



Inverness Public Utility District
Board Meeting

Agenda Item No. 4

Reports

Receive Reports On Administrative and Operational
Activities for September & October 2025

- A. General Manager's Reports
- B. Operations Reports
 - a. Water System Reports
 - b. Fire Department Reports



INVERNESS PUBLIC UTILITY DISTRICT

FIRE DEPARTMENT & WATER SYSTEM

POST OFFICE BOX 469

INVERNESS, CA 94937

OFFICE: 12781 SIR FRANCIS DRAKE BLVD., SUITE 5, INVERNESS, CA

415-669-1414 & WWW.INVERNESSPUD.ORG & ADMIN@INVERNESSPUD.ORG(415) 669-

September 8, 2025

LVI Engineering, Inc.
4280 Redwood Hwy, Ste. 6
San Rafael, CA 94903

Re: Colby and Seahaven Tank Project Public Construction Contract

Dear Mr. Whyte:

The Inverness Public Utility District ("District") is in receipt of your formal bid protest in the above-captioned matter as set forth by letter to the District dated August 18, 2025. In that letter, you allege that by virtue of its receipt at District offices (instead of at the offices of the District's consulting engineer, the time and place specified in the bid documents), the apparent lowest responsible and responsive bid submitted by Piazza Construction is non-responsive and should be rejected by the District. After careful review and consulting with the Project engineer and the District's legal counsel, I am writing to inform you that the District hereby rejects your formal bid protest and intends to award this contract to Piazza Construction as the lowest responsible and responsive bidder.

Under general principles of bid responsiveness, awarding agencies generally have broad discretion to waive minor irregularities or discrepancies in submitted bids so long as the bid substantially conforms to the call for bids and the irregularity or discrepancy will not affect the amount of the bid or confer an unfair advantage on other bidders. The original Notice to Bidders for the project reserves substantial discretion to the District both in its determination of bidder responsiveness and in the ability to waive immaterial irregularities in submitted bids. As set forth in the Notice, "[t]he (District) reserves the right to determine which Proposal is the lowest Bid of a responsive, responsible Bidder," and "also reserves the right to waive any minor irregularity not material to the cost of performance in a Proposal or Bid, and to award to the lowest responsive, responsible Bidder as it may best serve the interests of the (District)."

Under relevant case law, the District has broad authority to waive minor bid irregularities as long as the irregularity of discrepancy is inconsequential, which generally requires that the discrepancy 1) not affect the amount of the bid; 2) not give the bidder an advantage over others; 3) not serve a potential vehicle for favoritism; 4) not discourage others from bidding; or 5) affect the ability to make bid comparisons. See Ghilotti Constr. Company v. City of Richmond (1996) 45 Cal. App. 4th 897. None of those factors is triggered in this instance; the bid was received prior to the submission deadline and was forwarded to the District's consulting project manager. Both bids were thereafter made publicly available for review and comparison. Accordingly, the District concurs with the recommendations of its staff and consulting

Board of Directors: Kathryn Donohue President • Kenneth J. Emanuels, Vice President
David Press, Treasurer • Brent Johnson • Dakota Whitney

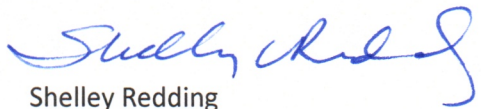


Shelley Redding, General Manager

James K. Fox, Fire Chief. Richard J Perez, Water System Superintendent

Project Engineer and intends to award the contract to Piazza Construction as the lowest responsible and responsive bidder.

Sincerely,



Shelley Redding
General Manager



Inverness Public Utility District

Post Office Box 469
12781 Sir Francis Drake Blvd.
Inverness, CA 94937-0469

(415) 669-1414 invernesspud.org admin@invernesspud.org

August 25, 2025

Geoffrey Anderson, PE
Water Resources Engineer
Department of Water Resources
South Central Region Office
691 N. Laverne Ave., Suite 104
Fresno, CA 93727


Re: Water System 2110001, Agreement # 4600015656: **Amended Budget Adjustment Request and Project Deadline Extension Request.**

Dear Mr. Anderson,

I am resubmitting a budget increase for the Inverness Public Utility District's Tank Replacement Project grant from \$1,200,000 to \$1,938,500. This increase request is to help with the costs associated with the increased Marin County Community Development Administration's permitting costs and their requirements for design modifications, construction costs as reflected on the bid proposal received from Piazza Construction, Geotechnical Services for the Colby tank site, and biological surveys that will be required for activity at both sites because of the shortened project window. I have attached a memorandum from our Project Engineer supporting this request for your reference.

The project engineer and District staff reviewed the two construction bids submitted. The difference between the two bids indicated that only one bid was responsive. Piazza Construction has a large portfolio of completed water tank projects in the West Marin County region. Due to the complexities of the Colby tank site and the seismic elements of the tank designs, the Board of Directors determined that Piazza's bid was the most suitable contractor for this project. The additional \$672,500 requested for construction costs alone represents the increased expenses for foundation support and tank materials, as well as the logistical challenges associated with equipment and material deliveries.

Previously, we had requested a budget amendment for Task 2: CEQA Documentation and Permitting that allocated \$15,000.00 from Task 1 – Project Administration to Task 2 – CEQA Documentation and Permitting to allow for the increased permitting costs and eliminate the budget for Task 1. We request that the amount originally budgeted for Task 1 still be allocated to Task 2 with an additional amount of \$11,000. Additionally, the project Engineer and Construction Manager are requesting an increased amount for Construction Management costs. The requested increases are as follows:

Board of Directors: Kathryn Donohue President • Ken Emanuels, Vice President
David Press, Treasurer • Brent Johnson • Dakota Whitney

Shelley Redding, General Manager
James K. Fox, Chief of Operations (Fire Chief, Water System Superintendent)

Task	Original Budget	First Budget Amended Amt	Amended Requested Increase Amt	Requested Budget Amt
Task 1 – Project Administration	\$15,000	-\$15,000	0.00	0.00
Task 2 – CEQA Documentation & Permitting	\$30,000	\$15,000	\$26,000	\$56,000
Task 3 – Design & Contracting	\$135,000	\$0.00	\$20,000	\$155,000
Task 4 – Construction	\$880,000	\$0.00	\$672,500	\$1,552,500
Task 5 – Construction Mgmt	\$140,000	\$0.00	\$35,000	\$175,000
TOTAL	\$1,200,000	\$0.00	\$753,500	\$1,938,500

As you are aware, we have already spent nearly \$200,000 on this project. Any amount that may be available to assist with this substantial budget increase request would be gratefully received. We are prepared to access our Water Tank Replacement Reserves account, and we would also be able to access some operational reserves if needed. We are also preparing to propose a water rate increase through our Proposition 218 process at our next Board meeting in September. If approved, the new rates would take effect on January 1, 2026. The rate increase would support our commitment to maintaining the water system and implementing sustainable infrastructure projects that would enhance the tank replacement project.

