

RE: Self-Monitoring Report
Tomales, Marin County
Order No. R2-2015-0019
I.D. No. 264662
January 2022

Enclosed please find the Self-Monitoring Report.

Operations are satisfactory and maintenance on schedule.

I certify under the penalty of law that this document and all attachments have been prepared under my direction or supervision in accordance with a system designed to assure that qualified personal proper gathered and evaluated the information submitted. The information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

Sincerely,
NATURAL SYSTEMS UTILITIES

Brandon Jacka
Chief Plant Operator
Certified Chief Plant Operator #V 42398

cc: Tomales Village Community Service District
Vanessa Zubkousky, Department of Public Health, Richmond

NSU-CA was formerly Phillips Services Inc. dba Phillips & Associates

SELF MONITORING REPORT

Date	INF (INFLUENT)						EFF-TR (Treatment Pond No. 3 Eff)										EFF-Discharge		EFF-D (Discharge eff)	
	Daily (KGALS)	Weekly (KGALS)	Ph (Units)	Temp. (C)	BOD (mg/l)	TDS (mg/l)	Nitrate as N	Nitrite as N	TKN mg/L	Amonnonia N mg/L	Tot. Organic Nitrogen mg/L	TDS (mg/L)	BOD mg/l)	pH Units	D.O. (mg/l)	Temp (C)	Daily (KGALS)	Weekly (KGALS)	Cl2 Tank Added (gallons)	Coliform MPN/100
1/1/2022	29.4																0.0			
1/2/2022	29.4																0.0			
1/3/2022	29.4																0.0			
1/4/2022	29.4																0.0			
1/5/2022	29.4	206.0	6.69	13.4	93.0	400.0	2.2	0.4	19.0	9.4	9.6	2.2	20.0	8.7	4.5	13.7	0.0			
1/6/2022	26.1																0.0			
1/7/2022	26.1																0.0			
1/8/2022	26.1																0.0			
1/9/2022	26.1																0.0			
1/10/2022	26.1																0.0			
1/11/2022	26.1											380.0	31.0				0.0			
1/12/2022	26.1	183.0	6.8	13.1										8.4	4.5	13.3	0.0			
1/13/2022	19.6																0.0			
1/14/2022	19.6																0.0			
1/15/2022	19.6																0.0			
1/16/2022	19.6																0.0			
1/17/2022	19.6																0.0			
1/18/2022	19.6																0.0			
1/19/2022	19.6	137.0	6.4	12.6								380.0	21.0	8.9	4.0	13.6	0.0			
1/20/2022	14.8																0.0			
1/21/2022	14.8																0.0			
1/22/2022	14.8																0.0			
1/23/2022	14.8																0.0			
1/24/2022	14.8																0.0			
1/25/2022	14.8																0.0			
1/26/2022	14.8																0.0			
1/27/2022	14.8											340.0	17.0				0.0			
1/28/2022	14.8	133.0	6.9	12.4										9.9	4.0	13.4	0.0			
1/29/2022	13.0																0.0			
1/30/2022	13.0																0.0			
1/31/2022	13.0																0.0			
Min	13.0		6.4	12.4	93.0	400.0	2.2	0.4	19.0	9.4	9.6	2.2	17.0	8.4	4.0	13.3			#DIV/0!	0.0
Mean	20.6		6.7	12.9	93.0	400.0	2.2	0.4	19.0	9.4	9.6	275.6	22.3	9.0	4.3	13.5			#DIV/0!	
Total	639.1																0.0			

