



NOTICE OF THE PLANNING COMMITTEE MEETING/SPECIAL MEETING OF THE BOARD OF DIRECTORS

Tuesday, April 28, 2026 at 9:30 AM

AGENDA

LOCATIONS:

Open Session to start at or after 9:30 a.m.

Marin Water Board Room – 220 Nellen Avenue, Corte Madera, CA 94925

Public Participation:

The public may attend this meeting in-person or remotely using the following methods:

On a computer or smart device, go to: <https://marinwater.zoom.us/j/86822995553>

By phone, dial: **1-669-444-9171** and use Webinar ID: **868 2299 5553**

HOW TO PROVIDE PUBLIC COMMENT:

During the Meeting: Typically, you will have 3 minutes to make your public comment, however, the committee chair may shorten the amount of time for public comment due to a large number of attendees. Furthermore, pursuant to Government Code, section 54954.2 (the Brown Act), the Board may not take action or discuss any item that does not appear on the agenda.

-- **In-Person Attendee:** Fill out a speaker card and provide to the board secretary. List the number/letter (ex: 6a) of the agenda item(s), for which you would like to provide a comment. Once you're called, proceed to the lectern to make your comment.

-- **Remote Attendee:** Use the "raise hand" button on the bottom of the Zoom screen. If you are joining by phone and would like to comment, press *9. The board secretary will use the last four digits of your phone number to call on you (dial *6 to mute/unmute).

In Advance of the Meeting: Submit your comments by email in advance of the meeting to boardcomment@marinwater.org. To ensure that your comment is provided to the Board of Directors prior to the meeting, please email your comment 24 hours in advance of the meeting start time. Comments received after this cut off time will be sent to the Board after the meeting. Please do not include personal information in your comment such as phone numbers and home addresses.

AGENDA ITEMS:

1. **Call to Order and Roll Call**
2. **Adoption of Agenda**
3. **Public Comment on Non-Agenda Matters**

This is the time when any person may address the Board of Directors on matters not listed on this agenda, but which are within the subject matter jurisdiction of the Board.

4. **Regular Items** (9:35 a.m. – Time Approximate)

- a. Minutes of the Planning Committee Meeting/Special Meeting of the Board of Directors on March 24, 2026

RECOMMENDATION: Accept the minutes

- b. Update on Water Main Breaks in the Distribution System

RECOMMENDATION: Review and comment on the update on water main breaks in the distribution system

- c. Local Hazard Mitigation Plan Update

RECOMMENDATION: Review and comment on the proposed update to the District’s Local Hazard Mitigation Plan

- d. Pipeline Extension Agreement – Woodland Avenue, San Rafael - Auburn Grove

RECOMMENDATION: Review and comment on the proposed Pipeline Extension Agreement, Woodland Avenue, San Rafael – Auburn Grove

5. **Upcoming Meeting**

The next Planning Committee Meeting/Special Meeting of the Board of Directors is scheduled for Thursday, May 14, 2026 at 9:30 AM.

6. **Adjournment** (11:00 a.m. – Time Approximate)

ADA NOTICE AND HEARING-IMPAIRED PROVISIONS

In accordance with the Americans with Disabilities Act (ADA) and California Law, it is Marin Water’s policy to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including those with disabilities. If you are an individual with a disability and require a copy of a public hearing notice, an agenda, and/or agenda packet in an appropriate alternative format, or if you require other accommodations, please contact the Board Secretary/ADA Coordinator at 415.945.1448, at least two business days in advance of the meeting. Advance notification will enable Marin Water to make reasonable arrangements to ensure accessibility.

Information agendas are available for review at the Civic Center Library, Corte Madera Library, Fairfax Library, Mill Valley Library, Marin Water Administration Building, and marinwater.org.

Posted: 04-24-2026



STAFF REPORT

Meeting Type: Planning Committee/Board of Directors
Title: Minutes of the Planning Committee Meeting/Special Meeting of the Board of Directors on March 24, 2026
From: Terrie Gillen, Board Secretary
Through: Ben Horenstein, General Manager
Meeting Date: April 28, 2026

TYPE OF ITEM: X Approve Review and Comment

RECOMMENDATION: Accept the minutes

SUMMARY: There was a Planning Committee Meeting/Special Meeting of the Board of Directors on March 24, 2026. Staff is requesting that the minutes from that meeting be accepted.

DISCUSSION: None.

