

# Bel Marin Keys Community Services District

4 Montego Key  
Novato, CA 94949

Office: 415.883.4222  
www.bmkcsd.us

## AMENDED NOTICE & AGENDA of the REGULAR BOARD MEETING January 16, 2025 – 7:30pm BMKCS Community Center

### Board Members

Mercy Angelopoulos  
Vince Lattanzio

Cheryl Furst  
Steve Nash

Natalia Shorten

**Assistance for people with disabilities:** If you are disabled and need accommodation to participate in the meeting, please call our Administrative Assistant, at 415.883.4222 so that the necessary arrangements can be made.

This Board Meeting is available for real-time viewing via Zoom. The meeting starts promptly at 7:30; however, online participants seeking to provide public comment should sign on at 7:15 and connect with the Video Coordinator. The Zoom link is (cut/paste may be required):

<https://us06web.zoom.us/j/86119410164?pwd=EDDOJky6mokf8UBoVFz54raXSUamar.1>

Meeting ID: 861 1941 0164; Passcode: 301734.

Please note that the Coordinator is unable to take telephone calls during the meeting.

The Board meeting agenda and all supporting documents are available for public review at 4 Montego Key, Novato, California, 94949, 72 hours in advance of a scheduled board meeting. Materials related to an item on this agenda submitted to the Board after distribution of the agenda packet, and not otherwise exempt from disclosure, will be made available for public inspection at the District Office at 4 Montego Key, Novato, California, during normal business hours, Monday through Friday, 8:00am to 4:00pm. Copies of supplemental materials distributed at the Board meeting will be available for public inspection at the meeting location.

### **I. CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE**

*To speak on any item under discussion by the Board on this agenda, you may do so upon receiving recognition from the Chair. Time limitations on public testimony may be imposed at the discretion of the President in conformity with Board Meeting Policy Provisions. (Please Turn Off Cell Phones)*

### **II. APPROVAL OF MINUTES**

The Board of Directors will review, amend, and approve the prior month's meeting Minutes

- a. Regular Meeting of December 19, 2024 – Action item – Attached

### **III. CONSENT CALENDAR**

*Matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion and one vote. There will be no separate discussion of these items. If the Board or the public desires discussion, that item will be removed from the Consent Calendar and will be considered separately.*

- a. Ratification of Checks and Payroll Issued December 2024

**IV. PUBLIC COMMENT**

- a. *Citizen Business/Oral and Written Communications on items not appearing on this agenda. Residents are advised to limit discussion to one presentation per individual. Please observe the time limit of 3 minutes. Please fill out a BMKCSO Public Comment Sign-In Card and present it to the Clerk. **Note:** Any item raised by a member of the public, which does not appear on the agenda, but which may require Board action shall be referred to the District Staff for investigation and disposition – unless the item requires emergency action by the Board or the need to take such action arose after the posting of the agenda within the meaning of Cal. G.C. §54954.2(b).*
- b. Correspondence and/or Presentations

**V. CLOSED SESSION**

- a. Personnel §54957(b)(1)
- b. Anticipated litigation §54956

**VI. RECONVENE IN OPEN SESSION**

**VII. ADMINISTRATIVE COMMUNICATIONS**

- a. Interim District Manager's Report
  - 1. Financial
    - a. Bank of Marin – Account Balances – Still unable to see Measure A Savings account online and Credit Card not linked to QuickBooks
  - 2. Operations
    - a. Resident rental agreement -Free one-time rental for residents – Discussion - action item
    - b. SGH – Invoice for Stoplog review invoice - **\$6,000.00**
    - c. Reimbursements from G to Operations **\$58,907.03**; Reimbursement from Measure G to Measure D **\$897.00**
    - d. Streamline – CSDA recommended website host – Discussion
  - 3. Calendar
    - January 20, 2025 Holiday – CSD office closed
    - January 25, 2025 Electronic Waste event – 9am to 2pm CSD parking lot
- a. *ad hoc* Committee Reports
  - 1. Grant Writing Committee Report - Update
  - 2. BMK Community Safety Committee Report (ERT/Traffic/PGE) – Flock Update
  - 3. Beautification Committee Report - Update
  - 4. Welcome to the Keys Committee Report -Update
  - 5. Communications Committee
    - a. Office policies – review and update
  - 6. Parks Committee - Update
  - 7. Waterways Committee –Update

**VIII. STANDING COMMITTEE REPORTS D & G**

- a. Measure G – Update
- b. Measure D - Marine Maintenance Waterways
  - 1. SGH Engineering Proposal

**IX. UNFINISHED BUSINESS**

- a. Survey and easement procedures to be investigated with County Counsel– Aylene Lambert from Gardens to submit corrected plans/drawings – Draft MOU sent to Lambert.

**X. NEW BUSINESS**

- a. Fishing violations – Information from resident Kelly O'Haire – Attachment - Discussion –

**XI. PARKS AND OPEN SPACE**

- a. BMKCS D Park Survey -

**XII. ITEMS OF COMMUNITY INTERESTS**

- a. Refuge – Updates
- b. SCC – Updates
- c. Pattern Energy – Updates – Moratorium updates
- d. Novato Creek Baylands Strategy – Attachment
- e. Cal Trans – Highway 37 project - Updates

**XIII. FUTURE AGENDA ITEMS**

**XIV. ADJOURNMENT**

All matters before the Board are being addressed – motion to adjourn.

Next regular meeting: February 20, 2025

**Certificate of Posting**

I declare under penalty of perjury under the laws of the State of California, that I am employed by the Bel Marin Keys Community Services District, and that I caused this Notice & Agenda to be posted on the District's website ([www.bmkcsd.us](http://www.bmkcsd.us)), as well as on the interior and exterior bulletin boards located at the District Office, 4 Montego Key, Novato, California, on the date reflected below.

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\_\_\_\_\_  
Lisa Lue, Interim Board Clerk

January 13, 2025

# Bel Marin Keys Community Services District

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Lisa Lue, Interim Board Clerk

January 10, 2025

# Bel Marin Keys Community Services District

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## January 16, 2025 Regular Board Meeting

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# Bel Marin Keys Community Services District

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## MINUTES REGULAR BOARD MEETING December 19, 2024 – 7:30pm BMKCS Community Center

### Board Members

Mercy Angelopulos  
Vince Lattanzio

Chris Fehring  
Steve Nash

Cheryl Furst

### I. CALL TO ORDER / ROLL CALL / PLEDGE OF ALLEGIANCE

The Agenda for this meeting was posted/published on December 19, 2024. President Lattanzio called the Regular Board Meeting to order at 7:30pm and called roll. The directors present along with Vince Lattanzio were Steve Nash, Chris Fehring, Cheryl Furst and Mercy Angelopulos. A quorum was established, and the pledge of allegiance was recited. Minutes conducted by Interim Board Clerk, Lisa Lue

### II. APPROVAL OF MINUTES

Motion to approve November 21, 2024 Minutes  
Moved by Director: Lattanzio; Seconded by Director Nash  
Director Vote: 5 Ayes  
Motion Carried

### III. CONSENT CALENDAR

Motion to approve Ratification of checks and payroll issued for October correction and November  
Moved by Director: Lattanzio; Seconded by Director Nash  
Director Vote: 5 Ayes  
Motion Carried

### IV. PUBLIC COMMENT

Resident Kelly O’Haire – Representing many residents who are unable to attend meeting -Addressing boat dock behind condominiums and history of illegal launching, fishing, fireworks, fires, BBQ, drug dealing. Called MCSO, posted ordinances with no enforcement. Met with MCSO Seargent to provide summary of problems to re-address. The board previously removed plastic/wood docks. 900 BMK has illegal dock. Access for swim/kayak is across street they do not need another dock. Gardens ground/sidewalks not properly maintained. Neighbors object to the proposed boat dock and are requesting input from the community.

### V. ad hoc PARKS COMMITTEE -Sunset Park

- a. Presentation by Natalia Shorten -discussed the history, timeline, location, benefits, design, rules & regulations, and costs. There were twelve listeners on Zoom
- b. Sunset Park – Discussion – Twenty-five residents spoke in person and on Zoom regarding Sunset Park proposal  
Over all regarding proposal - Seventeen No, Six Yes, Two Neutral  
Board members thank Parks Committee for their intentions and hard work and to the residents attending tonight’s meeting. Would like to see other parks, traffic safety study and look at our financial situation. Would like Committee to come back with a thorough examination with all suggestions, liability, and resident concerns.



Motion to table project - re-examine and start from beginning. To include a survey involving the overall community. Survey to be managed by the CSD office with committee assistance.

Moved by Director: Nash; Seconded by Lattanzio

Director Vote: 5 Ayes

Motion Carried

## VI. ADMINISTRATIVE COMMUNICATIONS

### a. Interim District Manager's Report

#### 1. Financial

a. Bank of Marin – Account Balances – Measure A funds received an audit from County of Marin

#### 2. Operations

a. Drop box/storage – Approved Option 1 Microsoft 365 chosen. Dan Pagano can start the project.

b. Resident rental agreement -Resident Kelly O'Haire -Resident use only. Cost issue. Discusses a free rental for residents while alive instead of waiting for celebration of life ceremony.

Motion to take off consent calendar and discuss further.

Moved by Director: Angelopoulos; Seconded by Director Furst.

Discussion: Free one-time use for residents. Still pays Facility manager fee, cleaning fee, deposit and provide Certificate of Liability insurance with host liquor liability.

Withdrawal motion - table and come back with more clarity on what portion is free

Moved by Director: Nash; Seconded by Director Fehring

Director Vote: 4 Ayes, 1 Nay

Motion Carried

c. Residential rental agreement – markup/edits review - Approved

d. Administer Oath of Office for newly elected board members – Oath administered by Director Lattanzio for Mercy Angelopoulos, Cheryl Furst and Natalia Shorten. Signed copy emailed to Marin County Elections for their records

e. LAFCO – Schedule of Municipal Service Review – Five-year review in mid-2025 for BMK

f. Notice to board to add NBS report for Measure D & G to agenda  
Board accepted report and documented

g. State Water Resources Control Board – Annual permit fee **\$24,593.00** from dredge North Lagoon 26,703 dredge volume. Approved to pay fee for 2023 dredge permit from Measure D

#### 3. Calendar

January 16, 2025 Board of Directors Meeting – June meeting re-scheduled due to holiday on June 19, 2025 change to June 26, 2025

January 25, 2025 Electronic Waste event – 9am to 2pm in CSD parking lot. Drive through event with the Conservation Corp. Event is free. Put on large marquee

### a. *ad hoc* Committee Reports

1. Grant Writing Committee Report – Regrouping

2. BMK Community Safety Committee Report (ERT/Traffic/PGE) – ERT meeting discussed Coast Guard safety vest color; two incidents -Tsunami warning; CSD office open and storm Dec 14; opened the office. CF numbers on boats are important. Lots of power outages, debris in lagoon and lost items. ERT shed items have been moved to Conex box. OES staff impressed at how well BMK was equipped. Thank you to the tree trimmer that volunteered to cut down trees. Flock Update-installed part of the equipment. Delayed by the storm.