TOMALES WASTEWATER FACILITY
Treatment Pond Summery Report

Phillips and Associates
Management and Technical Resources
707 254-1931

Month	Treatment Pond # 1				Treatment Pond No. 2				Treatment Pond No. 3				ST-West				ST-East				
Jan-22	Freeboard	pH	D.O.	Temp.	Freeboard	pH	D.O.	Temp.	Freeboard	pH	D.O.	Temp.	Freeboard	pH	D.O.	Temp.	F/B	pH	D.O.	Temp.	
Date	Feet	Units	mg/L	C	Feet	Units	mg/L	C	Feet	Units	mg/L	C	Feet	Units	mg/L	C	Feet	Units	mg/L	C	
1																					
2																					
3																					
4																					
5	2.3	7.9	3.5	13.7	2.3	8.0	3.5	13.5	2.3	8.3	4.5	13.8	8.5	9.0	5.5	13.2	8.5	9.7	5.5	13.4	
6																					
7																					
8																					
9																					
10																					
11																					
12	3.5	8.1	3.0	13.3	3.5	8.2	3.0	13.5	3.5	8.6	5.5	13.6	8.5	8.9	5.0	12.6	7.5	9.4	5.0	12.9	
13																					
14																					
15																					
16																					
17																					
18																					
19	3.2	8.4	4.0	13.2	3.2	8.8	4.0	13.3	3.2	9.1	5.0	13.8	8.0	9.3	5.5	12.9	7.5	9.7	5.0	13.4	
20																					
21																					
22																					
23																					
24																					
25																					
26																					
27																					
28	2.9	8.7	4.5	13.1	2.9	9.1	4.5	13.0	2.9	9.3	6.0	13.4	8.0	9.0	5.5	12.7	7.5	9.8	5.5	13	
29																					
30																					
31																					

**TOMALES TREATMENT PONDS
STANDARD OBSERVATION REPORT**

1. Reporting period (Month/Year) **January 2022**

2. Pond Standard Observation required every week year round.

INSPECTION	Week No. 1	Week No. 2	Week No. 3	Week No. 4
Date	1/5/22	1/12/22	1/19/22	1/28/22
Day	WED	WED	WED	FRI
Time				
Operator	AG	AG	AG	AG
* Nuisance odors from ponds	N	N	N	N
* Evidence of pond berm seepage	N	N	N	N
Evidence of improper system components and hydraulic integrity	N	N	N	N
Sign posting that wastewater is unsafe to drink	Y	Y	Y	Y

Report Yes or No and any Yes responses please report immediately to supervisor or Chief Plant Operator

TOMALES INFLUENT HEADWORKS

STANDARD OBSERVATION REPORT

1. Reporting period (Month/Year) **January 2022**

2. Influent Headworks Standard Observation required every week year round.

INSPECTION	Week No. 1	Week No. 2	Week No. 3	Week No. 4
Date	<i>1/5/22</i>	<i>1/12/22</i>	<i>1/19/22</i>	<i>1/28/22</i>
Day	WED	WED	WED	FRI
Time				
Operator	AG	AG	AG	AG
Rain fall, inches	0.4	0	0	0
* Nuisance odors (smell)	N	N	N	N
*Evidence of any standing water	N	N	N	N
* Evidence of mosquitoos breeding	N	N	N	N
*Evidence of improper system components and hydraulic integrity	N	N	N	N
* Evidence of structure seepage	N	N	N	N

*** Report Yes or No and any Yes response s report immediately to supervisor or Chief Plant Operator**

**TOMALES STORAGE PONDS
STANDARD OBSERVATION REPORT**

1. Reporting period (Month/Year) **January 2022**

2. Storage Pond Standard Observation required every week year round.

INSPECTION	Week No. 1	Week No. 2	Week No. 3	Week No. 4
Date	<i>1/5/22</i>	<i>1/12/22</i>	<i>1/19/22</i>	<i>1/28/22</i>
Day	WED	WED	WED	FRI
Time				
Operator	AG	AG	AG	AG
- Nuisance odors from ponds	N	N	N	N
* Evidence of pond berm seepage	N	N	N	N
* Evidence of improper system components and hydraulic integrity	N	N	N	N
Signage that wastewater is unsafe to drink	Y	Y	Y	Y

Report Yes or No and any Yes responses please report immediately to supervisor or Chief Plant Operator

**TOMALES CHLORINE STORAGE TANK
STANDARD OBSERVATION REPORT**

1. Reporting period (Month/Year)

January 2022

2. Chlorine Storage Tank Standard Observation required every week year round.

INSPECTION	Week No. 1	Week No. 2	Week No. 3	Week No. 4
Date	1/5/22	1/12/22	1/19/22	1/28/22
Day	WED	WED	WED	FRI
Time				
Tech	AG	AG	AG	AG
* Evident of any leaks	N	N	N	N
Cl2 gallons added	0	0	0	0
Warning Signs Improperly Posted	N	N	N	N