ENVIRONMENTAL REVIEW: Not applicable.

FISCAL IMPACT: None.

ATTACHMENT(S):

1. Draft March 24, 2026 Minutes of the Planning Committee Meeting/Special Meeting of the Board of Directors

DEPARTMENT OR DIVISION	DIVISION MANAGER	APPROVED
Communications & Public Affairs Department	 Terrie Gillen Board Secretary	 Ben Horenstein General Manager



NOTICE OF THE PLANNING COMMITTEE MEETING/SPECIAL MEETING OF THE BOARD OF DIRECTORS

Tuesday, March 24, 2026 at 9:30 AM

MINUTES

LOCATIONS:

Open Session to start at or after 9:30 a.m.

Marin Water Board Room – 220 Nellen Avenue, Corte Madera, CA 94925

Public Participation:

The public attended this meeting in-person or remotely using the following methods: on a computer or smart device, <https://marinwater.zoom.us/j/86822995553>, or by phone, 1-669-444-9171, using Webinar ID No.: 868 2299 5553.

AGENDA ITEMS:

1. Call to Order and Roll Call

Chair Larry Russell called the meeting to order at 9:30 a.m.

DIRECTORS PRESENT

Ranjiv Khush

Diana Maier

Matt Samson

Jed Smith

Larry Russell

2. Adoption of Agenda

Vice Chair Khush motioned to adopt the minutes. Director Smith seconded the motion.

There were no public comments.

Voting Yea: Directors Khush, Maier, Samson, Smith, and Russell

3. Public Comment on Non-Agenda Matters

There were no public comments on non-agenda matters.

4. Regular Items

- a. Minutes of the Planning Committee Meeting/Special Meeting of the Board of Directors on February 10, 2026

RECOMMENDATION: Accept the minutes

Director Smith motioned to accept the minutes. Vice Chair Khush seconded the motion.

There were no public comments.

Voting Yea: Directors Khush, Maier, Samson, Smith, and Russell

- b. Portable Toilet Services for Watershed Facilities for Fiscal Years 2027 – 2029 (MA 6536)

RECOMMENDATION: Review and comment on the Proposed Portable Toilet Services for Watershed Facilities for Fiscal Years 2027 – 2029 (MA 6536)

Watershed Resources Director Shaun Horne and Environmental Planner Carly Blanchard presented this item.

Discussion followed.

There were no public comments.

This was an informational item. No formal action took place.

- c. Muir Beach Water System Intertie Technical and Constructability Feasibility Study

RECOMMENDATION: Review and comment on the Muir Beach Water System Intertie Technical and Constructability Feasibility Study

General Manager Ben Horenstein, Planning Engineer Manager Elysha Irish, and Fisheries Program Manager Jonathan Koehler presented this item.

Discussion ensued.

There was one (1) public comment.

This was an informational item. No formal action was taken.

d. Phoenix and Bon Tempe Outlet Valve Design Contract

RECOMMENDATION: Review and comment on the proposed Phoenix and Bon Tempe Outlet Valve Design Contract

Engineering Director Alex Anaya and Planning Engineer Manager Irish presented this item.

Discussion followed.

There were no public comments.

This was an informational item. No formal action was taken.

e. Advanced Metering Infrastructure (AMI) Update

RECOMMENDATION: Review and comment on staff update regarding Advanced Metering Infrastructure (AMI)

AMI Program Manager Craig Lauridsen presented this item.

Discussion between staff and the directors occurred during and after the presentation.

There were two (2) public comments.

No formal action was taken. This was an informational item.

5. Upcoming Meeting

Chair Russell announced that the next Planning Committee Meeting/Special Meeting of the Board of Directors will take place on April 28, 2026.

6. Adjournment

There being no further business, the Planning Committee Meeting/Special Meeting of the Board of Directors held on March 24, 2026, adjourned at 10:51 AM.

Board Secretary



STAFF REPORT

Meeting Type: Planning Committee/Board of Directors
Title: Update on Water Main Breaks in the Distribution System
From: Darren Machado, Operations Director
Through: Ben Horenstein, General Manager
Meeting Date: April 28, 2026

DM
BH

TYPE OF ITEM: Approve X Review and Comment

RECOMMENDATION: Review and comment on the update on water main breaks in the distribution system

SUMMARY: Water main breaks largely occur due to natural aging of pipelines. Staff will present an overview of the different aspects of water main breaks, including; impacts, trends, and repair.