I am also requesting an extension for the project referenced above from the original deadline of June 30, 2025, to December 31, 2026. While we understand that the recently revised project completion date was shortened by 10 months to February 28, 2026, we would still like to submit an appeal to that decision, if possible, to allow more time for this project.

Respectfully submitted,



Shelley Redding
General Manager

Small Community Drought Relief Program

Inverness Tank Replacement Project

**Inverness Public Utility District
Agreement Number 4600015656**

**Quarterly Progress Report 7
July 1, 2025 – September 30, 2025**

Inverness Tank Replacement Project

Project Description

The purpose of this project is to improve the ability of the water system to maintain sustainable water availability for both potable water and fire protection. This project will replace the remaining redwood water tanks of the water system in two locations and complete the goal of improving the storage needs of the District. The project comprises the installation of one bolted steel tank at the Colby site to replace the three 10,000-gallon redwood tanks and, at the Seahaven site, replace one 15,000-gallon redwood tank at the Seahaven site with a bolted steel tank. The tank designs will make every effort to maintain the storage capacity of the current tanks, if not increase it.

The project is in the unincorporated community of Inverness, California. The Residents of this area has been requesting assistance to help improve the sustainability of the water system storage for both drinking water and fire suppression capabilities.

Activity Performed

Task 1 – Project Administration

Task 1.25: 7/1/2025 – 9/30/2025: Bi-Weekly Project Meetings held with DWR Project Manager, IPUD staff, and project engineer to keep informed on project progress.

Task 1.26: 7/10/2025: Bid Notice published in Point Reyes Light

Task 1.26: 8/18/2025: Bid Protest Letter received from LVI Engineering.

Task 1.27: 8/19/2025: Bid Award Recommendation and Staff Report delivered to the Board of Directors. The Board of Directors accepts the recommendation and issued the award to Piazza Construction.

Task 1.28: 8/19/2025: Staff contacted Legal Counsel for assistance with response.

Task 1.29: 8/25/2025 Staff submitted a Project Budget Increase and a Project timeline extension. The project budget increase was based on the lowest responsive project bid and the anticipated increased costs for additional design work and project management costs.

Task 1.30: 9/3/2025 Staff sent an initial bid protest response letter, pending legal counsel review of the protest.

Task 1.31: 9/4/2025 Staff picked up the contract documents for review and signature from the engineering office.

Task 1.32: 9/5/2025 Staff returned signed contracts to the engineering office.

Task 1.33: 9/8/2025 Staff registered project in the DIR registry.

Task 1.33: 9/9/2025 Staff sent bid protest response letter to LVI Engineering.

Deliverables: Bid Protest Letter received from LVI Engineering, Initial Bid Protest Response Letter, Final Bid Protest Response Letter, Letter to DWR requesting a budget increase with engineering estimated costs, DIR Registration confirmation.

Task 2 – CEQA Documentation and Permitting

Task 2.25: 8/11/2025 The Encroachment Permit was submitted by IPUD staff on behalf of the Contractor, pending traffic plan details to be determined by the Contractor.

Task 2.26: 8/25/2025 Piazza Construction provided an initial traffic plan for the encroachment permit.

Deliverables: 1) Confirmation of online submission for encroachment permit application, initial traffic plan.

Task 3 – Design and Contracting

Task 3.13: 7/1/2025 Final set of plans prepared for bid process.

Task 3.14: 7/1/2025 Draft of Notice to Bidders and Bid Packets prepared.

Deliverables: Notice to Bidders, Colby and Seahaven Tank Site Final Plans

Task 4 – Construction

Task 4.3: 8/4/2025 Sol Ecology conducted a site visit and provided a report for the Colby Site tree removal.

Task 4.4: 8/6 – 8/7/2025: Heritage Tree Removal at Colby Site (2).

Task 4.5: 8/11-9/22/2025 Communications concerning PG&E electrical relocation for the new pumphouse at the Seahaven site.

Task 4.6: 9/3/2025: Bid Protest Response Letter sent to LVI Engineering.

Task 4.7: 9/11/2025: On-site meeting with Contractor, Site Manager from Engineering Firm, and Staff to discuss access options, equipment parking, and material staging locations.

Task 4.8: 9/15/2025: Construction Start Date. Create Access and build a material removal chute for the decommissioning of tanks at Colby Site.

Task 4.9: 9/22/2025: Electrician on-site work at new pump house.

Task 4.10: 9/12 – 9/30/25: Ongoing IPUD staff doing Seahaven site prep work for piping with identification of current water lines, prep work for new electrical connections, and communication wiring for SCADA in the new pumphouse.

Task 4.11: 9/16 – 9/30/2025 Demolition and removal of redwood tanks and concrete piers at Colby site.

Deliverables: List of Contractors registered to attend Pre-Bid meeting, Bid Protest Letter, Bid Award Recommendation, Notice of Bid Award, Bid Tabulation, Bid Protest Response Letter, Preliminary baseline construction schedule.

Task 5 – Construction Management

Task 5.1: 7/2/2025: Notice to Bidders published and sent to industry vendors by Engineers.

Task 5.2: 7/23/2025: Contractor Pre-Bid Meeting and Site Walkthrough conducted by staff and consulting engineer representative.

Task 5.3: 8/6/2025: Project Manager discussion regarding bidding contractor questions.

Task 5.4: 8/11/2025 Bid Package submission deadline

Task 5.5: 8/18/2025 LVI Bid Packet Submission and Markups reviewed by Engineer

Task 5.6: 8/18/2025 Bid Protest received by LVI Engineering

Task 5.7: 8/20/2025 Bid Award Notice sent to Piazza Construction

Task 5.8: 8/20/2025 Notice to proceed issued

Task 5.9: 9/10/2025: Pre-Construction Meeting held with IPUD staff, Piazza Construction, Engineer, Contracted Project Manager.

Task 5.10: 9/15/2025: Construction start date set.

Deliverables: Notice to Bidders, Pre-Construction Progress Meeting notes.

Project Cost

The total budget of this project is \$1,200,000, and the total invoiced amount during this reporting period is \$59,045.79. The project cost information is provided in Table 1.

The term of this funding agreement began June 14, 2023, and expires on February 28, 2026.