3.* Any Yes response s please report immediately to supervisor

4. I certify that this report information, to the best of my knowledge is true and correct.

**TOMALES WASTEWATER TREATMENT FACILITY
STANDARD OBSERVATION REPORT
FIELD DISCHARGE AREA**

Month: January 2022

OBSERVATIONS ARE TO BE PERFORMED WEEKLY WHEN IRRIGATION IS RUNNING

INSPECTION	Week No. 1	Week No. 2	Week No. 3	Week No. 4
Day	1/5/22	1/12/22	1/19/22	1/28/22
Time	WED	WED	WED	FRI
Operator				
Evidence of standing water	AG	AG	AG	AG
* Evidence of runoff from site	N	N	N	N
Evidence of erosion caused by irrigation	N	N	N	N
Evidence of system run off containment system from proper condition and integrity.	N	N	N	N
*Any odors	N	N	N	N
Mosquito breeding resulting from irrigation	N	N	N	N
* Evidence of improper distribution system components and hydraulic integrity	N	N	N	N
Perimeter fence posting informing public wastewater is not safe to drink	Y	Y	Y	Y

If irrigation runoff is evident, estimate size of effected area (include sketch)

** If odors evident, note source and area affected.



BRELJE AND RACE LABORATORIES, INC.

Providing quality laboratory analysis since 1967

February 4, 2022

Sample Collected: 01/05/22
Sample Received: 01/05/22
Collected By : AG/NSU
Cc : e-mail

Natural Systems Utilities
1070 Horicon Drive, Suite A
Fairfield, CA. 94533

Tomales Village CSD

LOG NUMBER	122-434	122-435-7
Sample Description:	Influent	TR – Effluent

ANALYSIS

BOD ₅ @ 20°C mg/L (Std. Mthds. 5210 B, 2011)	93.	20.
Total Dissolved Solids mg/L (Std. Mthds. 2540 C, 2011)	400.	170.
Nitrate N mg/L (EPA Mthd. 352.1)		2.2
Nitrite N mg/L (EPA Mthd. 300.1)		<0.40
Total Kjeldahl N mg/L (Std. Mthds. 4500-NH ₃ C, 2011)		19.
Ammonia N mg/L (Std. Mthds. 4500-NH ₃ C, 2011)		9.4
Total Organic N mg/L		9.6

BOD Start Date: 01/06/22
BOD Completed Date: 01/11/22

BRELJE AND RACE LABORATORIES, INC.

SARA M^cCALLUM, LABORATORY DIRECTOR
SM:lja



January 31, 2022

Sample Collected: 01/11/22
Sample Received: 01/11/22
Collected By : AG/NSU
Cc : e-mail

Natural Systems Utilities
1070 Horizon Drive, Suite A
Fairfield, CA. 94533

Tomales Village CSD

LOG NUMBER 122-952
Sample Description: TR – Effluent

ANALYSIS
BOD₅ @ 20°C mg/L 31.
(Std. Mthds. 5210 B, 2011)
Total Dissolved Solids mg/L 380.
(Std. Mthds. 2540 C, 2011)

BOD Start Date: 01/12/22
BOD Completed Date: 01/17/22

BRELJE AND RACE LABORATORIES, INC.

SARA M^cCALLUM, LABORATORY DIRECTOR
SM:lja



January 31, 2022

Sample Collected: 01/19/22
Sample Received: 01/19/22
Collected By : AG/NSU
Cc : e-mail

Natural Systems Utilities
1070 Horizon Drive, Suite A
Fairfield, CA. 94533

Tomales Village CSD

LOG NUMBER 122-1639
Sample Description: TR – Effluent

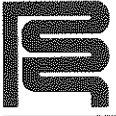
ANALYSIS
BOD₅ @ 20°C mg/L 21.
(Std. Mthds. 5210 B, 2011)
Total Dissolved Solids mg/L 380.
(Std. Mthds. 2540 C, 2011)

BOD Start Date: 01/20/22
BOD Completed Date: 01/25/22

BRELJE AND RACE LABORATORIES, INC.



SARA M^cCALLUM, LABORATORY DIRECTOR
SM:lja



BRELJE AND RACE LABORATORIES, INC.