DISCUSSION: The District maintains a distribution system of approximately 900 miles of pipelines to ensure delivery of high-quality water to our customers. This distribution system requires consistent maintenance by staff to deliver reliable water service to our customers and, often requires staff responses to water emergencies at all hours of the day and night. Water main breaks largely occur due to natural aging of pipeline materials and repairs may range from installing a leak clamp or installing a new section of pipe. When water main breaks occur in the distribution system, adverse impacts can result including unplanned water loss, damage to public and private infrastructure, and temporary alterations to aquatic habitats. The District’s capital improvement program has a continued focus on the replacement of aging pipeline infrastructure to identify leak prone pipelines and proactively repair and replace those portions. Staff will present an overview of the different aspects of water main breaks, including impacts, trends, and repairs.

ENVIRONMENTAL REVIEW: Not applicable.

FISCAL IMPACT: None.

ATTACHMENT(S): None.



STAFF REPORT

Meeting Type: Planning Committee/Board of Directors
Title: Local Hazard Mitigation Plan Update
From: Alex Anaya, Director of Engineering
Through: Ben Horenstein, General Manager
Meeting Date: April 28, 2026

AA *BH*

TYPE OF ITEM: Approve X Review and Comment

RECOMMENDATION: Review and comment on the proposed update to the District’s Local Hazard Mitigation Plan

SUMMARY: The District is in the process of updating the 2022 Local Hazard Mitigation Plan (LHMP) to evaluate the District’s risk to natural hazards and develop mitigation strategies to reduce long-term risk and loss to people and property from natural hazards. The purpose of the LHMP is to ensure the District is more resistant and resilient when disasters occur. The LHMP must be updated every 5 years, and adoption of the updated LHMP is required for the District to remain eligible to receive hazard mitigation grant funding awarded through State and Federal grant programs and to be eligible to receive and maximize post-disaster recovery funding. The District executed a Professional Services Agreement with Black and Veatch to update the 2022 LHMP. Staff will be returning to a future regularly scheduled Board meeting to update the Board on findings and for consideration of adoption of the updated LHMP.

DISCUSSION: A Local Hazard Mitigation Plan (LHMP) is a document that identifies natural hazard vulnerabilities and outlines strategies to reduce those risks. Natural disasters such as wildfires, earthquakes, and flooding can cause loss of life, damage to buildings and infrastructure and severe economic and environmental impacts. Hazard mitigation planning is the process through which hazards and risks which may threaten communities are identified, mitigation goals are set, and appropriate strategies to lessen impacts are determined, prioritized, and implemented.

The Federal Disaster Mitigation Act of 2000 requires special districts to have a FEMA-approved LHMP to be eligible to receive federal disaster grant assistance. A FEMA-approved LHMP ensures the District’s continued eligibility for project grant funding under FEMA’s Hazard Mitigation Assistance grant programs, which include the Hazard Mitigation Grant Program (HMGP), the Building Resilient Infrastructure and Communities (BRIC) program, and the Post Fire Grant Program. These programs provide funds for mitigation projects, along with disaster recovery funds after a disaster occurs.

In December of 2025, the District entered into an agreement with Black and Veatch to update the 2022 LHMP. The LHMP must be updated every 5 years to remain eligible for grant funding. This update to the 2022 LHMP will allow the District to continue focusing resources to address projects that align with the LHMP requirements and reduce the District's risk due to natural disasters. The major tasks for the LHMP include conducting a risk assessment, evaluating the District's infrastructure vulnerabilities, developing mitigation actions, and determining implementation priorities. The risk assessment will include identifying and profiling all credible natural hazards that could impact the District. The District's infrastructure vulnerabilities will be evaluated, and an inventory will be compiled of the facilities that are vulnerable to each of the identified hazards. The LHMP will identify and analyze a comprehensive range of mitigation actions, with a goal of reducing long-term vulnerabilities. The implementation actions will be developed and prioritized based on the potential impact on the District's ability to meet customer needs.

Since the project kickoff, two Steering Committee meetings have been held, which included representatives from Marin County Fire Department, Marin County Office of Emergency Management, Sonoma County Water Authority, along with District staff from multiple departments to provide input on key planning decisions. Additionally, public outreach efforts are underway which include updates to the District's Emergency Preparedness webpage, monthly E-news updates, and a community survey to collect feedback on customer perceptions and concerns related to natural hazards.