3. Beautification Committee Report – Met and discussed island and planting at end of December early January. Need to price out plants. Lots of birds on the island. Focus on the entrance and replace palm tree that was lost in storm. All the plants at the entrance are fine.
4. Welcome to the Keys Committee Report -Three homes received Poinsettias. Not too many homes were for sale in BMK.
5. Communications Committee – met and discussed ways to communicate. LED is not Effective. Research App on phone. Communication through website. Would like to meet regularly with committee leaders for a one-hour meeting first Wednesday at 11am. Committee members Cheryl Furst, Ellen Nash, Corina Kelley , Carol Hodges, and Chris Fehring. Natalia Shorten expresses interest in joining the committee. Would like ERT information and what they do and when to call ERT. Nextdoor is excellent for information, but some items get blocked. Set up training day for residents. Would like residents email addresses for emergency contact. What is marquee protocol? Website review for switch over. Would like a presentation from Planet Link.
6. **Parks Committee – Moved to item V.**
7. Waterways Committee – Meeting December 17, 2024 – Rules and regulations and map Outreach program and educational program on how to use waterways. Sign up for keycard and initial rules were read. Boater Safety card is required by January 1, 2025. Class is online. To apply for keycard, must show proof of completion of Boater Safety Course, proof of CF# and registration. Consider hiring a temporary person to come in and help.

**VII. STANDING COMMITTEE REPORTS D & G**

- a. Measure G – Update
- b. Measure D - Marine Maintenance Waterways – Svendsen Marine-Design for one stop log fabrication and installation. N. Lock as a pilot program. **\$11,437.51**. Deposit due **\$5,718.76**  
 Motion to approve Svendsen Marine invoice for \$11,437.51 with deposit due \$5,718.76  
 Moved by Director: Lattanzio; Seconded by Director Nash  
 Director Vote: 5 Aye  
 Motion Carried

**VIII. UNFINISHED BUSINESS**

**IX. NEW BUSINESS**

- a. Survey and easement procedures to be investigated with County Counsel– Aylene Lambert from Gardens -plans/drawings -MOU sent to County Counsel for review on October 30, 2024. Received MOU before board meeting December 19, 2024. Aylene Lambert emailed in dock configuration/plans. The board wants to see docks in plan view with dimensions and how far off shoreline they are so how deep and wide an easement to provide. Lambert to send in another drawing with location of both docks in plan view, dimensions, offsets and authorize surveyor to establish and easement. Sending Lambert MOU from County Counsel. Resend design that does not exceed 20 ft total. 10 ft gangway and 10 ft wide dock. MOU is missing size and location. Regarding complaint CSD received behind 900 BMK – dock built on CSD property without permission. Must remove ghost dock behind 900 BMK. History of Resident is ADA and uses it to get into the water. Must go away to get the dock as part of the conditions. Additional docks need to be removed so the Board can approve easements to avoid violation of easement we did not provide.

Motion to approve MOU with clarification of size and location of dock(map)  
 Moved by Director: Lattanzio; Seconded by Director Fehring  
 Director Vote:  
 Motion Carried

**X. PARKS AND OPEN SPACE**

**XI. ITEMS OF COMMUNITY INTERESTS**

- a. Refuge – no update
- b. SCC – no update
- c. Pattern Energy – no update – Moratorium -no update

**XII. FUTURE AGENDA ITEMS**

**XIII. ADJOURNMENT**

All matters before the Board are being addressed – motion to adjourn.

Motion to adjourn at 10:37pm

Moved by Director Lattanzio; Seconded by Director Nash

Director Vote: 5 Ayes

Motion Carried

Next regular meeting: January 16, 2025

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Lisa Lue, Interim Board Clerk

December 27, 2024



4 Montego Key  
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**RATIFICATION OF WARRANTS AND PAYROLL**

**FOR THE REGULAR MEETING OF January 16, 2025**

In accordance with Government Code §37208, ratification of the following warrant amounts is presented to the Bel Marin Keys Community Services District Board of Directors:

Regular Payable Checks:	\$ 48,548.26
Payroll Checks:	\$ 14,000.60

**Total Disbursements: \$ 62,548.86**

All individual warrants and warrant registers are available for review by the Board Members and the public upon request. Payroll registers are confidential and not available for individual review in accordance with State Law.

The necessary internal controls are in place to safeguard the District's conformance with Generally Accepted Accounting Principles, sound business practices and prudent budgetary principles. Payroll documents and warrants invoices have been reviewed and approved by the District Manager before payment.

Lisa Lue, Interim Board Clerk

January 7, 2025

**BMKCSD - Checking Accounts December 1 to December 31**

<b>Account</b>	<b>Date</b>	<b>Trans Ty #</b>	<b>Name</b>	<b>Memo/Description</b>	<b>Amount</b>
Operating Account - 5682	12/24/2024	Check 3	RBA Bookkeeping Services	Dec-24	200.00
Operating Account - 5682	12/24/2024	Check 2	Your Copier Source	Supplies	601.12
Operating Account - 5682	12/24/2024	Check 1	DC Electric Group, Inc.	November	139.68
Operating Account - 5682	12/17/2024	Check 4	One Stop Maintenance	Funke event 12/8/2024	200.00
Operating Account - 5682	12/17/2024	Check 2	RBA Bookkeeping Services	Dec-24	531.25
Operating Account - 5682	12/17/2024	Check 1	Dana Funke	Rental refund deposit	500.00
Operating Account - 5682	12/10/2024	Check 11	Vince Lattanzio	Dir Fee	100.00
Operating Account - 5682	12/10/2024	Check 10	Steve Nash	Dir Fee	100.00
Operating Account - 5682	12/10/2024	Check 9	Mercy Angelopoulos	Dir Fee	100.00

Operating Account - 5682	12/10/2024	Check	8	Christopher Fehring	Dir Fee	100.00
Operating Account - 5682	12/10/2024	Check	7	Cheryl Furst	Dir Fee	100.00
Operating Account - 5682	12/10/2024	Check	6	AT&T	Office/internet	131.89
Operating Account - 5682	12/10/2024	Check	5	RBA Bookkeeping Services	12/6/2024	306.25
Operating Account - 5682	12/10/2024	Check	4	Orkin		86.99
Operating Account - 5682	12/10/2024	Check	3	A&P Moving		73.20
Operating Account - 5682	12/10/2024	Check	1	MH Consulting		468.00
Operating Account - 5682	12/3/2024	Check	1828	Cintas Corp		177.37
Operating Account - 5682	12/3/2024	Check	1827	O'Connor & Company		615.00
Operating Account - 5682	12/3/2024	Check	1826	Novato Sanitary		359.46
Operating Account - 5682	12/3/2024	Check	1825	California Special District	dues	3,578.00

Operating Account - 5682	12/3/2024	Check	1824	First Citizen Bank	482.82
Operating Account - 5682	12/3/2024	Check	1823	Brightview	6,920.01
Operating Account - 5682	12/3/2024	Check	1822	Recology	380.99
Operating Account - 5682	12/3/2024	Check	1821	Inland Business Systems	5.70
Operating Account - 5682	12/3/2024	Check	1820	PKS Professional Kitchen	191.78
Measure D					
Checking - 7609	12/24/2024	Check	2	Svendensen's Bay Marine	5,718.76
Measure D					
Checking - 7609	12/24/2024	Check	1	State Water Resources Control Board	24,593.00
Measure D					
Checking - 7609	12/17/2024	Check	3	AT&T	197.47
Measure D					
Checking - 7609	12/17/2024	Check	2	AT&T	207.77

Measure						
D	12/17/204	Check	1	AT&T	Calypso	207.77
Checking -						
7609						
Measure						
D	12/3/2024	Check	5644	Electronic Innovations	Never rec'd bill.	975.00
Checking -						
7609						
Measure A						
Checking -	12/10/2024	Check	1102	AT&T	Multicourt	198.98
5586						



# DEPARTMENT SUMMARY

0083 1308-1638 Bel Marin Keys C S D

CHECK DATE	HOURS				EARNINGS				TOTAL
	REG	OT	VAC	HOL	SICK	BONUS	COMM	ALL OTHER EARNINGS	
12/06/24	101.50	1.50		16.00					7,046.10
12/20/24	109.75				19.00			284.80	6,954.50
MTD (DEC)	211.25	1.50		16.00	19.00			284.80	14,000.60
QTD (Q4)	563.25	1.50		16.00	29.00			640.80	38,984.60
YTD (2024)	3,323.75	6.00	143.00	96.00	58.50			1,635.80	176,832.18

CHECK DATE	REIMBURSEMENTS & OTHER PAYMENTS				OTHER ITEMS (DO NOT INCREASE NET PAY)				TOTAL
	EXP REIMB NON TAX	1099-MISC	OWNER DRAW	401K ER	MATCH	SIMPLE IRA ER	QSEHRA-MEMO		
12/06/24	256.14					181.59	M256.14		
12/20/24	256.14					179.19	M256.14		
MTD (DEC)	512.28					360.78	M512.28		
QTD (Q4)	1,536.84					1,077.54	M1,536.84		
YTD (2024)	9,598.96					3,617.37	M9,198.96		

CHECK DATE	EMPLOYEE WITHHOLDINGS			LOCAL INCOME TAX			ALL OTHER WITHHOLDINGS			TOTAL
	SOC SEC	MEDICARE	FED INCOME TAX	SOC SEC	MEDICARE	FED INCOME TAX	STATE INCOME TAX	UNEMPLOYMENT	STATE UNEMPLOYMENT	
12/06/24	436.86	102.17	563.68	CA	232.74	CA	232.74	CA	77.51	1,412.97
12/20/24	431.19	100.85	546.60	CA	237.80	CA	237.80	CA	76.51	1,392.95
MTD (DEC)	868.05	203.02	1,110.28	CA	470.54	CA	470.54	CA	154.02	2,805.92
QTD (Q4)	2,417.05	565.28	3,296.68	ALL	1,374.14	ALL	1,374.14	ALL	428.87	8,082.03
YTD (2024)	10,963.60	2,564.07	17,184.00	ALL	7,067.65	ALL	7,067.65	ALL	1,945.21	39,724.53

CHECK DATE	EMPLOYEE DEDUCTIONS			LOCAL INCOME TAX			ALL OTHER DEDUCTIONS			TOTAL
	401K EE	SIMPLE IRA	EE PRETAX	401K EE	SIMPLE IRA	EE	STATE	UNEMPLOYMENT	STATE UNEMPLOYMENT	
12/06/24			400.34							400.34
12/20/24			397.94							397.94
MTD (DEC)			798.28							798.28
QTD (Q4)			2,390.04							2,390.04
YTD (2024)			5,648.62							5,648.62

CHECK DATE	EMPLOYER LIABILITIES			ALL OTHER LIABILITIES			FEDERAL LIABILITY			NET PAY
	SOC SEC	MEDICARE	UNEMPLOYMENT	SOC SEC	MEDICARE	UNEMPLOYMENT	STATE UNEMPLOYMENT	UNEMPLOYMENT	STATE UNEMPLOYMENT	
12/06/24	436.86	102.17	5.96	CA	14.90	1.5%	CA	5.96	14.90	560.88
12/20/24	431.18	100.84	5.89	CA	14.72	1.5%	CA	5.89	14.72	553.61
MTD (DEC)	868.04	203.01	11.85	CA	29.62		CA	11.85	29.62	1,114.49
QTD (Q4)	2,417.07	565.28	18.40	ALL	46.00		ALL	18.40	46.00	3,049.81
YTD (2024)	10,963.65	2,564.10	144.40	ALL	361.00		ALL	144.40	361.00	14,057.19