Table 1. Project Costs as of September 30, 2025

Task	Description	Grant Amount, \$	Invoiced to date, \$	Amount Remaining, \$	Percent Invoiced to date
1	Task 1 Project Administration	0.00	0	0.	0
2	Task 2 CEQA Documentation and Permitting	45,000	44,423.81	576.18	98.7%
3	Task 3 Design and Contracting	150,000	170,720.79	-20,720.79	113%
4	Task 4 Construction	880,000	15,875.39	864,124.61	18.04%
5	Task 5 Construction Management	140,000	6,012.50	133,987.50	4.29%
Total		1,200,000.00	237,032.49	977,967.50	19.75%

Project Schedule

The project is anticipated to be completed on June 30, 2025

Table 2. Project Schedule as of September 30, 2025

Task	Description	Planned Completion Date	Actual Completion Date
1	Task 1 Project Administration	06/30/2025	
2	Task 2 CEQA Documentation and Permitting	12/31/2024	6/26/2025
3	Task 3 Design and Contracting	12/31/2024	7/1/2025
4	Task 4 Construction	2/28/2026	
5	Task 5 Construction Management	2/28/2026	

**IPUD Capital Projects
FY 2025-2030**

IPUD Capital Projects - 5 years Proposal							
Water System							
Project Description	Proposed Priority	25/26	26/27	27/28	28/29	29/30	
		Total Water Tanks		1,920,000	175,000	75,000	-
Total Treatment & Distribution		205,000	360,750	93,750	43,750	43,750	
Total Vehicles		40,000	45,000			-	
Total Water System		2,165,000	580,750	168,750	43,750	43,750	
Grants Awarded		1,200,000					
Current Net IPUD Obligations		965,000	580,750	168,750	43,750	43,750	
Fire Department							
Project Description	Proposed Priority	25/26	26/27	27/28	28/29	29/30	
		Total Firehouse		-	100,000		
Total Equipment		112,071	34,001	7,490	7,490	7,490	
Total Vehicles		60,000	75,000			-	
Total Fire Department		172,071	209,001	7,490	7,490	7,490	
Grants Awarded		99,250					
Other Funding Provided		70,500	7,500	7,500	7,500	7,500	
Net IPUD Obligations		2,321	201,501	(10)	(10)	(10)	
District							
Project Description	Proposed Priority	25/26	26/27	27/28	28/29	29/30	
		Total District Operations		10,000	-		
Grants Awarded							
Net IPUD Obligations		10,000	-	-	-	-	
Total Projected Costs		2,347,071	789,751	176,240	51,240	51,240	3,415,542
Less Other Funding		1,369,750	7,500	7,500	7,500	7,500	1,399,750
Net IPUD Obligations		977,321	782,251	168,740	43,740	43,740	2,015,792

Updated 11/12/25



Inverness Public Utility District Monthly Water System Report

September 2025

Operations & Maintenance

Daily operations continue to consist primarily around ensuring our treatment plants are operating efficiently, from diversions to finished water and that our tank levels are full.

Service repair at 12781 Sir Francis Drake Blvd 1" copper
Service failure @ 4 Glen Way, customer side
Filter plants organization and cleanup ongoing
F1 daily log sheet (online) in use
W1 / L1 line to F1 failed, in process of repair

Completed Projects

Replacement digital locks at filter plants (completed)
F1 daily filter log sheet, data moved online (completed)
Water loss tracking document (completed)
Draft Cross Connection Control Plan (draft to be submitted to state)
Added Transit Van to our water department fleet

Preventative Maintenance

Routine PM throughout the month consisted of CIP cleanings of our filters, tracking analytics and other equipment to ensure our water system performs efficiently.

SWRCB / Water Quality

District meets monthly state reporting requirements.

Safety & Training

No injuries or close calls
Weekly Safety Tailgate Meetings (AWWA 52 week outlines)
Monthly Team Training with SDRMA, Vector Solutions
RCAC (Rural Community Assistance Corp) – Hydrant Installation
Weekly vehicle inspections

October Goals

Continue to support the tank replacement projects
New meter installs (Neptune Mach 10 w/ AMR)
Filter plants organization and cleanup, inventory and stock
Continue diversion trail clearing
Move daily filter log for F3 online



Inverness Public Utility District

(September 2025)

Rainfall (inches)	2025	2024
Month	0.1	0.02
Year to Date	0.27	0.14
Running Average	37.49	37.43

Production / Consumption	Gallons	CCF
Produced	2,159,900	2,887
Billed (gross)	X	X
Unbilled	X	X

Stream Flows	GPM	GPD
First Valley	140	201,600
Second Valley	110	158,400
Third Valley	24	34,560
Lower Intake L1	0	0
Total	115	394,560

Sources In		Percent
D1, D2, D3	All	51.09
D4, D5, D6	All	40.14
D7, D8	D7	8.75
Lower Intake L1		0.00
Total		100.0

Distribution System (Used)	Gallons	Percent
Colby	757,000	35.37
Tenney	860,600	40.21
Conner	88,800	4.14
Stockstill	284,000	13.27
Seahaven	149,400	6.98
Monthly Total	2,139,800	100.0

System Wide (averages)	GPD	GPM
Usage	X	X
Residential	X	X
Non- Residential	X	X
Accounts		
Total Accounts	519	
Active Accounts	477	

Customer Service	#	Issue / Resolution
Water Quality Issues	0	
Inquiries	0	
Other		

The information provided is based on monthly calculations. X indicates no information available due to bi-monthly meter reading and billing.



Inverness Public Utility District Monthly Water System Report

October 2025

Operations & Maintenance

Daily operations continue to consist primarily around ensuring our treatment plants are operating efficiently, from diversions to finished water and that our tank levels are full.

F3 daily log sheet (online) in use

Daily Operation notes fully moved online

Daily Wate System notes fully moved online

“Red Book” is retired as of October 31, 2025

New flushing setup and procedure in use (diffuser, pitot gauge, dechlor tabs)

Completed Projects

F3 Daily Filter log moved online

Daily Wate System notes fully moved online

Draft Cross Connection Control Plan (draft to be submitted to state)

W1 / L1 to F1 repaired

NTU (data capture) monthly reporting

Seahaven valve set to new Pump House (tank project)

Seahaven electrical infrastructure (telemetry, pump house)

Preventative Maintenance

Routine PM throughout the month consisted of CIP cleanings of our filters, tracking analytics and other equipment to ensure our water system performs efficiently.

SWRCB / Water Quality

District meets monthly state reporting requirements.

Sanitary Survey (December 2, 2025)

Safety & Training

No injuries or close calls

Weekly Safety Tailgate Meetings (AWWA 52 week outlines)

Monthly Team Training with SDRMA, Vector Solutions

Weekly vehicle inspections

November Goals

CT (data capture) monthly reporting

Continue to support the tank replacement projects

Filter plants organization and cleanup, inventory and stock



Inverness Public Utility District

(October 2025)

Rainfall (inches)	2025	2024
Month	0.1	0.02
Year to Date	0.27	0.14
Running Average	37.49	37.43

Production / Consumption	Gallons	CCF
Produced	2,219,250	2,967
Billed (gross)	1,949,662	2,607
Unbilled	269,558	360

Stream Flows	GPM	GPD
First Valley	54.21	78,062
Second Valley	53.65	77,256
Third Valley	21	30,240
Lower Intake L1	0	0
Total	115	185,558

Sources In		Percent
D1, D2, D3	All	42.068
D4, D5, D6	All	41.634
D7, D8	D7	16.296
Lower Intake L1		0.000
Total		100.0