Providing quality laboratory analysis since 1967

February 8, 2022

Sample Collected: 01/28/22
Sample Received: 01/28/22
Collected By : AG/NSU
Cc : e-mail

Natural Systems Utilities
1070 Horizon Drive, Suite A
Fairfield, CA. 94533

Tomales Village CSD

LOG NUMBER 122-2341
Sample Description: TR – Effluent

ANALYSIS
BOD₅ @ 20°C mg/L 17.
(Std. Mthds. 5210 B, 2011)
Total Dissolved Solids mg/L 340.
(Std. Mthds. 2540 C, 2011)

BOD Start Date: 01/28/22
BOD Completed Date: 02/02/22

BRELJE AND RACE LABORATORIES, INC.

SARA M^cCALLUM, LABORATORY DIRECTOR
SM:lja

BOHEMIAN
CREATIVE DESIGN & BUILDING
DAVID W. JUDD
PO Box 193, TOMALES CA 94971
CELL: 707-867-6104
GENERAL CONTRACTOR LICENSE# 735759

Structural Observation Report for Water Tower Building in Tomales Community Park

- 1) Existing building: 14'-6" x 14'-6" x 21'+/- ht. w/in-leaning 84 degree (6 degrees off 90) exterior walls. Exterior siding: unfinished 1x12 rdwd board & batten w/1x4 rdwd trim & 1x12 rdwd "belly band" between floors. Front door: 2'-6"x6'-8" centered @ east elevation. Fixed windows north & south walls on ground floor, fixed stained glass centered at east elevation on second floor. Building was built w/engineered plans & Marin County permits/inspections in 1980.

Existing condition:

- a) exterior siding, trim & underlying felt vapor barrier extremely weathered/damaged. Recommend full replacement. Possible WUI (fire code) requirements may apply.
- b) Door & windows on ground floor are equally weathered/damaged. Recommend full replacement. Possibly enlarge door to 3'-0" ADA width & may need one window sized for egress depending on future use. Broken 2nd floor stained glass repairable, recommend installing in new sash w/jamb/sill replacement.

- 2) First floor: 12'-6"x12'-6" interior dimension. Reinforced concrete foundation with concrete slab floor (dated: "M.R." 1980 @ interior SE corner of slab).

Existing condition:

- a) perimeter foundation appears sound. Size & depth of footing & rebar reinforcement unknown at this time.
- b) Interior floor slab has visible cross cracks but doesn't appear to be failing/subsiding independently at cracks. Floor is 1 1/2" out of level from SW to NE corner. Slab thickness & reinforcement unknown at this time.

First floor height, floor to ceiling: 10'-0". Interior walls are rdwd wainscot/trim & sheetrock upper walls & ceiling. Electrical outlets, switches & lights are operational. There is no existing heating or plumbing installed at this time.

Existing conditions:

- a) sheetrock shows extensive water damage, rdwd wainscot salvageable. Recommend removing all interior surfaces to assess & repair existing framing. Hire fumigation co. to tent framed structure after ext./int. cladding removed for most effective fumigation. Install all new electrical, insulation & interior finishes. Heating, plumbing optional depending on future use.

First floor framing is 2x6 rough redwood bottom plates - 6x6 rough redwood corner posts with interim 4x6 rough redwood support posts at bearing points with 2x6 rough redwood diagonal bracing between posts for support.

Existing conditions:

a) 2x6 rdwd bottom plate is visibly rotten in several places, anchor bolt size & layout attachment to conc. foundation unknown at this time. Bottom plate & ext. siding clearance to grade does not comply to code at this time (8"). Rdwd corner posts, support posts & 2x bracing show water/termite damage where observable at int./ext. damage. 6x6 Rdwd corner posts installed w/steel plate & bolt attachment to fdtn(engineered & approved at time of construction). Recommend removal of all ext./int. surfaces to assess & repair/replace framing. Add new conc. stem wall where necessary to conform to current ground to wood clearance codes. Upgrade/retrofit all anchor bolts & support post to conc. fdtn connections to current seismic engineering standards/county codes. Add new 1/2" struct.1 cdx plywood shear/sheathing to exterior framing prior to re-siding.

3) Second floor area: 12'-0" x 12'-0". Wall height of second floor is 8'-0". Small access hatch in floor at NE corner.