CHECK DATE	TOTAL			TOTAL			TOTAL			NET PAY
	SOC SEC	MEDICARE	UNEMPLOYMENT	SOC SEC	MEDICARE	UNEMPLOYMENT	STATE UNEMPLOYMENT	UNEMPLOYMENT	STATE UNEMPLOYMENT	
12/06/24	436.86	102.17	5.96	CA	14.90	1.5%	CA	5.96	14.90	560.88
12/20/24	431.18	100.84	5.89	CA	14.72	1.5%	CA	5.89	14.72	553.61
MTD (DEC)	868.04	203.01	11.85	CA	29.62		CA	11.85	29.62	1,114.49
QTD (Q4)	2,417.07	565.28	18.40	ALL	46.00		ALL	18.40	46.00	3,049.81
YTD (2024)	10,963.65	2,564.10	144.40	ALL	361.00		ALL	144.40	361.00	14,057.19



## ACCOUNTS



Bank of Marin Waterways Checking -07609	
Current Balance	\$28,612.07
Available Balance	\$511,883.53
Bank of Marin Measure A Checking -15586	
Current Balance	\$55,282.16
Available Balance	\$55,282.16
Bank of Marin Operations Checking -75682	
Current Balance	\$46,391.18
Available Balance	\$46,391.18
Bank of Marin Measure G -83912	
Current Balance	\$284.92
Available Balance	\$284.92
Bank of Marin Operations Savings -07191	
Current Balance	\$2,360,001.23
Available Balance	\$2,360,001.23
Bank of Marin Waterways Savings -10195	
Current Balance	\$483,271.46
Available Balance	\$483,271.46
Bank of Marin Measure D Reserves 14155 -14155	
Current Balance	\$877.39
Available Balance	\$877.39
Bank of Marin Measure G Savings -37296	
Current Balance	\$694,691.75
Available Balance	\$694,691.75



PO Box 2039  
Novato, CA 94948-2039

00003616 BOMB1110010125071758 01 0000

BEL MARIN KEYS COMMUNITY SERVICES  
MEASURE A OPEN SPACE  
4 MONTEGO KEY  
NOVATO CA 94949-5301



Account Number: 0004-938521  
Statement Period: 09/30/24 - 12/31/24  
Page: 1 of 1

**Customer Service Information**

- Branch:** 415-884-2265  
**Touch Tone Banking:** 800-654-5111
- Lost or Stolen Card:**  
24 hours 7 days per week 866-626-6004
- Written Inquiries:**  
368 IGNACIO BLVD  
NOVATO, CA 94949
- Visit us Online:** [www.bankofmarin.com](http://www.bankofmarin.com)

**Account Summary for PUBLIC FUNDS SAVINGS 0004-938521**

<b>Beginning Balance as of 09/30/24</b>	<b>\$0.00</b>	Annual Percentage Yield Earned	4.08%
+ Deposits and Credits (3)	50,107.21	Average Balance for APY	\$10,326.09
- Withdrawals and Debits (2)	6.00	Interest Earned	\$104.21
<b>Ending Balance as of 12/31/24</b>	<b>\$50,101.21</b>	Interest Paid Year to Date	\$104.21
		Interest-Bearing Days	92

**Transaction Detail**

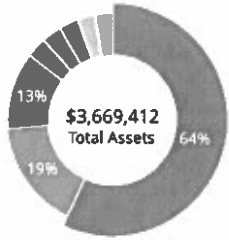
Date	Description	Deposits	Withdrawals	Balance
09/30	Beginning Balance			\$0.00
11/30	Service Charge PAPER STMT FEE		-3.00	-3.00
12/06	Credit Memo	3.00		0.00
12/13	Telephone Trans Cr	50,000.00		50,000.00
12/31	Service Charge PAPER STMT FEE		-3.00	49,997.00
12/31	Interest	104.21		50,101.21
12/31	Ending Balance			\$50,101.21

**Overdraft/Return Item Fees**

Description	Total This Period	Total Year to Date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00



**ASSET SUMMARY**



**Operations Savings**

XXXXX07191

64.32%

Current Balance  
Available Balance

\$2,360,001.23  
\$2,360,001.23



TAX ID: 04-2256923  
 REMIT PAYMENT TO:  
 PO Box 843476  
 Boston, MA 02284-3476

Mr. Vincent Lattanzio  
 Bel Marin Keys Community Services District  
 4 Montego Key  
 Novato, CA 94949

January 8, 2025  
 Project No: 247232.10-LOGS  
 Invoice No: 0380591

Stoplog Review, Bel Marin Keys Navigation Locks, Novato, CA  
Professional Services through December 31, 2024  
 Fee

Billing Phase	Fee	Percent Complete	Earned	Previous Fee Billing	Current Fee Billing
Fixed Fee Per Agreement	6,000.00	100.00	6,000.00	0.00	6,000.00
Total Fee	6,000.00		6,000.00	0.00	6,000.00
	<b>Total Fee</b>				<b>6,000.00</b>
			<b>Total this Invoice</b>		<b>\$6,000.00</b>

SE:WE:SF: \ William Bruin  
 00

\ Maximo Argo

Reimbursements

	A	B	C	D	E	F	G	H
1	Date	Check #	Payee	Memo	Class	Payment	Reimburse Account	PAID DATE
2	3/25/2024	1562	Jones Hall	Legal Fee	G	\$15,387.29	OPS	
3	7/26/2024	TRF	Measure G	Checks	G	\$500.00	OPS	
4	7/2/2024	1681	NBS	Fees	G	\$1,427.72	OPS	
5	7/2/2024	1681	NBS	Fees	D	\$675.28	OPS	10/1/2024
6	7/2/2024	1674	MC Regsitar of Voters	Ballot	G	\$2,381.07	OPS	
7	7/8/2024	TRF		Fees	G	\$20.01	OPS	
8	9/26/2024	1756	SGH	Inspection	G	\$24,750.00	OPS	
9	9/26/2024	1758	Rain for Rent	De-water	G	\$13,543.94	OPS	
10	3/20/2024		Energy Experts	Locks	D	\$803.80	OPS	10/1/2024
11	2/21/2024		JDH Corrosion	Engineer	D	\$7,410.00	OPS	10/1/2024
12	2/8/2024	5013	AT&T	Gates	A	\$117.70	OPS	10/1/2024
13	1/31/2024	1506	AT&T	Gates	D	\$897.96	OPS	10/2/2024
14	1/17/2024	1481	AT&T	Gates	A	\$117.20	OPS	10/1/2024
15	1/12/2024	1502	PG&E		D	\$1,011.07	OPS	10/1/2024
16	1/12/2024	1502	PG&E		A	\$777.53	OPS	10/1/2024
17	1/12/2024	1500	DMN	Grant	A	\$309.00	OPS	10/1/2024
18	1/10/2024	1490	Electronic Innovations	Gates	D	\$292.50	OPS	10/1/2024
19	1/4/2024	5057	State Water Resources	license	D	\$2,265.00	OPS	10/1/2024
20	1/3/2024	1475	AT&T	Multicourt	A	\$117.20	OPS	10/1/2024
21								
22								
23	9/26/2024	5627	NBS	Fees	G	\$897.00	D	



Requirement

Checkpoint

Additional Information

**Public Records Act\***

- We have created our Enterprise System Catalog (per SB 272), with copies available at our office, and posted it to our website if we have one

This catalog listing your computer systems that meet certain requirements is required even if you don't have a website. Learn more about the law or sign up for the free compliance tool at [getstreamline.com/sb272](http://getstreamline.com/sb272)

**Public Records Act**

- We post the content most often requested by our constituents, and most often requested via Public Records Act request, to our website in an easy to find location

This can save the cost of making copies thanks to newly-passed AB 2853, allowing you to refer to your website when complying with PRA requests. In addition, it helps reduce phone calls!

**Brown Act\***

- We post all agendas 72 hours in advance for general meetings—including on our website, if we have one

Original Brown Act requirement

**Brown Act\***

- Our most recent agenda is posted directly to the homepage of our website, if we have one (2019)

AB 2257 - new Brown Act requirement coming in 2019. Must also be retrievable, downloadable, indexable, and electronically searchable

**Financial Transaction Report\***

- Last year's financial transaction report is submitted to the Controller, and posted to our website (if we have one) "within seven months after the close of each fiscal year"

You can find more at: [tinyurl.com/special-district](http://tinyurl.com/special-district)

**Compensation Report\***

- Compensation report is submitted to Controller by April 30 each year; if we have a website, the full report or a link to the PublicPay website is posted in a conspicuous location

Instructions and more information can be found on the Controller's site at [tinyurl.com/district-compensation](http://tinyurl.com/district-compensation)

**Healthcare District websites\***

- If we are a healthcare district, we have a website that includes district contact information

As of January 2018, AB 1728 requires healthcare districts to have a website with contact information (Note that all other CA requirements apply as well.)

**Open Data**

- Anything we post online and call "open data" meets the requirements for open data (per AB 169)

California law defines what the term "open data" means, for content posted to an agency website

**Section 508**

- Our site meets ADA (Americans with Disabilities Act) requirements and passes a scan from a Section 508 scanner

Required so that people with disabilities can access your website. Check at [achecker.com](http://achecker.com), a popular scanner to test for compliance

**Mobile Friendly**

- Our website passes Google's mobile-friendliness scanner so that we appear in search results on mobile devices

Prevent ranking penalties, check out the free scanner at <https://search.google.com/test/mobile-friendly>

**\*California state mandatory posting requirement**

**CONSERVATION  
CORPS NORTH BAY**



*A path to a better future.*



**\* e-Waste Recycling Event! \***

**Saturday, January 25<sup>th</sup>  
9AM-2PM  
BMK Community Center**

**Accepting:**

- Devices with Screens
- Office Equipment
- Small Electronic Waste
- Stereo Equipment
- Cell Phones
- Microwaves
- Cameras
- Telephones
- Robot
- Vacuums
- Projectors
- Video Games
- **And MORE!**

**For a detailed list of all accepted items,  
please see the website at:**

<https://www.ccnorthbay.org/events/recycling-specifics/>





17 December 2024

Mr. Vincent Lattanzio  
Bel Marin Key Community Services District  
4 Montego Key  
Novato, CA 94949

Project 247232 - Fabrication Design Review for North Lock Stoplogs,  
Bel Marine Keys, Novato, CA

Dear Mr. Lattanzio:

As requested by Bel Marin Keys Community Services District (Bel Marine Keys), Simpson Gumpertz & Heger Inc. (SGH) conducted a structural review of the new stoplog assembly fabrication design for the North Lock at Bel Marin Keys development, Novato, California. This letter summarizes our key findings from the structural assessment.

## **INTRODUCTION**

Bel Marine Keys intends to procure a new stoplog assembly for the North Lock to allow the dewatering of this lock for maintenance. Bel Marine Keys developed a stoplog assembly design detailed in a fabrication quote, which requires calculations to confirm the structural adequacy of the assembly against various design loads and ensure compliance with the structural flood provisions of the 2022 California Building Code (CBC). The scope of this proposal is to exclusively assess the structural capacity of the stoplog design as provided to SGH; no other CBC checks were performed. We did not assess the installation or operational effectiveness of the stoplog assembly design. However, SGH has suggested some obvious efforts to minimize water intrusion as it relates to the structural performance of the assembly.

## **DOCUMENT REVIEW**

SGH reviewed the following documents as part of our assessment:

- "Stoplogs for North Lock at Bel Marine Keys, Design 8C" by Terry Friesen, dated 23 October 2024.
- "Stoplog Fabrication" Quotation Revision 3 by Svendsen's Bay Marine, dated 14 November 2024.