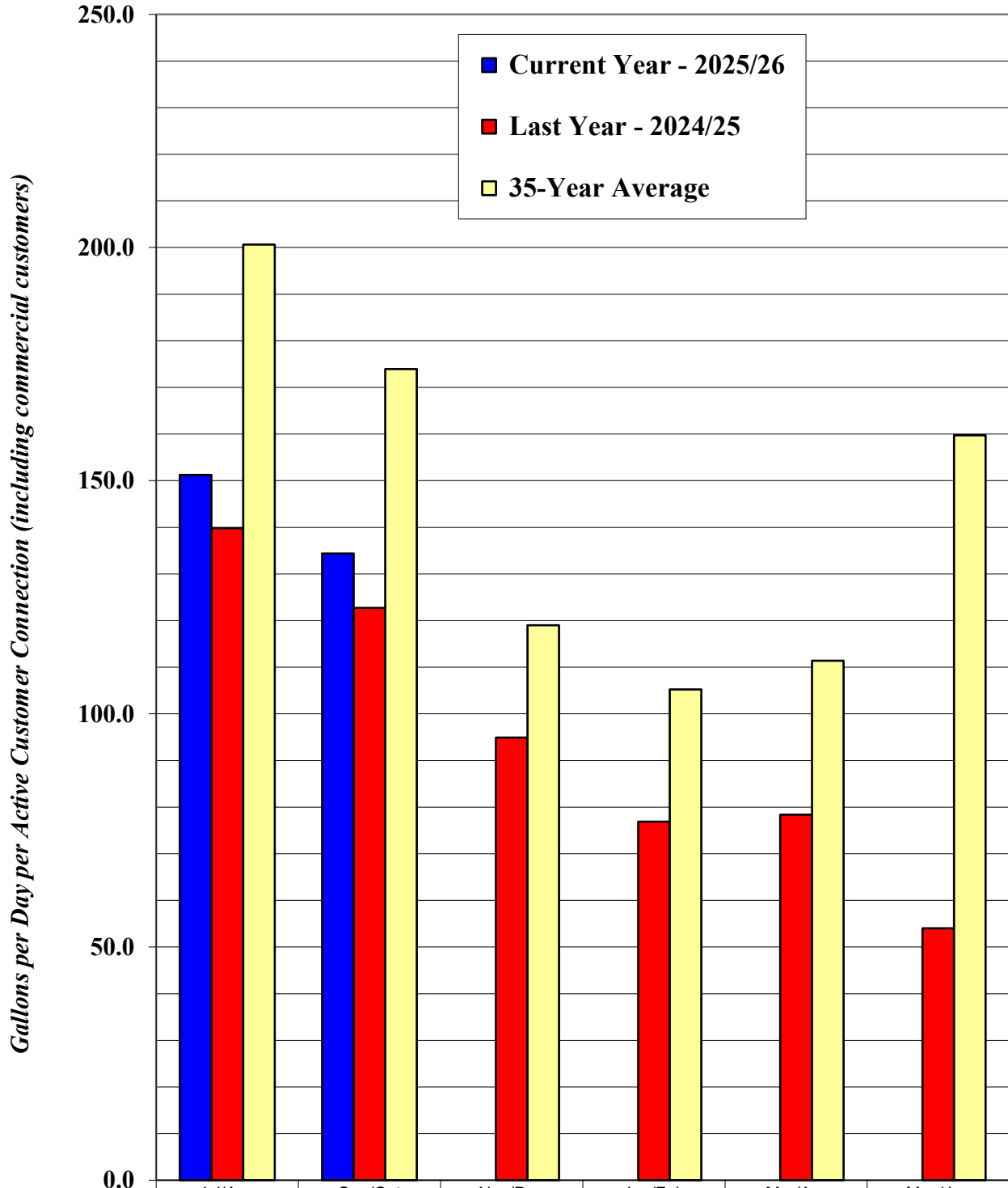
Distribution System (Used)	Gallons	Percent
Colby	714,900	38.90
Tenney	633,200	34.45
Conner	38,900	2.11
Stockstill	266,700	14.51
Seahaven	183,800	10.00
Monthly Total	1,837,500	100.0

System Wide (averages)	GPD	GPM
Usage	31,446	21.84
Residential	59.57	0.04
Non- Residential	272.87	0.18
Accounts		
Total Accounts	519	
Active Accounts	477	

Customer Service	#	Issue / Resolution
Water Quality Issues	0	
Inquiries	0	
Other		

Inverness Public Utility District Water System

Average Daily Water Usage per Active Customer



	Jul/Aug	Sep/Oct	Nov/Dec	Jan/Feb	Mar/Apr	May/June
■ Current Year - 2025/26	151.2	134.4	0.0	0.0	0.0	0.0
■ Last Year - 2024/25	139.8	122.7	94.9	76.9	78.4	54.0
■ 35-Year Average	200.6	173.9	119.0	105.2	111.4	159.7

Report on Water Customer Payments and Billings, Sep/Oct 2025

1. What our customers owed us at the beginning of the period (Sep. 1):

Current charges (from bills sent out on August 28, 2025)	111,371.53	
Unpaid prior charges (3.57% of total amount owed to us)	<u>4,119.41</u>	
Total Amount Owed to Us on Sep. 1, 2025:		<u>115,490.94</u>

2. We received the following **payments** from our customers during Sep. & Oct.:

Electronic payments:	91,096.89	(79.4%)
Payments by check:	<u>23,641.61</u>	(20.6%)
Total Payments Received During Sep. and Oct.:		- 114,738.50

3. We posted the following **charges** to our customers' accounts during July & August:

Write-offs:	--	
Adjustments:	--	
Basic charges (future):	86,607.30	519 Basic charges for Nov/Dec (billed on 10/28)*
X-C charges (future):	241.38	18 Cross-Connection charges for Nov/Dec (billed 10/28)
Usage charges (net):	23,879.33	Usage charges for 8/23 to 10/23 (billed on 10/28)†
Misc. charges:	200.00	Such as account setup, late pay, & ret'd check charges
Refused payments:	0.00	No returned checks or AutoPays
Refunds:	<u>357.82</u>	Closed-account credit balance refunds
Total Charges Posted During Sep. and Oct.:		+ 111,285.83

4. Thus, the **amount our customers owed us on October 31** (the end of the period) was: **112,038.27**
 (of which 2.07%, or \$2,322.73, was past-due charges)

* Bimonthly Basic Charges (for Nov/Dec): 516 customers at \$167.60; 3 Lifeline customers at \$41.90.

† **Total billed usage was \$24,610.89**, less \$350.62 for 2 prior-period usage adjustment credits (leaks) and \$380.94 for 3 prior-period meter reading error credits.

Reconciliation with BofA checking account:

There were no deposits in transit on 10/31/2025. Thus, the A/R balance on the District's books as of 10/31 should also be \$112,038.27.

Scheduled AutoPay receipts: \$69,001.63 on Nov. 18, 2025 (from 336 customers, which is 64.7% of the total of 519 billed customers).

A temporary security debit will be posted to IPUD's checking account in the amount of \$69,001.63 on or about Nov. 14, 2025 (subject to adjustments).