Staff plan to return to a future regularly scheduled Board meeting to review findings as well as present the plan for consideration of adoption by the Board. Following Board adoption of the updated LHMP, it will be sent to California Office of Emergency Services for review and adoption prior to March 2027.

Budget:

Professional Services Agreement: \$187,965

Total Budget: \$187,965

Budget Category: A1A16

ENVIRONMENTAL REVIEW: Not Applicable.

FISCAL IMPACT: The Local Hazard Mitigation Plan update is funded in the Fiscal Year 2026/2027 Adopted Capital Budget and is in the five-year Capital Improvement Plan.

ATTACHMENT(S): None.



STAFF REPORT

Meeting Type: Planning Committee/Board of Directors
Title: Pipeline Extension Agreement – Woodland Avenue, San Rafael - Auburn Grove
From: Alex Anaya, Director of Engineering
Through: Ben Horenstein, General Manager
Meeting Date: April 28, 2026

TYPE OF ITEM: Approve X Review and Comment

RECOMMENDATION: Review and comment on the proposed Pipeline Extension Agreement, Woodland Avenue, San Rafael – Auburn Grove

SUMMARY: An extension of the District’s existing facilities is required to serve a new 79-unit residential development located in an area of San Rafael referred to as Cal Park. A new pipeline, hydrants, firelines and services are to be installed for development within the public right of way of Woodland Avenue and the property of the County of Marin.

DISCUSSION: On June 5, 2025, the County of Marin approved a Vesting Tentative Map which authorized the subdivision of a 4.95-acre unit of real property to develop 79 living units on two lots. The County’s decision is final, and the Tentative Map is now vested.

Seventy-nine (79) living units will be constructed within 16 buildings containing a mix of single-family, duplex and multi-family residences. All structures will be accessed from Woodland Avenue which connects to Auburn Street at both its eastern and western end.

The Marin County Fire Department has set the fire flow requirement for the project at 1,500 gallons per minute (gpm) with 20 psi residual pressure. Water service and fire protection for the project will require the installation of approximately 1,150’ of 6” water main, 4-6” hydrants, 15-4” firelines, 11-1.5” services and 6-1” services.

ENVIRONMENTAL REVIEW: The County of Marin determined that the proposed development project is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code section 21159.25 (“County Infill Exemption”), and the County filed a Notice of Exemption for the project on June 12, 2025.

The Board of Directors consideration of approval of a Pipeline Extension Agreement is a discretionary project, as defined by CEQA, and is subject to additional CEQA review. District staff has determined

that the proposed Pipeline Extension Agreement qualifies for statutory exemption pursuant to Public Resources Code section 21080.21, as the proposed project consistent of installation of less than one mile of new pipeline within a public street. Additionally, District staff have determined that the proposed project qualifies for categorical exempt pursuant to Section 15303 of the CEQA Guidelines, as the proposed project includes installation of water main of reasonable length and other utility extensions to serve the development project.