### STRUCTURAL DESIGN REVIEW SUMMARY

Design loads acting on the stoplog assembly were calculated in accordance with ASCE 7-22 Supplement 2 for flood loads. The loading scenarios considered included hydrostatic pressure for the maximum possible water height (14 ft) and the combination of hydrostatic pressure and wave loads at the designed stillwater depth of water (11 ft). SGH also carried out structural checks to verify the strength of the fabricated stoplogs in bending and shear, the concrete bearing strength of the existing lock wall anchoring the stoplogs, and the relevant weld strengths of the design subjected to the two scenarios described. We did not examine structural adequacy for ASCE 7-22 flood impact loads as this assembly will be installed only temporarily during maintenance activities, will be in a protective location, and will not be subject to dewatering pressure loads during significant storm/flood events.

Our calculations show that the proposed design for the North Lock stop logs is structurally adequate and complies with the 2022 CBC structural flood requirements for the two load scenarios considered. Table 1 summarizes the demand-to-capacity ratios (DCRs) for the stoplog assembly failure modes investigated. SGH also calculated stop log deflections under service loading, which we have summarized in Table 2.

**Table 1: Stoplog Demand and Capacity Summary**

Failure Mode	Units	Demand	Capacity	DCR
Stoplog Bending	Kip-ft	51.8	113	0.46
Stoplog Shear	Kip	10.9	388	0.03
Concrete Bearing	Kip	10.9	122	0.09
Weld Failure	Kip	1.1	510	0.01

**Table 2: Stoplog Deflection Summary**

Deflection Scenario	Deflection (in.)
MAX Deflection at Middle of Bottom Stoplog	3.0
MAX Differential Deflection Between Stacked Stoplogs	0.32

### DESIGN RECOMMENDATIONS

Based on our review of the fabrication drawings and our calculations, the following are our key design recommendations for the North Lock stoplogs assembly.

- We recommend the design implement a locking mechanism at the top of the stoplog assembly in order to resist stoplog buoyancy. This mechanism will subject the assembly to compression and help to compress the seals between stoplogs and minimize water leakage between logs.

- The designed system may deflect by as much as 3 in. when the lock is fully dewatered. This deflection may be undesirable from an operations perspective allowing leaks between logs. If it is a concern, we suggest the following:
  - Consider pinning all of the stoplogs with a midspan post with sufficient lateral stiffness to reduce bottom log and differential log deflections.
  - Consider using a thicker and wider neoprene seal or rubber bumper seal on the bottom stoplog to minimize water intrusion at the uneven bottom surface for the expected deflections.
- The stoplogs are designed as 229 in. long, which leaves a tolerance of 1/2 in. on either end when they are in place in the concrete grooves. Operationally, this gap may allow leaking between logs. Therefore, we suggest installing J-seals at the interface of the concrete grooves and stoplogs on both sides of the stoplogs in order to minimize water leakage.

#### CLOSURE

If you have any questions regarding the content of this letter, please do not hesitate to contact either of the undersigned.

Sincerely yours,  
SIMPSON GUMPERTZ & HEGER INC.



Signed 12/17/2024

William M. Bruin, P.E.  
Senior Principal  
CA License No. C57867

A handwritten signature in blue ink that reads "Max Argo".

Maximo Argo, P.E.  
Consulting Engineer  
CA License No. C92158

## MEMORANDUM OF UNDERSTANDING

The parties to this memorandum of understanding (MOU), entered into this \_\_\_\_ day of \_\_\_\_\_, 2024, are Bel Marin Keys Community Services District (CSD), a community services district organized under Government Code section 61001, and the Gardens Homeowners Association (Gardens HOA), a condominium complex within Bel Marin Keys Community Services District jurisdiction.

1. The parties agree that the Gardens HOA shall construct two docks for the use of Bel Marin Keys residents, and that the CSD shall grant and record an easement for each dock, as set forth herein:
  - A. The Gardens HOA shall submit to its governing board a request for approval of the docks' designs and dimensioned plans showing the approximate location and size for the docks to be constructed. Only upon such approval, and submission of the approval to CSD, may the Gardens HOA proceed with construction of the docks.
  - B. Upon completion of the docks' construction, in accordance with the plans and generally accepted safety standards, and the terms herein, the Gardens HOA shall engage a land surveyor to perform a survey of the locations of the docks and easements, and prepare legal descriptions of the easements, including plats.
  - C. Upon receipt of the above surveys, CSD shall retain legal counsel to prepare the easement grant deed with the provision that the Gardens HOA docks be constructed and maintained in a safe working order.
  - D. Upon receipt of the finished easement grant deeds, the governing board of the CSD shall approve the easement grant deeds, authorize their execution, and direct staff to record them at the Marin County Recorder's Office.
2. The Gardens HOA shall bear all responsibility for construction of the docks, including acquiring all necessary permits and approvals, and complying with all applicable federal, state, and local laws, including, but not limited to, applicable accessibility, discrimination, public contracting, labor, and environmental laws. All certificates of insurance provided by contractors in furtherance of the construction of the docks shall name the CSD as an additional insured. In the event that any claims, losses, or liabilities arise by reason of the docks' construction, the Garden HOA agrees to indemnify, defend and hold harmless the CSD, its employees, officers and agents, harmless from any litigation costs or fees.
3. The parties agree that the Gardens HOA shall be solely responsible for any and all maintenance and repair of the docks. CSD agrees to cooperate should any future maintenance require modification of the easements.
4. This MOU may be terminated by either party hereto prior to construction of the docks, for any reason and without cause, by giving thirty (30) calendar days' written notice of the termination to the other party. Upon commencement of construction, and thereafter, that parties agree that termination of this agreement will result in a rescission or extinguishment of any easements existing at the time (or release of the promise to execute and record easements). In the event that this MOU cannot be performed because of acts of God, strikes, labor disputes or other forces over which the parties have no control, both parties shall be excused from their obligations herein.
5. This MOU may be amended or modified only by written agreement of all parties hereto.

By:

  
\_\_\_\_\_  
President Bel Marin Keys  
Community Services District

Date

01/10/2025

By:

\_\_\_\_\_  
President, The Gardens  
Homeowners Association

Date

**Lisa Lue**

---

**From:** Kelly O'Haire <kohaire@gmail.com>  
**Sent:** Monday, January 06, 2025 6:33 PM  
**To:** Lisa Lue  
**Subject:** Fwd: Bel Marin Keys Ordinance Violations  
**Attachments:** BMK Covid.jpg; White Car BMK.jpg; BMK Fish Car.jpg; Fisherman Warned.jpg; Fisherman Warned 2.jpg; BMK Ordinance No. 3764.pdf

----- Forwarded message -----

**From:** Kelly O'Haire <kohaire@gmail.com>  
**Date:** Mon, Jan 6, 2025 at 6:31 PM  
**Subject:** Bel Marin Keys Ordinance Violations  
**To:** <jscardina@marinsheriff.org>

Dear Sheriff Scardina,

I am writing on behalf of a group of neighbors in Bel Marin Keys. I called and spoke to a Patrol Sergeant a few weeks ago, to ask for enforcement in the area, and he asked me to send him a summary of what the issues were. He also expressed concerns over "discriminatory enforcement" of the BMK Ordinance. I do not see how that could possibly be an issue, given that the violators at this time are white males.

**Background:**

During Covid and post-Covid, our neighborhood was over-run with people accessing the levee and the waterways to over-fish, light fireworks, light fires, blast music, deal drugs and fish at night, by spotlight behind our houses. In order to launch boats, they were moving rocks/rip rap below the levees to create launch areas. These also worked as fishing sites. These issues, trash and more became constant issues for neighbors to try to police themselves. This led the CSD to draft and pass Ordinance 3764 through the County Board of Supervisors (2022). Much effort and money was put forth for signage and fencing. Shortly after the Ordinance was passed, two Sheriff's Deputies attended a meeting at the CSD and committed to enforcement.

**Current Events:**

During the past year, the amount of people returning to violate the Ordinance has increased. We have taken turns calling the Sheriff's Office to make complaints (primarily about fishing). We have never seen a citation issued, in spite of the violations occurring directly in front of the signage. Many of the neighbors have taken to yelling at the people and confronting them in person. This is obviously going to be a problem at some point. Neighbors have often reported seeing the Sheriff's vehicles driving to the area of the dirt parking lot (east of the Anubhuti Meditation Center) and leaving shortly after. We are able to see from our homes that no citations have been issued. On one occasion, a Sheriff's Deputy went to the Community Center instead.

Due to a lack of enforcement, some of the same offenders are bringing more people with them, in spite of numerous confrontations by residents. Most recently, a van full of people has arrived, and parked to fish in the area in front of the "No Fishing" signs. There are several people who have been warned more than ten times. I have included photographs of two of their cars (below).

On behalf of the neighbors of this area who have been through a lot in the past five years, we are requesting that citations be issued to deter more violations of the law.

I am writing to you directly so that this message does not get lost. Attached to this email are photographs of the following:

- 1) Covid Era
- 2) The two 10x repeat offenders' vehicles.
- 3) Two of the offenders fishing in front of the "No Fishing" signs.
- 4) BMK Ordinance 3764

Thank you for your assistance in this matter.

Kelly O'Haire

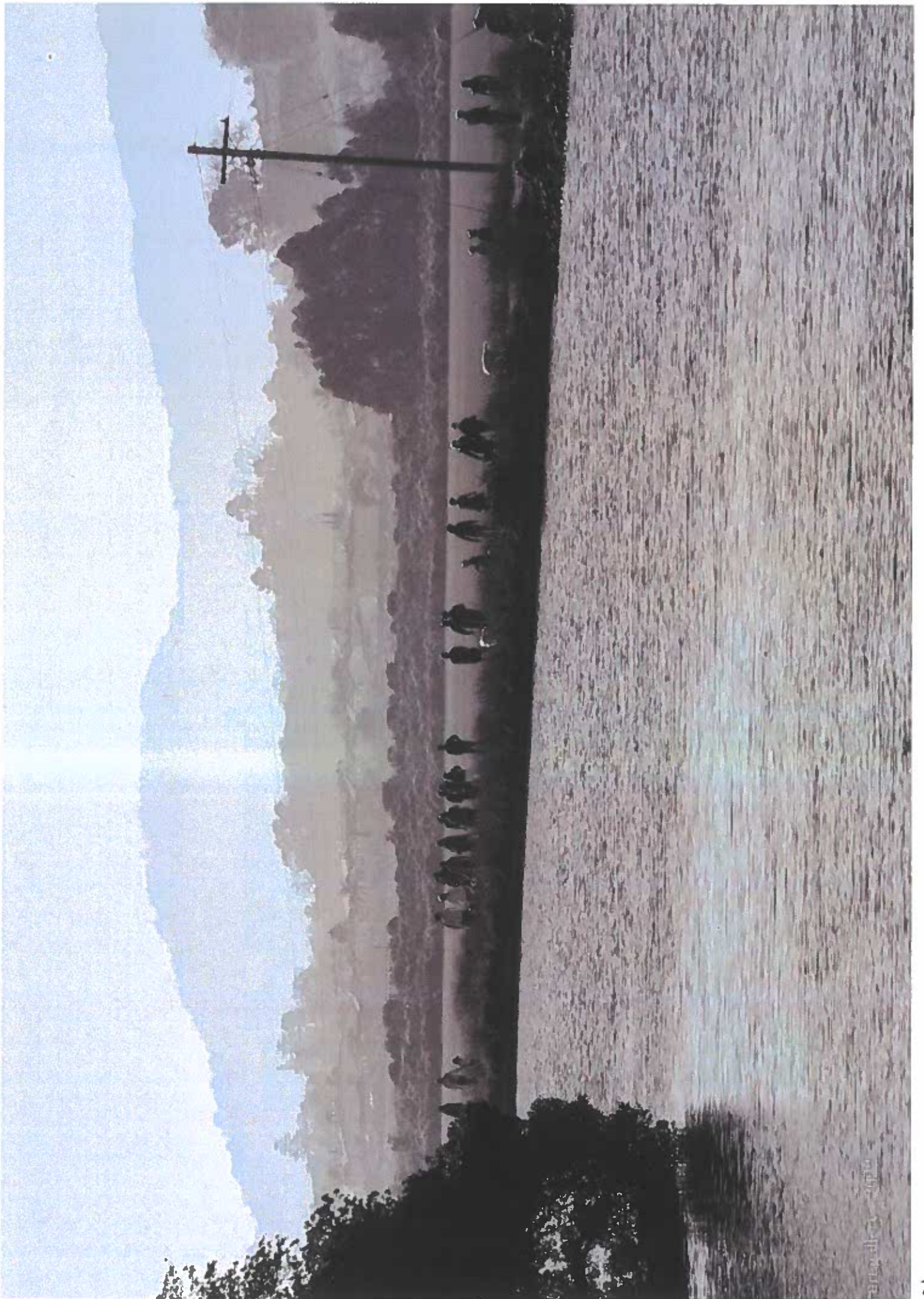
**Kelly O'Haire**  
**Attorney at Law**  
**Providing Convenient Remote Services in California**  
**Located in Northern California**  
**Message: 415-828-9458**  
**[www.MoralCharacterAttorney.com](http://www.MoralCharacterAttorney.com)**