Report on Number of Discontinuations of Residential Service (pursuant to paragraph (g) of IPUD Water System Regulation 303 and in compliance with Chapter 6, "Discontinuation of Residential Water Service," of Part 12, Division 104, of the Health and Safety Code (HSC) of the State of California)

Period covered: Sep/Oct 2025

Number of residential services discontinued for inability to pay during the covered period: 0

Number of residential services discontinued for inability to pay during a previous period and still on discontinued status at the close of the covered period: 0



Board Agenda Item Staff Report

Subject: SWRCB Cross-Connection Control Plan
Meeting Date: November 18, 2025
Date Prepared: November 13, 2025
Prepared by: Rich Perez, Water Superintendent
Attachments: None

Recommended Action: None, Informational

The State Water Resources Control Board (SWRCB) adopted the Cross-Connection Control Policy Handbook (CCCPH) on December 19, 2023, with an effective date of July 1, 2024. This established a statewide standardized framework for cross-connection control to protect public water systems (PWS) from backflow contamination. Amendments were made in March 2025 (to align due dates with the effective date) and June 17, 2025 (extending certain deadlines, making minor language corrections for alignment with existing regulations, and updating templates). Key changes include:

- **Introduction of Mandatory Plans:** All PWS must now develop and submit a written Cross-Connection Control Plan (CCC Plan) to their local Division of Drinking Water (DDW) District Office or Local Primacy Agency (LPA) for approval, shifting from previously variable local programs to uniform statewide standards.
- **Certification Timeline Extensions:** Use of certified backflow assembly testers (BATs) and cross-connection control specialists (CCCSs) is required starting July 1, 2026 (delayed from earlier proposals). Certifying organizations have until July 1, 2027, for ANSI accreditation under ISO/IEC 17024.
- **Hazard Assessment Standardization:** Initial and ongoing hazard assessments are now explicitly required for all user premises, with flexible methods (e.g., GIS, surveys) allowed but physical inspections mandated if inconclusive.
- **Legal Authority and Enforcement:** PWS must adopt or reference enforceable legal authority (e.g., ordinances, resolutions) for corrective actions, including service denial, with draft versions acceptable in initial plans.
- **Plan Submission Deadlines:** Extended to July 1, 2025, for existing PWS (12 months post-effective date); new PWS must submit before permit issuance. IPUD granted extension to end of 2025.

These changes aim to enhance public health protection while providing flexibility for smaller systems.

Specific Requirements for Water Systems with 520 Connections

A system with 520 service connections qualifies as a CWS with 201–999 connections (a "small to medium" tier under CCCPH Section 3.1). We must comply with general PWS obligations but without mandatory in-house CCCS staffing (unlike larger systems $\geq 3,000$ connections). Key requirements from CCCPH Section 3.1.4 include:

- **Plan Submission:** Submit the CCC Plan by July 1, 2025 (IPUD was granted).
- **Plan Components** (must be written, clear, and organized; may combine existing documents):
 - Description of overall CCCPH compliance.
 - Processes, personnel, and timeframes for initial/ongoing hazard assessments (Section 3.2.1).
 - Legal authority for enforcement (e.g., rules allowing BPA installation at user expense, service termination for non-compliance; draft OK if finalization process/timeline described).

- Annual inspection/testing processes for backflow prevention assemblies (BPAs) and air gaps, using certified BATs/CCCSs by July 1, 2026.
- Incident response procedures, including notifications and reporting (Section 3.5.2).
- Records tracking system for BPAs, hazards, and tests.
- Corrective action timelines (e.g., immediate shutdown for high-hazard incidents).
- Public education/outreach program.
- Coordination with local agencies (e.g., fire departments, health officials).
- Contact info for program coordinator (need not be a CCCS for <3,000 connections).

Hazard Assessments:

- **Initial:** Complete in a "timely manner" based on resources/complexity (propose timeframe in plan; no fixed deadline, but justify based on ~520 connections). Assess all premises (including residential) for cross-connections, auxiliary water, and hazards (high/low/none). Conducted by a CCCS; use non-physical methods (e.g., surveys, records) unless inconclusive, then require site visits.
- **Ongoing:** Triggered by changes (e.g., new service, ownership change excluding single-family homes, incidents) or per planned schedule. Prior assessments remain valid if CCCPH-compliant.

SMALL COMMUNITY WATER SYSTEM (201 - 999 connections) CROSS-CONNECTION CONTROL (CCC) PLAN

To comply with section 3.1.4 of the Cross-Connection Control Policy Handbook (CCCPH), each public water system (PWS) must submit a written Cross-Connection Control (CCC) Plan to the State Water Board for review. This template is provided as a resource for community water systems with 201 to 999 service connections. A PWS may choose to use this template or create its own plan. Please note that completing and submitting this form to the State Water Board does not guarantee that the State Water Board will approve the submitted plan.

Instructions: Complete every blank in this template including answering all yes or no questions and attaching documents. Refer to the [Cross-Connection Control Policy Handbook](#) for definitions and detailed explanations of all CCC program requirements.

Public Water System Information

Public water system name:	INVERNESS PUBLIC UTILITY DIST
Public water system number:	CA2110001
Number of single-family residential service connections:	501
Number of multifamily residential service connections (duplex, apartments, etc.):	0
Number of commercial service connections:	18
Number of industrial service connections:	0
Number of agricultural irrigation service connections:	0
Number of landscape irrigation service connections:	0
Water system ownership type (<i>check one</i>):	<input checked="" type="checkbox"/> Public <input type="checkbox"/> State or federal government <input type="checkbox"/> CPUC regulated <input type="checkbox"/> Mutual water co. <input type="checkbox"/> HOA <input type="checkbox"/> Private – other <input type="checkbox"/> Other, describe:
Add any additional details:	

CCC Legal Authority

All PWSs are required to have the legal authority to implement a CCC program.

Legal authority type (<i>check one</i>):	<input type="checkbox"/> Operating rules <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Board resolution <input type="checkbox"/> Bylaw <input checked="" type="checkbox"/> Other – describe:
Date legal authority adopted by PWS's governing body (Board, City, County, etc.):	<i>TBD – Regulation to be updated by Ordinance. Current Ordinance 19-89 Adopted 2/20/1989</i>

Attach a copy of the document which provides CCC enforcement authority (ordinance, bylaws, operating rules, etc).	
At what location(s) is backflow protection required? (check one)	<input checked="" type="checkbox"/> At the meter / service connection only <input type="checkbox"/> Internal <input type="checkbox"/> Both
List the corrective actions the PWS will implement in the event a water user fails to comply with the provisions of the PWS's cross-connection control program. (check all that apply)	<input checked="" type="checkbox"/> Noticing letter <input checked="" type="checkbox"/> Threaten to shutoff letter <input checked="" type="checkbox"/> Fines <input checked="" type="checkbox"/> Shut off water <input type="checkbox"/> Other – describe below:
Describe other corrective action methods: <i>TBD</i>	