FISCAL IMPACT: None

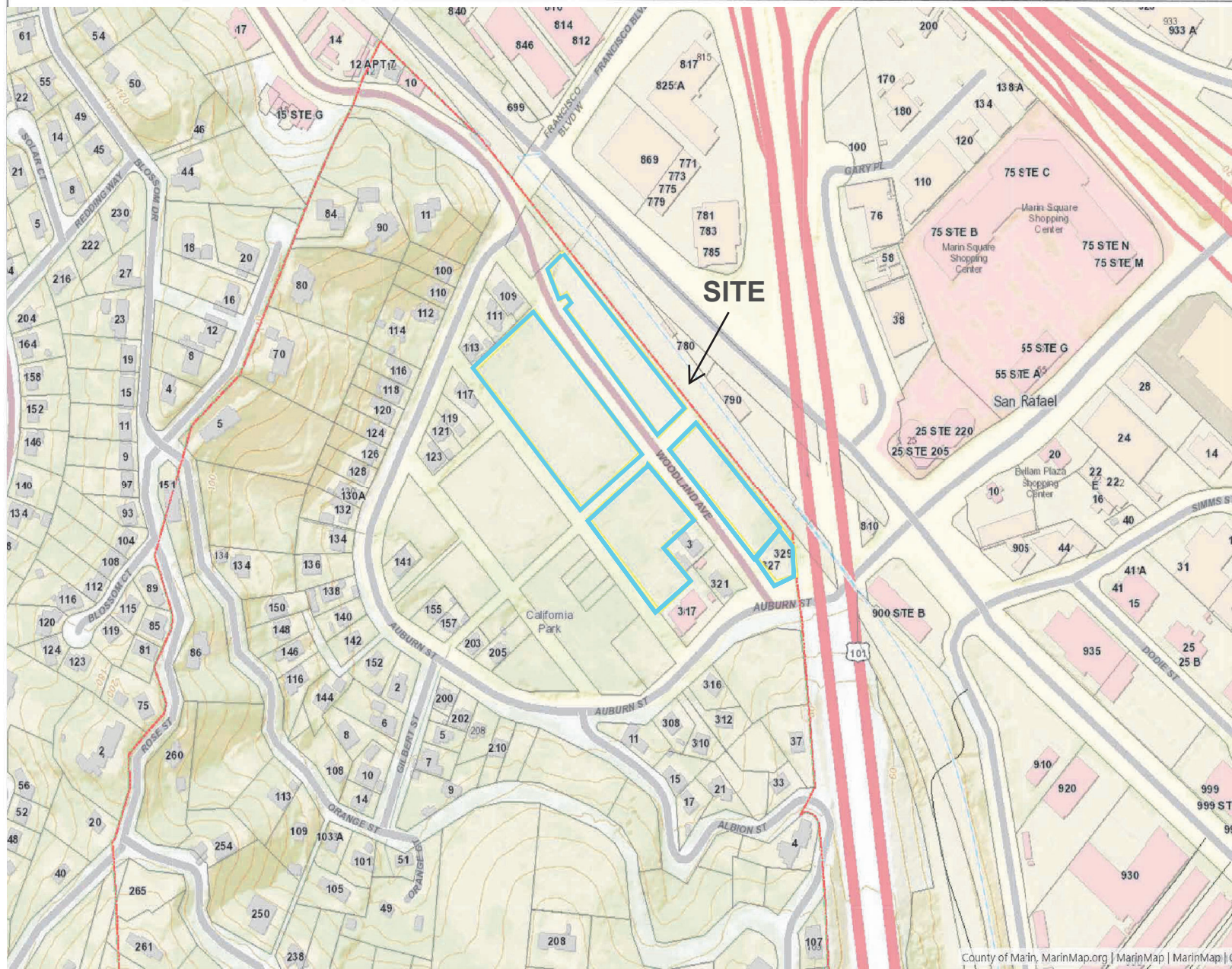
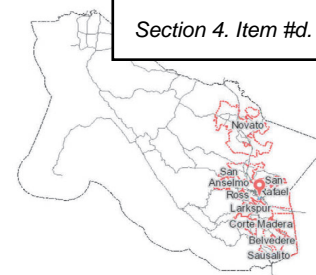
ATTACHMENT(S):

- 1. Vicinity Map
- 2. Site Map



Vicinity Map - Woodland Ave- SR - Auburn Grove

Section 4. Item #d.



Legend

- Parcel Note
 - easement
 - centerline
- Parcel
- Condominium Common Area
- Mobile Home Pad
- City
- Community
- Marin County Legal Boundary
- Other Bay Area County
- Stream - Perennial (NHD)

Notes

800.0 0 400.00 800.0 Feet

NAD_1983_HARN_StatePlane_California_III_FIPS_0403_Feet
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MMWD Map

Section 4. Item #d.



Installation of approximately 1150' of 6" PVC pipe on Woodland Ave

Tie into existing 8" main on Auburn St.

Tie into existing 6" main on Auburn St.

Legend

- Potable Installations
 - Fireline
 - Service
- Potable Taps
 - ▲ Potable CTS
 - ▲ Potable Hydrants
 - Potable Pump Stations
- Potable Tanks
 - Storage Tanks
 - Pressure Tanks
 - Error/Null Values
- Potable Treatment Plants
 - Potable Treatment Plants
- Potable Valves
 - AR, Off
 - AR, Static
 - BO, Static
 - ⌘ CV, Static
 - ⌘ DR, Static
 - ⊙ LV, Off
 - ⊙ LV, On
 - ⊙ LV, Static
 - ⌘ RA, Static
 - ▲ RC, Static
 - ▲ RF, Static
 - ⌘ RG, Static
 - ⊙ VA, Off

Notes