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--  
**Kelly O'Haire**  
**Attorney at Law**  
**Providing Convenient Remote Services in California**  
**Located in Northern California**  
**Message: 415-828-9458**  
**[www.MoralCharacterAttorney.com](http://www.MoralCharacterAttorney.com)**

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**ORDINANCE NO. 3764**  
**AN ORDINANCE OF THE MARIN COUNTY BOARD OF SUPERVISORS AMENDING**  
**PORTIONS OF MARIN COUNTY CODE TITLE 11 (HARBORS AND WATERWAYS),**  
**CHAPTER 11.36 TO IMPOSE ADDITIONAL USE REGULATIONS RELATED TO ACTIVITIES**  
**WITHIN THE BEL MARIN KEYS COMMUNITY SERVICES DISTRICT.**

**WHEREAS**, Chapter 11.36 of Title 11 of the Marin County Code sets forth local use regulation of watercraft and activities within the waterways and on the property of the Bel Marin Keys Community Services District ("the District") intended to promote the public health, safety and general welfare, to preserve the environment, and to protect the value, worth and enjoyment of the lagoons and waterways within the District; and

**WHEREAS**, members of the District's staff and Board of Directors have reported an increased incidence of damage to both District-owned property and capital improvements installed and managed by the District on lands immediately adjacent to District shorelines and waterways; and

**WHEREAS**, as reported by District staff, members of the public accessing holdings along the District South Lagoon's South Levee have been removing and displacing significant portions armament and erosion control improvements installed and maintained by the District, along with protective vegetative growth supporting the upper levee walls in order to gain ingress to the private lagoon owned in fee by the District. In many areas, the District's stone and rock shoreline improvements have been removed entirely, apparently to facilitate access for kayaks, canoes and other small watercraft, and to provide shoreline access to anglers; and

**WHEREAS**, District staff wish to have the County amend relevant portions of Chapter 11.36 of Title 11 of the Marin County Code to prohibit fishing from any District shoreline, park or open space, to prohibit the dumping of trash in any District park or open space or along any District shoreline, to prohibit the erection of temporary structures in any District park, open space or shoreline, as well as travel using motorized scooters or bicycles in any District park or open space; and

**WHEREAS**, Chapter 11.36 of Title 11 of the Marin County Code was originally adopted via Ordinances 2951, 3028 and 3064, as amended by Ordinance 3302 in 1999, 3438 in 2006 and 3510 in 2009.

**NOW, THEREFORE, THE BOARD OF SUPERVISORS OF THE COUNTY OF MARIN HEREBY ORDAINS AS FOLLOWS:**

**THE FOLLOWING SECTIONS AND SUBSECTIONS OF CHAPTER 11.36 OF TITLE 11 OF THE MARIN COUNTY CODE ARE HEREBY AMENDED TO READ AS FOLLOWS (NOTE: NONE OF THE OTHER SECTIONS OF SUBSECTIONS OF CHAPTER 11.36 IS AMENDED BY THIS ORDINANCE)**

**SECTION I: AMENDMENT.** Section 11.36.020, "Definitions," is hereby deleted in its entirety, and replaced with a new Section 11,36,020, "Definitions," to read as follows:

**11.36.020 Definitions.**

As used herein, the following terms have the following meanings:

- (1) "Open Space" means any common ownership use area owned in fee by the Bel Marin Keys Community Services District ("District"), as depicted in maps maintained by and available for public inspection in the administrative offices of the District. The provisions and use regulations set forth under this Chapter 11.36 may be posted at the entrance to or within any Open Space in accordance with the provisions of Section 11.36.090.
- (2) "Park" means any of the seven park and public designated recreational areas owned in fee by the District, as depicted in maps maintained by and available for public inspection in the administrative offices of the District. The provisions and use regulations set forth under this Chapter 11.36 may be posted at the entrance to or within any Park in accordance with the provisions of Section 11.36.090.
- (3) "Personal watercraft" means a vessel, as defined in California Harbors and Navigation Code Section 651(s), that is less than twelve feet in length, propelled by machinery, that is designed to be operated by a person sitting, standing or kneeling on the vessel, rather than in the conventional manner of sitting or standing inside the vessel.
- (4) "Shoreline area" means the area between the intersection between the mean high water mark and the shore of any waterway within the District and extending upland for a distance of fifty feet from that intersection. The provisions and use regulations set forth under this Chapter 11.36 may be posted at the entrance to or along any Shoreline in accordance with the provisions of Section 11.36.090.
- (5) "Special-use area" means all or a portion of a waterway that is set aside for specified uses or activities to the exclusion of other incompatible uses or activities.
- (6) "Vessel" means every description of watercraft used or capable of being used as a means of transportation on water, except either of the following:
  - (a) A seaplane on the water;
  - (b) A watercraft specifically designed to operate on a permanently fixed course, the movement of which is restricted to a fixed tract or arm to which the watercraft is attached or by which the watercraft is controlled.

**SECTION II. AMENDMENT.** Section 11.36.070, "Swimmers," is hereby deleted in its entirety, and replaced with a new Section 11.36.070, "Swimmers," to read as follows:

**11.36.070 Swimmers.**

Swimmers in waters within the territory of the Bel Marin Keys Community Services District shall wear international orange swim caps when swimming beyond twenty-five feet from the dock face, or beyond fifty feet from the shoreline. Swimming shall not be allowed in areas which have been designated ski areas. Swimmers may not enter the water from any park, open space or shoreline area.

**SECTION III: AMENDMENT.** Section 11.36.085, "Restrictions upon the rampways and ramp areas operated by the Bel Marin Keys Community Services District" is hereby deleted in its entirety, and replaced with a new Section 11.36.085, "Restrictions upon the rampways, ramp areas, parks, open space and shoreline areas owned and operated by Bel Marin Keys Community Services District," to read as follows.

**11.36.085 Restrictions upon the rampways, ramp areas, parks, open space and shoreline areas owned or maintained by Bel Marin Keys Community Services District.**

(1) It shall be unlawful for persons to perform any of the following acts within the ramp areas maintained by the Bel Marin Keys Community Services District:

- (a) Fishing from any dock in the ramp area or from the ramp itself;
- (b) Consuming alcoholic beverages;
- (c) Impeding the lawful use of the ramp area for the launching or retrieval of vessels;
- (d) Parking within the ramp area for a period beyond that necessary to either launch or retrieve a vessel;
- (e) Engaging in activities or events (other than launching or retrieving vessels) at the launch area without a lawful event permit issued by the District manager or the board of directors of the Bel Marin Keys Community Services District;
- (f) Parking adjacent to the boat ramps in excess of four (4) hours.
- (g) Overnight parking of any vehicles.

The "ramp areas" are defined as the ramp structure itself and the surrounding area within twenty-five yards from any point on the ramp structure which is not otherwise a part of a public roadway.

(2) It shall be unlawful for persons to perform any of the following acts within the parks, open space or shoreline areas owned or maintained by the Bel Marin Keys Community Services District:

- (a) Fishing;
- (b) Accessing any park, open space or shoreline area after sunset;
- (c) Launching of any vessel (motorized or/non-motorized);
- (d) Dumping of trash or debris;
- (e) Building, maintaining, attending or using a fire;

- (f) Having any dog unleashed;
- (g) Horseback riding or equestrian activities;
- (h) Riding or driving any electrical or motorized vehicle (except mobility devices for people disabilities) without the expressed written consent of the District;
- (i) Erecting any temporary structures in any park, open space or shoreline area without the express written permission of the District;
- (j) Disturbing rocks or rip rap along the banks;
- (k) Parking any vehicle on a street adjacent to or in front of a park, open space or shoreline area for a period more than seventy-two consecutive hours. Any vehicles and trailers parked must be moved at least ten (10) feet after the expiration of any consecutive seventy-two hour period;
- (l) Overnight parking of any vehicles adjacent to any shoreline area.

**SECTION IV: AMENDMENT.** Section 11.36.090, "Violation- Penalties," is hereby deleted in its entirety, and replaced with a new Section 11.36.090, "Posting authorized- Description of Signs," to read as follows:

**11.36.090 Posting Authorized- Description of Signs.**

Any person, governmental agency, department or instrumentality having possession or control of any of the properties enumerated in this chapter may post, at each entrance to or along the perimeter of any park, open space or shoreline area, and at intervals of not more than four hundred feet around any area devoted to such use, substantial signs not less than one square foot in area, displaying prominently in addition to such other information as may be deemed desirable, in legible letters not less than two inches in height, rules and regulations governing the use of the area as set forth under this Chapter 11.36. This signage must clearly state the proscribed activities and uses and must indicate that violation of the use provisions is an infraction pursuant to this chapter, and that such violation is punishable by law.

**SECTION V: AMENDMENT.** A new Section 11.36.100, "Violation-Penalties," is hereby added to Chapter 11.36 to read as follows:

**11.36.100 Violation-Penalties.**

Any violation of this chapter shall be deemed an infraction punishable upon a first conviction by a fine of not more than one hundred dollars, and for a second conviction, within a period of one year, by a fine not exceeding two hundred dollars, and for a third or any subsequent conviction within a period of one year by a fine not exceeding five hundred dollars.

**SECTION VI: EFFECTIVE DATE AND PUBLICATION.**

This Ordinance shall be and is hereby declared to be in full force and effect as of thirty (30) days from and after the date of its passage.

In accordance with Government Code §25124(b)(1), within fifteen (15) days after adoption the Marin County Board of Supervisors Clerk shall publish a summary of this Ordinance, with the names of the Supervisors voting for and against same, in the Marin Independent Journal, a newspaper of general circulation published in the County of Marin, and shall also post in the office of the Marin County Board of Supervisors a certified copy of the full text of this Ordinance, along with the names of those Board of Supervisors members voting for and against the Ordinance.