Cross-Connection Control Coordinator Contact Information

In-house employee or contractor?	<input checked="" type="checkbox"/> In-house <input type="checkbox"/> Contractor <input type="checkbox"/> Other
Name:	Richard Perez
Phone number:	(530) 561-9727
Email:	rich.j.perez@invernesspud.org
Address:	50 Inverness Way, Inverness, CA 94937
Coordinator qualifications (experience, training, and/or certifications):	Water Utility Manager / Water Superintendent D3 / T2 (25 years in PWS's)

Hazard Assessments

<p>The cross-connection control specialist who will review and/or conduct our initial hazard assessments is certified by _____ (ANSI certified/DDW-recognized organization) and certification number _____ Expiration Date <i>TBD</i></p> <p><i>Note: certified cross-connection control specialist must meet the requirements of CCCPH 3.4.2</i></p>
<p>Describe the certified cross-connection control specialist's role:</p> <p><i>Oversee hazard assessment checklist, provide general oversight and recommendations.</i></p>
<p>Is auxiliary water used in our service area? (for example, recycled water, raw surface water, private wells, etc.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p> <p>If "yes", describe auxiliary water supplies:</p>

<p>Additional hazard assessments will be performed if any one of the following occurs:</p>	<ul style="list-style-type: none"> • A user premises changes account holder (excluding single-family residences) • A user premises is newly or re-connected • Evidence exists of changes in the activities or materials on a user premises • Backflow occurs from a user premises • The State Water Board requests a hazard assessment • The previous hazard assessment may no longer accurately represent the degree of hazard
<p>We will incorporate the recommendations of each hazard assessment no later than 60 days after the initial hazard assessment is complete.</p>	
<p>Describe additional details about your PWS’s hazard assessment procedure.</p> <p><i>Staff plan to develop an initial questionnaire to identify potential services for inspection. Determine policy based on Board Assessment for responsibility of initial inspections and subsequent annual inspections.</i></p>	
<p>Non-residential hazard assessments (commercial, industrial, irrigation)</p>	
<p>Describe your non-residential hazard assessment procedures: <i>(Check all that apply)</i></p> <p><input checked="" type="checkbox"/> In person site survey <input checked="" type="checkbox"/> Questionnaire completed by customer <input checked="" type="checkbox"/> Phone/email</p> <p><input type="checkbox"/> Use of mapping software <input checked="" type="checkbox"/> File review <input type="checkbox"/> Plan check</p> <p><input type="checkbox"/> Other methods:</p>	
<p>We will conduct initial hazard assessments of the non-residential user premises within our service area no later than:</p>	<p>December 2026</p>
<p>We will conduct ongoing hazard assessments of each non-residential service connection at least every 3 years after the initial hazard assessment is complete.</p>	
<p>Residential hazard assessments</p>	
<p>Describe your residential hazard assessment procedures: <i>(Check all that apply)</i></p> <p><input checked="" type="checkbox"/> In person site survey <input checked="" type="checkbox"/> Questionnaire completed by customer <input checked="" type="checkbox"/> Phone/email</p> <p><input type="checkbox"/> Use of mapping software <input checked="" type="checkbox"/> File review <input type="checkbox"/> Plan check</p> <p><input type="checkbox"/> Other methods:</p>	
<p>We will conduct initial hazard assessments of the residential user premises within our service area no later than:</p>	<p>December 2026</p>
<p>We will conduct ongoing hazard assessments of each residential service connection at least every 3 years after the initial hazard assessment is complete.</p>	

(Attach a copy of an existing completed hazard assessment report for evaluation)

Backflow Preventer Inventory and Testing Procedures

Does your PWS have backflow prevention assemblies installed?	<input checked="" type="checkbox"/> Yes – how many? 18 <input type="checkbox"/> No
<i>If “yes”, attach a listing of your current inventory. See example list in Attachment 1.</i>	
Does your PWS have any backflow prevention assemblies that are buried (or below grade)?	<input type="checkbox"/> Yes – how many? _____ <input checked="" type="checkbox"/> No
Does your service area experience freeze conditions during the winter?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Does your PWS have non-testable backflow preventers at PWS facilities?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<i>If “yes”, attach a listing of your current inventory. See example list in Attachment 2.</i>	
Required backflow prevention assembly maintenance, repair, or replacement will happen within <u> 10 </u> days after identification.	
If the same testers are used regularly, provide the name(s) and certification(s) of the testers used at the PWS: <i>Toby Bisson, Certificate # 08732</i> N/A	
<ul style="list-style-type: none"> • All individuals who test backflow prevention assemblies must be certified by an ANSI accredited or DDW recognized organization. • Our testers’ field test kits must be accurate and routinely verified. • Testers must provide the PWS with copies of all BPA test results. 	
Describe your processes for ensuring that the three requirements above are satisfied: IPUD verifies tester and assemblies' certificate validity to meet applicable law, these are kept on file with the District.	
What notification methods do you use to inform customers that their BPA test is due? <i>(check all that apply)</i>	<input type="checkbox"/> Letter <input type="checkbox"/> Phone <input type="checkbox"/> Email <input checked="" type="checkbox"/> Other – describe: <i>Annual inspections have been conducted by a contractor as arranged by Water System.</i>
Describe your PWS’s procedure for ensuring all backflow prevention assemblies and air gap installations are tested at least annually:	<i>IPUD hires contractors to perform annual inspections required by law.</i>
What penalties exist for unresponsive customers that do not test BPAs? <i>(check all that apply)</i>	<input type="checkbox"/> Fines Fine amounts are: \$ _____ to _____ <input checked="" type="checkbox"/> Water shutoffs <input checked="" type="checkbox"/> Other – describe: Door Hangar

<p>What penalties exist (Ordinances or Rules of Service) for failed, tampered, and missing BPAs? <i>(check all that apply)</i></p>	<p><input type="checkbox"/> Fines Fine amounts are: \$ _____ to _____ <input checked="" type="checkbox"/> Water shutoffs <input type="checkbox"/> Other – describe:</p>
<p>Non-testable backflow preventers at PWS facilities are installed and maintained in accordance with the California Plumbing Code. The following is our process and timeframe for verifying this:</p>	<p>N/A</p>
<p>Describe additional details about BPA testing and inventory:</p>	

Backflow Incident Response, Notification, and Reporting

In the event of a suspected or known backflow incident, I certify that our PWS system will:

<p>Respond and investigate all suspected backflow incidents by responding to and documenting complaints, conducting water quality sampling, and checking pressure.</p>
<p>Notify regulatory agency within 24 hours of discovering a known or suspected backflow event.</p>
<p>Regulatory authority contact information: Name of agency: Water Resource Control Engineer (Marin District 25) Phone number: 707-576-2422 Email: elliott.nguyen@waterboards.ca.gov</p>
<p>If directed by the regulatory agency, notify customers with appropriate public notification within 24 hours.</p>
<p>Complete a backflow incident report at the request of the regulatory agency.</p>
<p>Include the name(s) of personnel who respond to water quality complaints and suspected backflow incidents: <i>Rich Perez, Water Superintendent</i></p>

Public Outreach and Local Entity Coordination

<p>What method(s) are used to educate your customers, staff, and community about backflow protection and cross-connection control: <i>(select all that apply)</i></p> <p><input checked="" type="checkbox"/> Periodic water bill inserts <input type="checkbox"/> Pamphlet distribution <input checked="" type="checkbox"/> New customer documentation <input checked="" type="checkbox"/> Customer emails <input type="checkbox"/> Consumer confidence reports <input type="checkbox"/> Public events <input checked="" type="checkbox"/> Website <input type="checkbox"/> Other:</p>
<p>Include additional details about public outreach: <i>The District may include comments in our periodic newsletter.</i></p>

Describe coordination with the local entities about your PWS’s CCC program.
For example: local fire, local building officials, local environmental health, plumbers, etc. IPUD communicates regularly with our local water agency partners in regard to our CCC plans and theirs, as well as other related topics. We are with involved in our local volunteer fire department and plan to share all related information with our CCCS in close coordination with our Water Utilities Manager (Program Administrator).