Floor framing is 2x12 DF (Doug fir) at 12" on center (east/west) with 1/2" plywood floor sheathing and glued down waterproof membrane applied. Floor is supported at center span w/a 4x12 DF beam (north/south). 550 gal. water tank (6'-0" dia.x4'-0") installed at southwest corner of floor plumbed to ext. but not connected to well at this time. Tank is empty at this time.

Second floor wall framing is 2x4 DF at 16" on center with 2x4 horizontal blocking, 2'-0" on center. All framing exposed, no interior finishes at walls or ceiling. No electrical, heating installed.

Existing conditions:

a) waterproof membrane has preserved main area of floor from water damage but due to heavy water intrusion damage has occurred at unprotected perimeter resulting in extensive rot at perimeter wall bottom plate, plywood floor perimeter & down into critical floor joist ends & bearing on lower east/west top plates of walls below. Full extent of damage unknown at this time. 2x4 walls show termite/dry rot damage at 2nd floor top plates. Studs & blocking appear in good shape. Recommend removing water tank, waterproof membrane at floor, ext. siding/vapor barrier to assess & repair/replace all damaged framing/floor sheathing. Add new 1/2" struct.1 cdx plywood shear/sheathing to ext. framing prior to re-siding. Upgrade elect./plumb./heating/windows/insulation/int. finishes depending on future use. Add int. ships ladder (or stair) to improve access.

4) Roof area : 10'-0"x 10'-0" w/1'-0" projecting eaves.

Roof framing is 2x4 DF hip ridge and common rafters @ 4:12 pitch w/exposed rafter tail eaves. Sheathing is 1x4 rough redwood on 8" on center "skip" sheathing. Original roofing was cedar shingle.

Existing conditions:

- a) entire roof structure is beyond repair. Recommend reframing/re-sheathing new roof to current engineering/county codes. Add Fascia/soffit at eaves to accommodate new gutter/downspouts. Match new fire-rated roof shingles to existing park buildings.

5) Additional options:

- a) connect new path (possible ADA) from ext. door to existing conc. path at parking lot.
- b) trim/maintain/improve landscape at building perimeter.
- c) trim/maintain large cypress tree at southside of building.
- d) repair/replace property line fence at back/westside & Southside of building.
- e) retain existing 550 gal. water tank at 2nd floor, gravity fed to single hose bib at SE corner of restrooms (currently installed/not connected) in case of loss of elect. power/emergency use (will not work on restroom toilets due to installed jet assisted commercial toilets).

Alternative 1 - Countywide Distribution

Revised: February 28, 2022

Income Categories	Lower	Moderate	Above Moderate	Total
Units	1,964	1,162	724	3,850

Corridors	Lower	Moderate	Above Moderate	Total	Percentage
Baylands	222	150	60	432	11.2%
City-Centered	1,511	811	420	2,742	71.2%
Coastal	215	118	41	374	9.7%
Inland-Rural	16	83	203	302	7.8%
Grand Total	1,964	1,162	724	3,850	100.0%

Supervisor Districts	Lower	Moderate	Above Moderate	Total	Percentage
1	672	100	61	833	21.6%
2	470	110	29	609	15.8%
3	226	336	228	790	20.5%
4	346	250	220	816	21.2%
5	250	366	186	802	20.8%
Grand Total	1,964	1,162	724	3,850	100.0%

Accessory Dwelling Units	154	77	26	256
SB9 Units	-	-	573	573
Total	2,118	1,239	1,323	4,679
RHNA	1,734	512	1,323	3,569
Remaining (Short/Over)	384	727	(0)	1,110

Buffer 122% 242% 100% 131%

AFFH Resource	Lower	Moderate	Above Moderate	Total	Percentage
High	163	128	50	341	8.9%
Highest	871	409	256	1,536	39.9%
Low	169	100	124	393	10.2%
Moderate	761	525	294	1,580	41.0%
Grand Total	1,964	1,162	724	3,850	100.0%

Strategy and Name	Lower	Moderate	Above Moderate	Total
Commercial Center MU	272	180	-	452