**SECTION VIII: VOTE**

**PASSED AND ADOPTED** at a regular meeting of the Board of Supervisors of the County of Marin held on this 10th day of May 2022 by the following vote:

AYES: SUPERVISORS Dennis Rodoni, Damon Connolly, Stephanie Moulton-Peters,  
Katie Rice

NOES: NONE

ABSENT: SUPERVISOR Judy Arnold



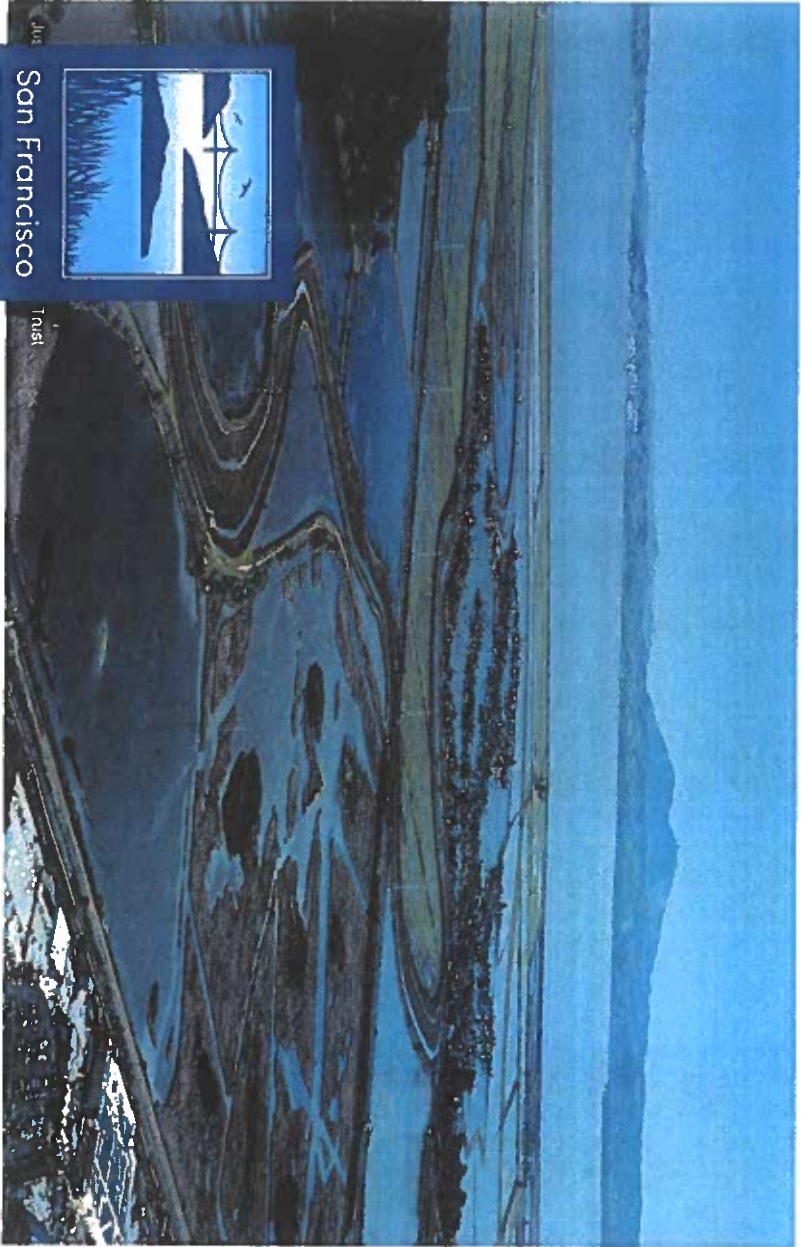
KATIE RICE  
PRESIDENT, BOARD OF SUPERVISORS

ATTEST:



MATTHEW H. HYMEL  
CLERK OF THE BOARD

# Novato Creek Baylands Strategy

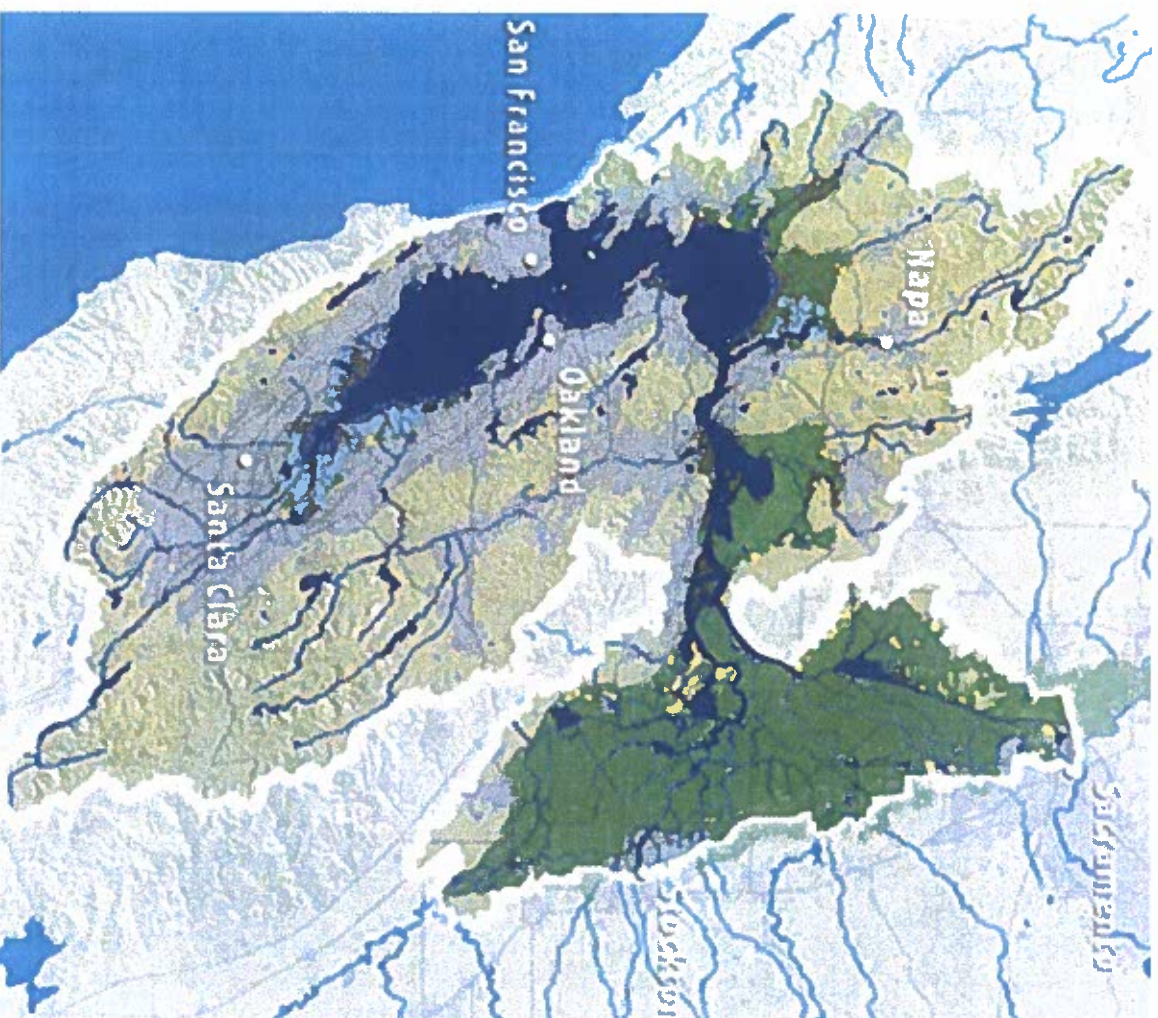


San Francisco Estuary Partnership



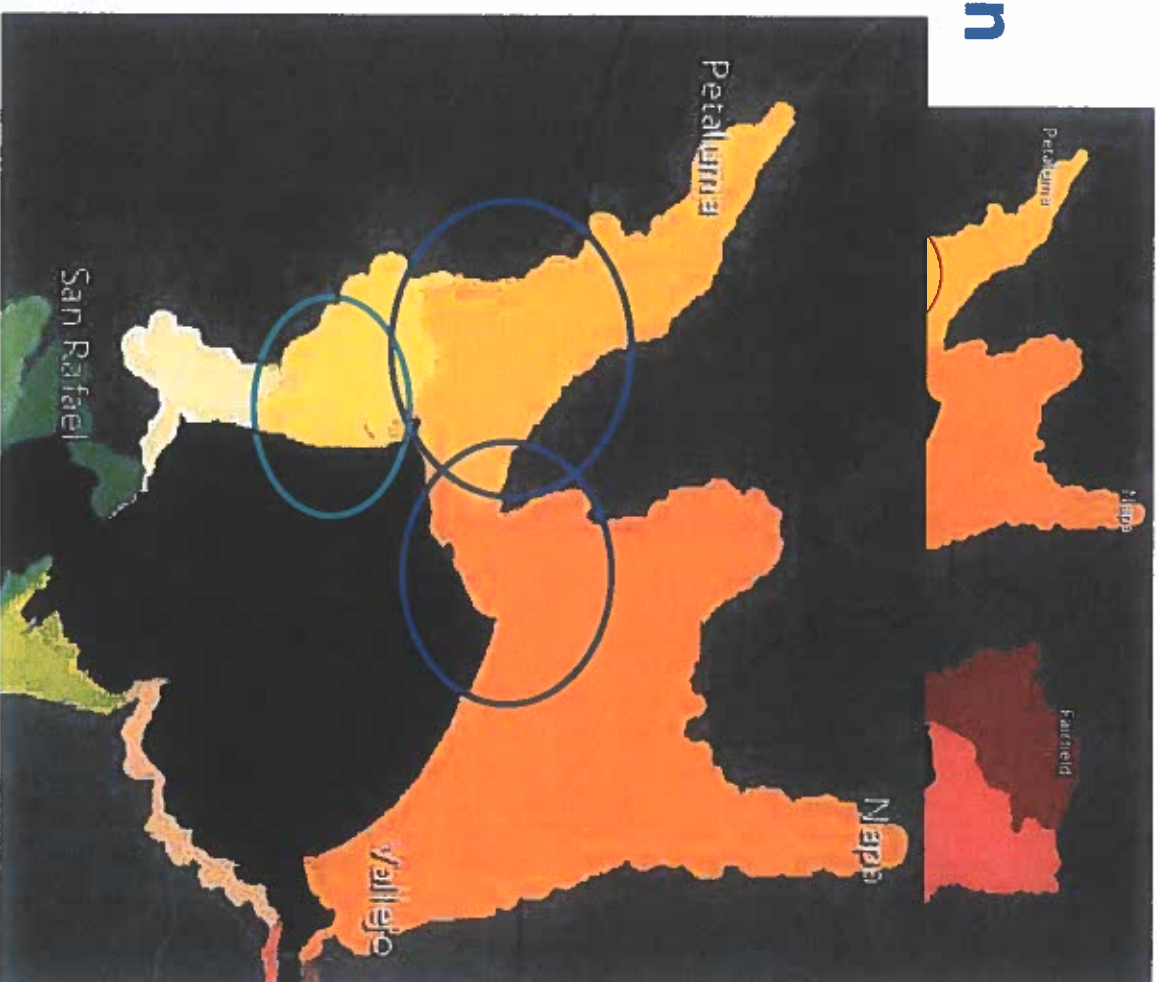
# Intro to SFEP and the Project

- San Francisco Estuary Partnership:  
An EPA place-based program
- Bipartisan Infrastructure Law  
funding for Climate Change  
Adaptation Planning and  
Implementation
- Novato Baylands Vision to Strategy  
to Implementation