Record Keeping

CCC program documents, including backflow prevention assembly test reports, hazard assessments, contracts, and our inventory of all backflow preventers are stored using the following method(s):

Digital Hard copy Both Other:

All records must be stored in accordance with section 3.5.1 of the CCCPH. List the types of records maintained and the length of retention below:

Describe any additional details:

Recycled Water/User Supervisor Requirements (Optional)

Only complete this section if your PWS service area includes the use of recycled water and/or the drinking water regulatory agency has required a user supervisor for a multi piping system.

Is recycled water used in your PWS’s service area? Yes No

Has the State Water Board required a user supervisor for a multi piping system in your PWS service: Yes No

If “yes” to either question above, provide an attachment that lists the frequency that your PWS contacts each user site supervisor, and the following information about each user site supervisor:

Name:
 Email:
 Phone number:
 Qualifications / training required:
 Date of most recent training:
 Frequency of recurring trainings:

Certification

I certify that the information submitted in this Cross-Connection Control Plan is accurate and we will comply with the Cross-Connection Control Policy Handbook (effective date July 1, 2024). Our public water system will ensure its Cross-Connection Control Plan is at all time representative of the current operation of its Cross-Connection Control Program.

Attached are copies of our hazard assessment, backflow prevention assembly and backflow preventer inventories, and our Cross-Connection Control enforcement authority.

Name: Role:

Signature: Date:

DDW / LPA Review:

The public water system has demonstrated compliance with the Cross-Connection Control Plan requirements of the CCCPH.

Name: Title:

Signature: Date:

ATTACHMENT 1: BACKFLOW PREVENTION ASSEMBLY INVENTORY

Inventory of Backflow Prevention Assemblies					
Location (<i>clearly describe address and specific location</i>)	Assembly Type (RP, DC, AG, PVB, etc.)	Assembly Size	Manufacturer name, model, and Serial Number	Installation: (horizontal, vertical, above/below grade)	Identified Potential Onsite Hazard
12755 SFD Blvd.	DC	1 inch	Watts	Horizontal	
150 Camino Del Mar	DC	¾ inch	Watts	Horizontal	
255 Camino Del Mar	DC	¾ inch	Febco	Horizontal	
105 Via De La Vista	DC	¾ inch	Febco	Horizontal	
595 Via De La Vista	DC	¾ inch	Watts	Horizontal	
13275 SFD Blvd.	DC	1.5 inch	Febco	Horizontal	
130 Kehoe Way	DC	¾ inch	Watts	Horizontal	
125 Kehoe Way	RP	¾ inch	Febco	Horizontal	
15 Pine Hill	DC	¾ inch	Febco	Horizontal	
636 Via De La Vista	DC	¾ inch	Febco	Horizontal	
12938 SFD Blvd.	DC	2 inch	Watts	Horizontal	
55 Inverness Way	DC	¾ inch	Watts	Horizontal	
300 Perth	DC	¾ inch	Watts	Horizontal	
231 Keith Way	DC	¾ inch	Watts	Horizontal	
105 Vision Rd.	DC	¾ inch	Watts	Horizontal	
2 Stockstill	RP	¾ inch	Watts	Horizontal	
51 Inverness Way	DC	¾ inch	Watts	Horizontal	
555 Via De La Vista	DC	1 inch	Watts	Horizontal	

RP: Reduced Pressure principle backflow prevention assembly

DC: Double Check valve backflow prevention assembly

AG: Air Gap

PVB: Pressure Vacuum Breaker backflow prevention assembly

FIRE DEPARTMENT REPORT

September 2025 / October Board Meeting

Incidents

Number Date

- #25-098 9/1 **Accidental CAD entry**
- #25-099 9/1 **EMS** @ Cypress Rd, PRS. Inverness for Landing Zone.
Attendance: Jim Fox
- #25-100 9/4 **Fare alarm** @ 30 Escondido. No Merit
Attendance: Jim Fox, Burton Eubank, David Briggs, Jonah Thomas, Maya Wolf, Ken Fox, Sydney Knudsen, Tom Fox
- #25-101 9/4 **Faire alarm** @ 231 Keith Way. No Merit
Attendance: David Briggs, Jim Fox
- #25-102 9/11 **CO2 alarm** @ 30 Via de la Vista. No Merit
Attendance: David Briggs
- #25-103 9/13 **EMS** @ Via de la Vista for an unresponsive person. Transported by helicopter
Attendance: David Briggs, Jim Fox, Ken Fox, Tom Fox, Jonah Thomas
- #25-104 9/17 **EMS** @ 13275 SFD for a sick person. M94 transport.
Attendance: Jim Fox, Tom Fox, Kai Heimpel
- #25-105 9/18 **Lift assist** @ Via de la Vista for a weak person.
Attendance: Burton Eubank, David Briggs, Jim Fox, Ken Fox, Tom Fox
- #25-106 9/24 **EMS** @ Highland Way for a dizzy person. No transport
Attendance: David Briggs, Greg Eastman, Sydney Knudsen
- #25-107 9/25 **EMS** @ Glen Way for a fall. M94 Transport
Attendance: Jim Fox, Sydney Knudsen, Tom Fox
- #25-108 9/26 **Vehicle Accident** @ Bear Valley Road and SFD. Parties fled scene.
Attendance: Jim Fox, David Briggs
- #25-109 9/27 **EMS** @ Pierce Point Rd for a seizure. Transported by helicopter.
Attendance: Jim Fox, David Briggs, Greg Eastman, Tim Olson
- #25-110 9/30 **EMS** @ Laurel View Way for vomiting. No transport.
Attendance: Jim Fox, David Briggs, Brian Cassel, Tom Fox

Trainings

September 8: Turnout sizing and Wildland fire training.

Attendees: David Briggs, Dennis Holton, Greg Eastman, Jim Fox, Tom Fox, Ken Fox, Andrew Bock, Maya Wolf, Jonah Thomas, Jacob Leyva, John Anderson, Tim Olson, Burton Eubank.

September 22: Landing zone and vehicle accident training.