Holiday Inn Mill Valley	72	-	-	72
Marin Gateway Center	-	180	-	180
Marinwood Plaza	136	-	-	136
Oak Manor @ Sir Francis (Hsng Ovrly)	36	-	-	36
Office (Across From Juvenile Hall)	-	-	-	-
Strawberry Village Center	28	-	-	28
Credit	202	115	156	473
150 Shoreline	-	-	10	10
825 Drake	74	-	-	74
Albion Monolith	1	-	8	9
Aspen Lots	2	-	-	2
Downtown Project	8	-	-	8
Karuna	-	-	6	6
Martha Company	-	-	43	43
North Coast Seminary	-	-	89	89
Overlook Lots	2	-	-	2
San Quentin Adjacent Vacant Property	115	115	-	230
Public Site	265	-	12	277
Inverness County Site	-	-	12	12
Marin County Juvenile Hall	200	-	-	200
Nicasio Corp Yard - County	16	-	-	16
Pt. Reyes County Vacant Site	37	-	-	37
Tam Junction State Vacant Lot	12	-	-	12
Rehabilitation	75	2	-	77
Grandi Building/Site	25	-	-	25
Office - Forest Knolls (Upper Floors)	-	2	-	2
Office - Lagunitas (Upper Floors and Rear Prop)	-	-	-	-
Pt. Reyes Coast Guard Rehabilitation/Conversion	50	-	-	50
Religious	194	148	50	392
Bernard Osher Marin Jewish Community Center	-	-	-	-
Carmelite Monastery of the Mother of God	-	-	-	-
Church of Jesus Christ	-	-	-	-
Congregation Rodef Shalom Marin	-	-	-	-
Cornerstone Community Church of God	-	4	-	4
Kentfield Catholic Church	-	14	-	14
Marin City Church of God	-	-	-	-
Olema Catholic Church	24	-	-	24
Peace Lutheran Church	20	-	-	20
Presbyterian Church San Geronimo	-	15	-	15
Presbytery of the Redwoods	-	3	-	3
St. Andrews	-	-	-	-
St. Vincents/Silveira	150	100	50	300
Subud California	-	4	-	4
Tomales Catholic Church	-	8	-	8
School Site	384	63	5	452
College of Marin Parking Lot	108	-	-	108
Hidden Valley Elm Schl Vacant Area	-	-	5	5
McPhail School	-	-	-	-
Bayside MLK Academy School	-	63	-	63
Old Gallinas Children Center	186	-	-	186
San Domenico School	90	-	-	90
Shoreline Unified School District	-	-	-	-
Tamalpais Union HSD Prpty	-	-	-	-
Tomales Joint Union High School District	-	-	-	-

Underutilized	252	240	29	521
Bolinas	-	-	-	-
College of Marin Commercial Underutilized	-	20	-	20
Cottages at Pt Reyes Seashore	-	-	-	-
Dixie Marin Services	-	-	-	-
Inverness Commercial	-	8	-	8
Inverness Store	-	-	-	-
Inverness Yacht Club	-	-	-	-
Jack Krystal Hotel Parcel Site	-	-	-	-
Kentfield Commercial Underutilized	98	60	-	158
Nicasio	-	-	-	-
Olema	-	50	-	50
Pt. Reyes Station	26	-	-	26
Pt. Reyes Village	17	-	-	17
Pt. Reyes Village Red/Green Barn	24	-	-	24
Sacramento/San Anselmo Properties	56	8	-	64
Saltwater Oyster Resturant	-	-	-	-
San Geronimo Golf Course	-	-	29	29
Santa Venetia Commercial	-	-	-	-
Santa Venetia San Pablo Ave Commercial	-	-	-	-
Santa Venetia San Pedro Rd Commercial	-	-	-	-
Sloat Garden Center	31	-	-	31
Stinson Beach Commercial	-	19	-	19
Strawberry Commercial	-	50	-	50
Tam Junction Corner Retail	-	-	-	-
Tamalpais Commercial	-	8	-	8
Tomales	-	11	-	11
Tomales Nursery	-	6	-	6
Underutilized Residential	250	211	162	623
25 Bayfield	-	3	-	3
300 Bothin	-	-	10	10
Atherton (190 Atherton)	-	-	17	17
Atherton (184 Atherton)	-	-	6	6
Atherton Corridor	250	150	100	500
Firehouse Community Park Agency	-	7	-	7
Greenpoint Nursery	-	50	-	50
Inverness Underutilized Residential	-	-	26	26
Kentfield Commercial Underutilized	-	1	-	1
Los Ranchitos	-	-	-	-
Stinson Beach Underutilized	-	-	3	3
Vacant	70	203	310	583
50 Bayhills Drive	-	-	6	6
Atherton (21 Tamerin)	-	-	11	11
Bowman Canyon (Jay Garlick)	-	-	150	150
Buck Center Vacant Property	-	66	24	90
Cal Park (Woodland/Auburn)	50	-	-	50
Libao Property	-	-	25	25
Lucas Valley Environs Vacant	-	-	-	-
North Knoll Rd/Saint Thomas Dr	-	-	26	26
Outnumbered, LLC	-	-	5	5
Pan Pac Ocean Site	-	-	32	32
Santa Venetia Vacant	-	-	-	-
Stinson Beach ComCntr Vacant	-	-	-	-
Strawberry Recreation District	-	31	-	31