# Climate Change Adaptation

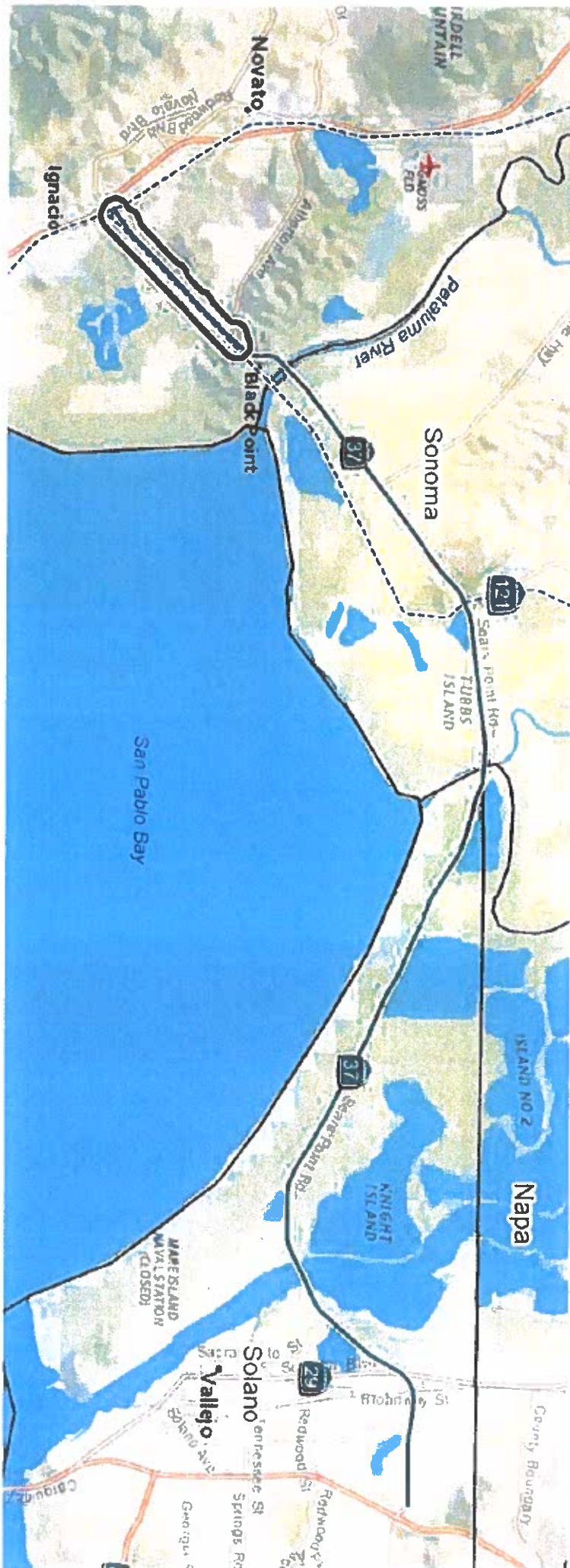
- Working at the Operational Landscape Unit (OLU) scale
- Currently are funding CC Adaptation planning in San Leandro, Wildcat, and (now) Novato OLUs
- Goal is to advance locally led planning to increase the rate of climate change adaptation



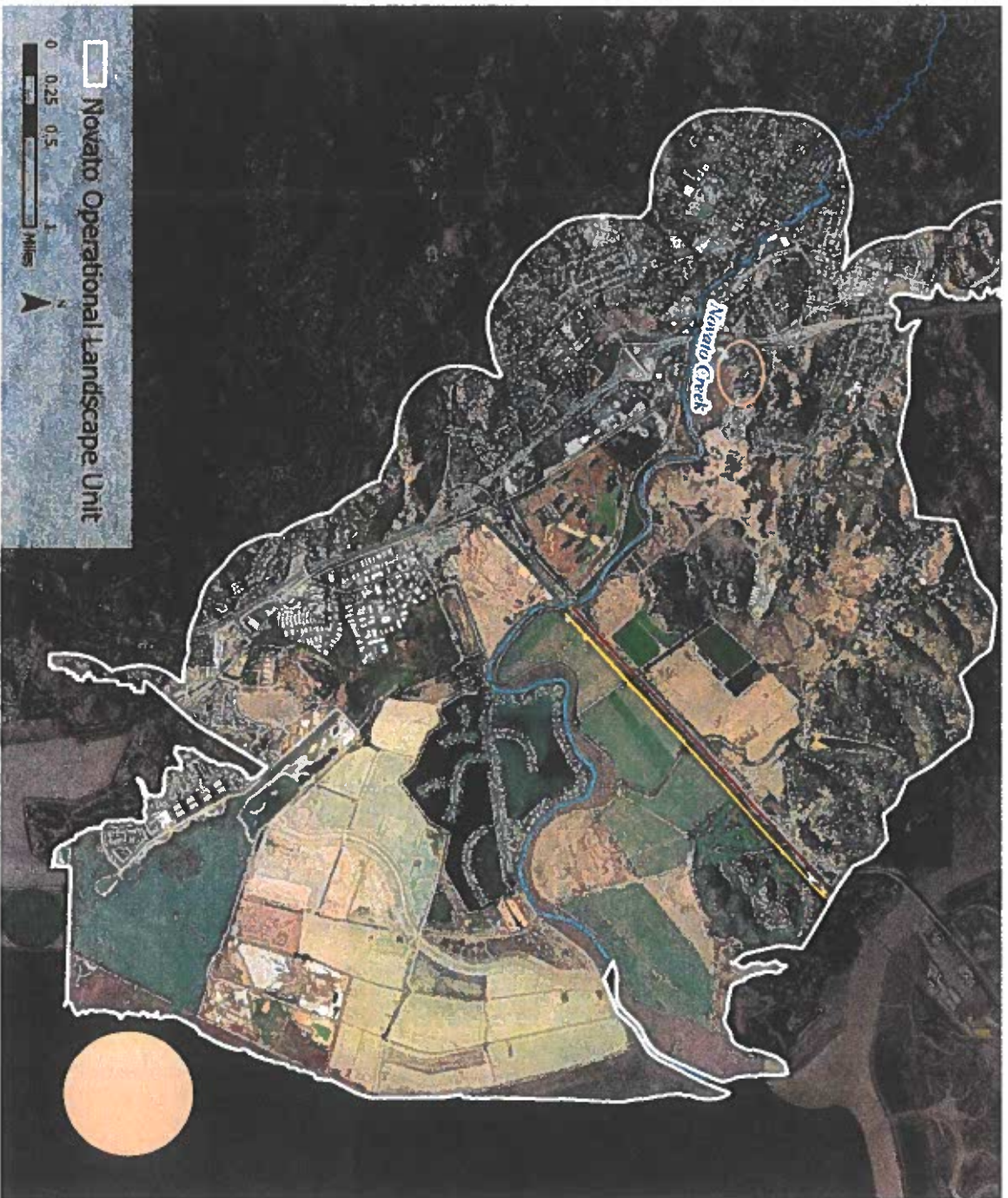


## Benefits of developing a Strategy

- Open communication channels to speed project implementation
- Develop connections with community partners and tribes
- **Coordinate planning across projects and regional plans to achieve mutually beneficial outcomes**
- Demonstrate value across multiple benefits: flood reduction, wildlife habitat, recreation, transportation
- Identify marsh restoration opportunities
- Share feasibility analysis and engineering costs
- Coordinate on grant funding strategy
- Create permitting strategy early at a larger scale
- Identify opportunities to align with RCLS mitigation opportunities







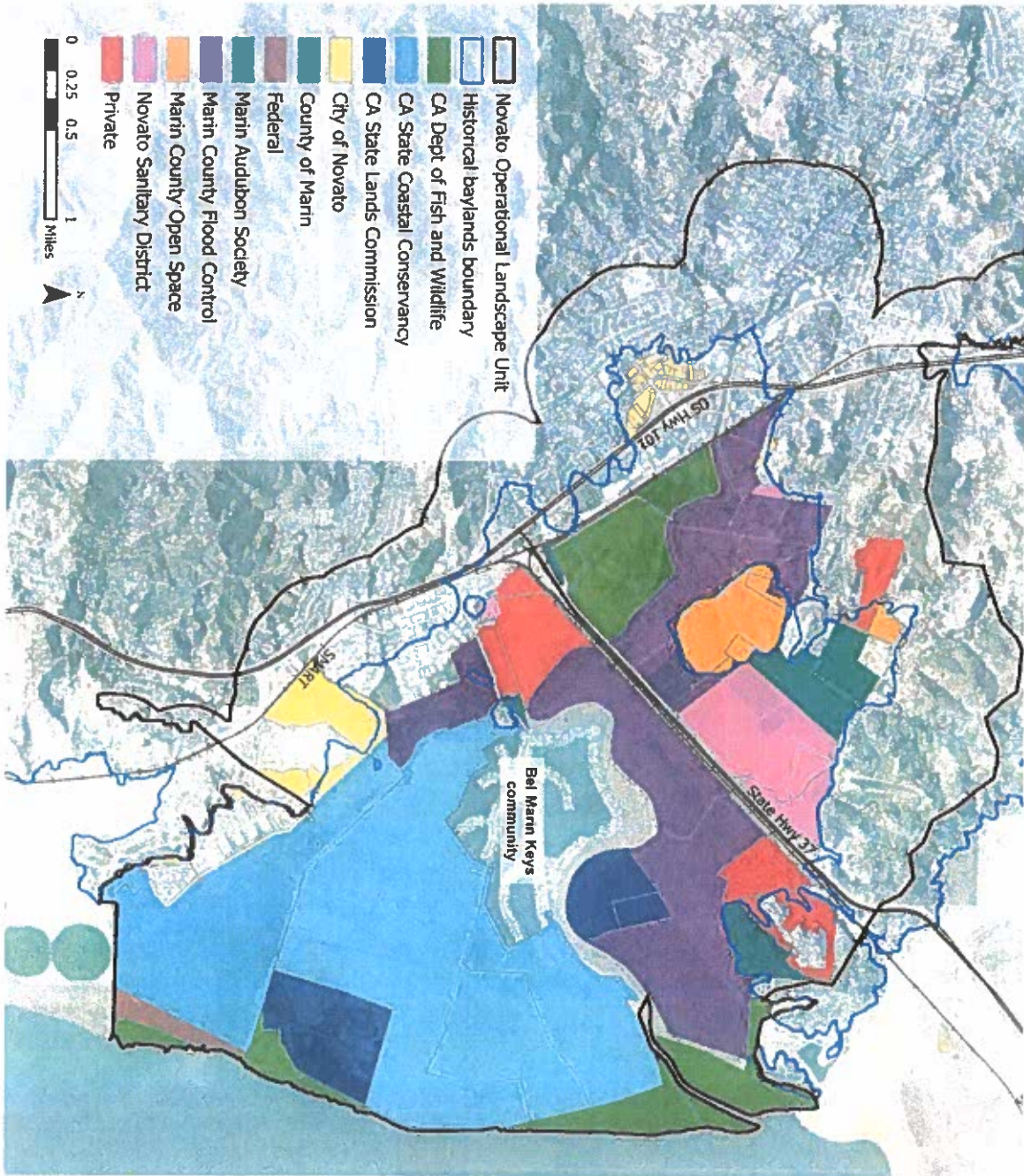
## Partners

County of Marin

San Francisco Estuary  
Institute

Marin Audubon  
Society



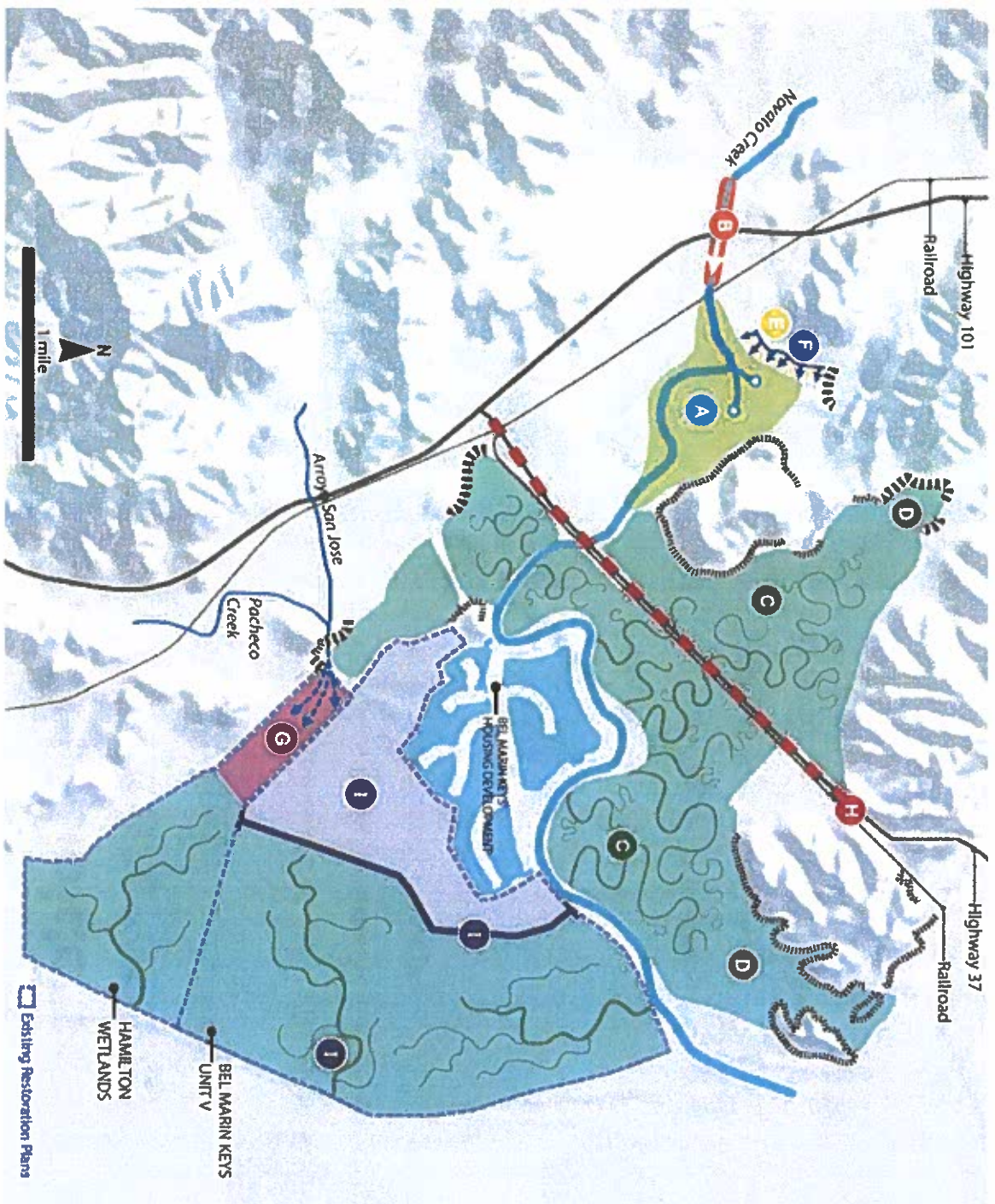


# Stakeholders and Interested Parties

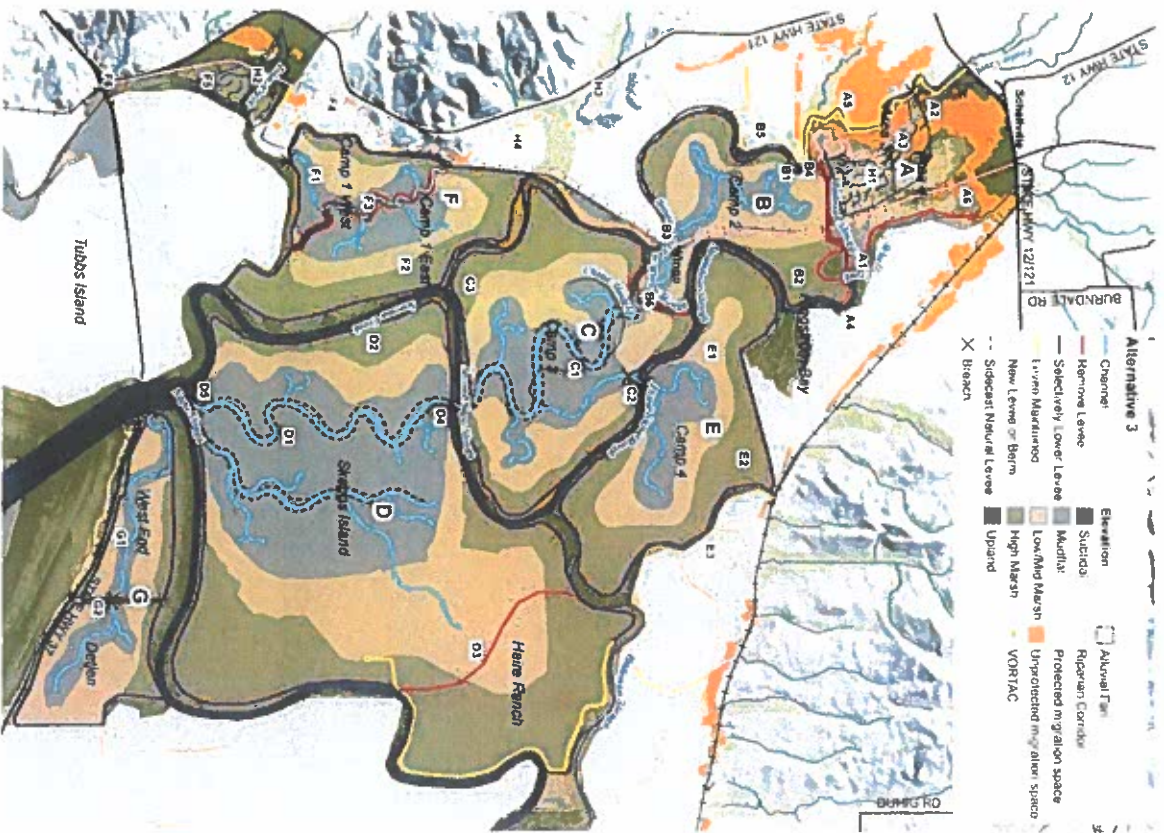
- Federated Indians of Graton Rancheria
- Bel Marin Keys Community Services District
- Marin Conservation League
- MTC
- Caltrans
- TAM
- SMART
- US Army Corps of Engineers
- Office of Rep. Huffman
- PG & E



# 2015: Novato Creek Baylands Vision



# 2020: Sonoma Creek Baylands Strategy



# One strategy, multiple projects

**First phase (2025): develop a coordinated strategy and identify subprojects.**

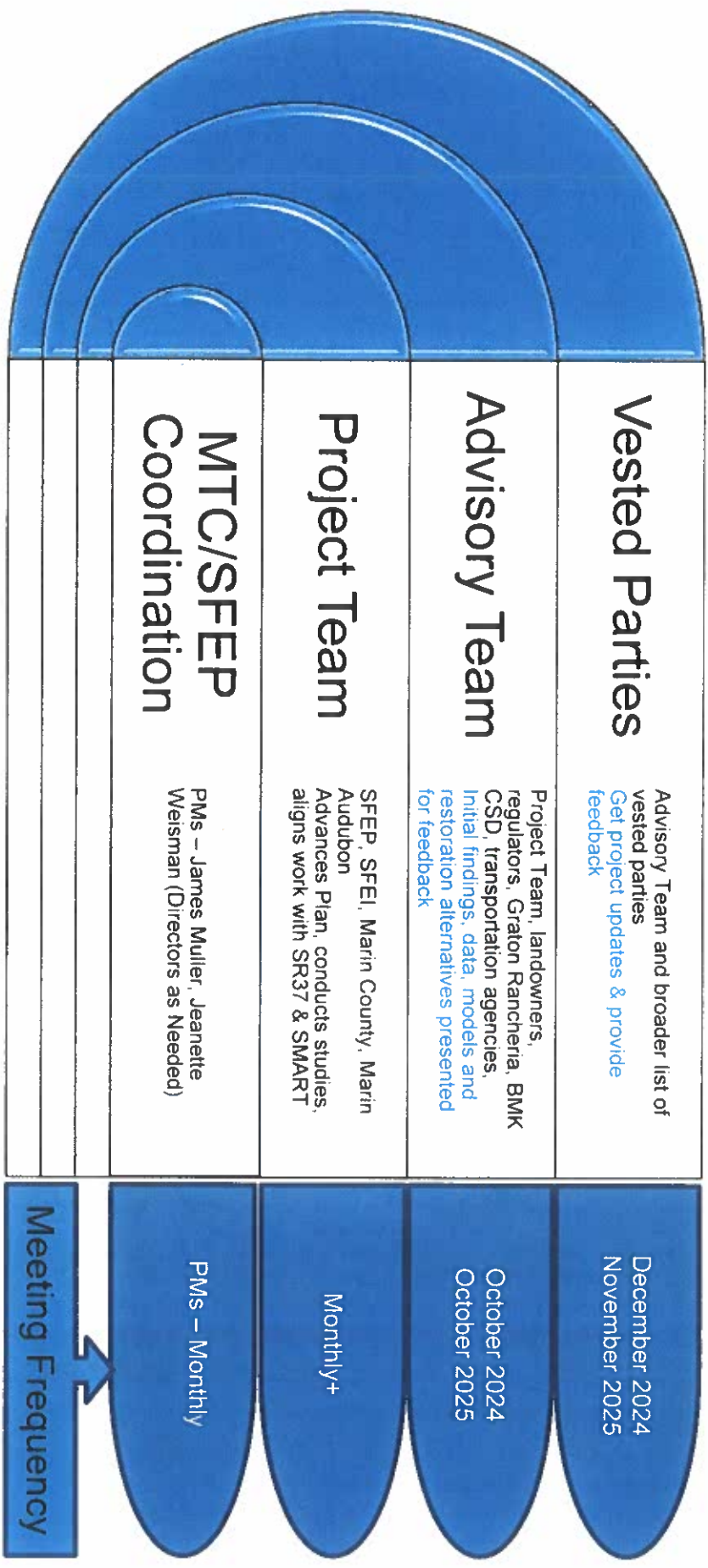
Report may include sections such as:

- Landscape vision
- Implementation timeline
- Hydrologic modeling
- Cultural resources
- Feasibility analysis and cost estimates of restoration alternatives

**Second phase: design and permit 4-5 projects on individual parcels.**



# Novato Baylands Engagement Strategy







San Francisco  
**ESTUARY**  
PARTNERSHIP

James Muller  
Principal Program Manager

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