Tam Junction Vacant Lot	20	-	-	20
Vacant Blackpoint (Olive Ave; 55-acre site)	-	100	28	128
Vacant Nicasio	-	-	-	-
Vacant Pt. Reyes Station	-	6	-	6
Vacant Santa Venetia	-	-	-	-
Vacant Tamalpais	-	-	3	3
Vacant Tomales	-	-	-	-
Grand Total	1,964	1,162	724	3,850

Alternative 2 - Environmental Hazards/Infill

Revised: February 28, 2022

Income Categories	Lower	Moderate	Above Moderate	Total
Units	1,957	1,006	1,264	4,227

Corridors	Lower	Moderate	Above Moderate	Total	Percentage
Baylands	500	500	510	1,510	35.7%
City-Centered	1,185	351	561	2,097	49.6%
Coastal	246	64	42	352	8.3%
Inland-Rural	26	91	151	268	6.3%
Grand Total	1,957	1,006	1,264	4,227	100.0%

Supervisor Districts	Lower	Moderate	Above Moderate	Total	Percentage
1	1,205	573	715	2,493	59.0%
2	263	59	19	341	8.1%
3	102	104	200	406	9.6%
4	387	204	169	760	18.0%
5	-	66	161	227	5.4%
Grand Total	1,957	1,006	1,264	4,227	100.0%

Accessory Dwelling Units	154	77	26	256
SB9 Units	-	-	33	33
Total	2,111	1,083	1,323	4,516
RHNA	1,734	512	1,323	3,569
Remaining (Short/Over)	377	571	(0)	947

Buffer 122% 211% 100% 127%

AFFH Resource	Lower	Moderate	Above Moderate	Total	Percentage
High	181	134	8	323	7.6%
Highest	702	148	375	1,225	29.0%
Low	211	115	41	367	8.7%
Moderate	863	609	840	2,312	54.7%
Grand Total	1,957	1,006	1,264	4,227	100.0%

Strategy and Name	Lower	Moderate	Above Moderate	Total
Commercial Center MU	258	-	-	258
Holiday Inn Mill Valley	-	-	-	-

Marin Gateway Center	-	-	-	-
Marinwood Plaza	136	-	-	136
Oak Manor @ Sir Francis (Hsng Ovrly)	36	-	-	36
Office (Across From Juvenile Hall)	58	-	-	58
Strawberry Village Center	28	-	-	28
Credit	194	115	164	473
150 Shoreline	-	-	10	10
825 Drake	74	-	-	74
Albion Monolith	1	-	8	9
Aspen Lots	2	-	-	2
Downtown Project	-	-	8	8
Karuna	-	-	6	6
Martha Company	-	-	43	43
North Coast Seminary	-	-	89	89
Overlook Lots	2	-	-	2
San Quentin Adjacent Vacant Property	115	115	-	230
Public Site	291	-	-	291
Inverness County Site	-	-	-	-
Marin County Juvenile Hall	254	-	-	254
Nicasio Corp Yard - County	-	-	-	-
Pt. Reyes County Vacant Site	37	-	-	37
Tam Junction State Vacant Lot	-	-	-	-
Rehabilitation	101	6	-	107
Grandi Building/Site	25	-	-	25
Office - Forest Knolls (Upper Floors)	-	2	-	2
Office - Lagunitas (Upper Floors and Rear Prop)	26	4	-	30
Pt. Reyes Coast Guard Rehabilitation/Conversion	50	-	-	50
Religious	571	589	500	1,660
Bernard Osher Marin Jewish Community Center	36	-	-	36
Carmelite Monastery of the Mother of God	-	32	-	32
Church of Jesus Christ	35	-	-	35
Congregation Rodef Shalom Marin	-	13	-	13
Cornerstone Community Church of God	-	-	-	-
Kentfield Catholic Church	-	14	-	14
Marin City Church of God	-	-	-	-
Olema Catholic Church	-	-	-	-
Peace Lutheran Church	-	-	-	-
Presbyterian Church San Geronimo	-	15	-	15
Presbytery of the Redwoods	-	3	-	3
St. Andrews	-	-	-	-
St. Vincents/Silveira	500	500	500	1,500
Subud California	-	4	-	4
Tomales Catholic Church	-	8	-	8
School Site	362	63	103	528
College of Marin Parking Lot	28	-	-	28
Hidden Valley Elm Schl Vacant Area	-	-	5	5
McPhail School	-	-	-	-
MLK Academy School Site	-	63	-	63
Old Gallinas Children Center	186	-	-	186
San Domenico School	90	-	-	90
Shoreline Unified School District	44	-	-	44
Tamalpais Union HSD Prpty	-	-	98	98
Tomales Joint Union High School District	14	-	-	14
Underutilized	180	142	29	351
Bolinas	-	9	-	9

Cottages at Pt Reyes Seashore	-	-	-	-
Dixie Marin Services	-	-	-	-
Inverness Commercial	-	-	-	-
Inverness Store	-	-	-	-
Inverness Yacht Club	-	-	-	-
Jack Krystal Hotel Parcel Site	-	-	-	-
Kentfield Commercial Underutilized	21	29	-	50
Nicasio	-	-	-	-
Olema	31	5	-	36
Pt. Reyes Station	-	-	-	-
Pt. Reyes Village	17	-	-	17
Pt. Reyes Village Red/Green Barn	24	-	-	24
Sacramento/San Anselmo Properties	56	8	-	64
Saltwater Oyster Resturant	-	-	-	-
San Geronimo Golf Course	-	-	29	29
Santa Venetia Commercial	-	3	-	3
Santa Venetia San Pablo Ave Commercial	-	17	-	17
Santa Venetia San Pedro Rd Commercial	-	8	-	8
Sloat Garden Center	31	-	-	31
Stinson Beach Commercial	-	5	-	5
Strawberry Commercial	-	41	-	41
Tam Junction Corner Retail	-	-	-	-
Tamalpais Commercial	-	-	-	-
Tomales	-	11	-	11
Tomales Nursery	-	6	-	6
Underutilized Residential	-	4	293	297
25 Bayfield	-	3	-	3
Atherton Corridor	-	-	137	137
Firehouse Community Park Agency	-	-	-	-
Greenpoint Nursery	-	-	-	-
Inverness Underutilized Residential	-	-	14	14
Kentfield Commercial Underutilized	-	1	-	1
Los Ranchitos	-	-	139	139
Stinson Beach Underutilized	-	-	3	3
Vacant	-	87	175	262
Bowman Canyon (Jay Garlick)	-	-	-	-
Buck Center Vacant Property	-	66	24	90
Cal Park (Woodland/Auburn)	-	-	-	-
Libao Property	-	-	-	-
Lucas Valley Environs Vacant	-	-	26	26
North Knoll Rd/Saint Thomas Dr	-	-	26	26
Outnumbered, LLC	-	-	45	45
Pan Pac Ocean Site	-	-	32	32
Santa Venetia Vacant	-	-	2	2
Stinson Beach ComCntr Vacant	-	-	-	-
Tam Junction Vacant Lot	-	-	-	-
Vacant Blackpoint (Olive Ave; 55-acre site)	-	-	-	-
Vacant Nicasio	-	4	-	4
Vacant Pt. Reyes Station	-	4	-	4
Vacant Santa Venetia	-	-	3	3
Vacant Tamalpais	-	-	-	-
Vacant Tomales	-	13	17	30
Grand Total	1,957	1,006	1,264	4,227