Attendees: David Briggs, Jim Fox, Tom Fox, Sydney Knudsen, Greg Eastman.

Activities and Maintenance

1. NFIRS data preparation.
2. New volunteer training.
3. Coastal Fuel Network fuel reduction.
4. Lifesaving skills class hosted at Inverness Fire Station on Sept 15.
5. Ready Marin hosted Disaster preparedness class at West Marin School on Sept 23.
6. Duty officer vehicle research, purchase.

Personnel

Jim Fox, Ken Fox, Tom Fox, Burton Eubank, Brian Cassel, Tim Olson, Dennis Holton, David Briggs, Nikki Spencer, Greg Eastman, Jay Borodic, Liam Riley, Andrew Bock, Jacob Leyva, Cassidy Russell, Andrew Bock, Sydney Knudsen, Silas Blunk, Maya Wolf, Jonah Thomas

Jim Fox, Chief

MWPA MONTHLY REPORT

September 2025 / October Board Meeting

Local Projects

- Fire road vegetation management in watershed as needed.

Defensible Space

- Defensible space inspections for approximately half of Inverness were completed.

West Marin CORE Project Activity

- Coastal Fuel Network (Seahaven, Vision Rd, and between Vision and Perth) approval from state.
 - Three coastal fire agencies (Inverness, Bolinas, Stinson) will split \$500,000. Inverness will get \$166,000. Sixteen thousand will be kept in reserve in case work goes over limit, and for possible use for erosion control after work is done.
 - MWPA is helping to manage the project and working with contractors.
 - Biological assessments are planned to take place approximately one week prior to work.
 - Met with State Parks to discuss work on State Park lands to happen on September 8. Scope of work will be essentially the same as on private property, but leaving small 'islands' of shrubs.
 - State Water Resources Control Board needs to inspect work area and advise if any areas should be avoided. In process of setting up meeting.

Meetings / Committees

- September 3: MWPA ATC meeting. Introduction to committee of vendor contracted to update the CWPP (Community Wildfire Protection Program) Vendors presented the plan and timeline for the development.
- September 4: Coastal agencies check-in. Three coastal fire agencies (Inverness, Bolinas, Stinson) will split \$500,000. Inverness will get \$166,000. Sixteen thousand will be kept in reserve in case work goes over limit, and for possible use for erosion control after work is done.
- September 5: Met with contractors and MWPA to discuss scope of work in Seahaven.
- September 8: Met with State Parks and MWPA to discuss scope of work in Seahaven.
- September 15. A full-day meeting for Operations Committee members to discuss the following topics:
 - Fire Safe Marin – What does the future look like?
 - What is Marin Wildfire?
 - Centralized vs. Decentralized approaches
 - What's working well?
 - What's not working well?
 - Basic SWOT analysis
- September 18: Coastal agencies check-in. Coordinate contractors, environmental consultants, biologists, and cultural resource consultants.

FIRE DEPARTMENT REPORT

October 2025 / November Board Meeting

Incidents

Number Date

- #25-111 10/1 **Vehicle accident** @ SFD and Drakes view for vehicle into power pole.
Attendance: Jim Fox, David Briggs, Andrew Bock, Burton Eubank, Cassidy Russell, Greg Eastman, Jacob Leyva, Ken Fox, Tom Fox
- #25-112 10/1 **Accidental CAD entry**
- #25-113 10/3 **Fire alarm** @ 50 Dundee. No merit.
Attendance: Burton Eubank, David Briggs, Jim Fox, Tom Fox
- #25-114 10/6 **Vehicle accident** @ 15250 SFD.
Attendance: Burton Eubank, David Briggs, Brian Cassell, Greg Eastman, Jonah Thomas, Tim Olson.
- #25-115 10/7 **Lift assist** @ Via de la Vista.
Attendance: Burton Eubank, David Briggs, Brian Cassell.
- #25-116 10/7 **Lift assist** @ Glen Way.
Attendance: David Briggs
- #25-117 10/9 **EMS** @ Via de la Vista for a stroke.
Attendance: David Briggs, Brian Cassell, Burton Eubank, Dennis Holton, Jacob Leyva, Jim Fox, Tim Olson
- #25-118 10/10 **Propane leak** @ 18 Inverness Way.
Attendance: David Briggs.
- #25-119 10/13 **Vehicle accident** @ 11280 Hwy 1
Attendance: Jim Fox. Inverness cancelled.
- #25-120 10/27 **Tree down** @ SFD and Camino del Mar.
Attendance: Burton Eubank, David Briggs, Dennis Holton
- #25-121 10/31 **EMS** @ Tomales Bay Resort for possible heart issue.
Attendance: Brian Cassel, David Briggs, Jim Fox

Trainings

October 13: Scene size up

Attendees: David Briggs, Sydney Knudsen, Dennis Holton, Greg Eastman, Tom Fox, Ken Fox, Maya Wolf, Jonah Thomas, Burton Eubank.

October 21: Lifesaving skills class hosted by Inverness Fire volunteers at Yacht Club.

Attendees: Jay Borodic, Brian Cassell

October 27: Structure fire response and SCBA donning.

Attendees: David Briggs, Andrew Bock, Dennis Holton, Sydney Knudsen, Maya Wolf, Burton Eubank, Greg Eastman, Brian Cassel, Jonah Thomas

Activities and Maintenance

1. NEIRS data preparation.
2. New volunteer training.
3. Coastal Fuel Network fuel reduction preparation.
4. Duty officer vehicle outfitting.

Personnel

Jim Fox, Ken Fox, Tom Fox, Burton Eubank, Brian Cassel, Tim Olson, Dennis Holton, David Briggs, Nikki Spencer, Greg Eastman, Jay Borodic, Liam Riley, Andrew Bock, Jacob Leyva, Cassidy Russell, Andrew Bock, Sydney Knudsen, Silas Blunk, Maya Wolf, Jonah Thomas

Jim Fox, Chief

MWPA MONTHLY REPORT

October 2025 / November Board Meeting

Local Projects

- Fire road vegetation management in watershed as needed.

Defensible Space

- Defensible space inspections for approximately half of Inverness were completed.

West Marin CORE Project Activity

- Coastal Fuel Network
 - Work started on November 6. Began near Shell Beach parking lot and concurrently at the end of Via de la Vista. We will then work East from end of Via de la Vista once those areas are completed.
 - State Water Resources Control Board needs to inspect work area and advise if any areas should be avoided. Will meet on Friday, November 13.

Meetings / Committees

- October 2: Coastal Fuel Network check-in.
- October 16: Coastal Fuel Network check-in.
- October 30: Coastal Fuel Network check-in.

Coastal Marin Update from Marin Wildfire Prevention Authority (MWPA)

From Inverness Public Utility District <engage@getstreamline.com>

Date Sun 11/16/2025 10:11 AM

To info <info@invernesspud.org>



Water & Fire Services
Inverness, CA

Thanks to Measure C, the Marin Wildfire Prevention Authority (MWPA) has planned and organized projects with its 17 member agencies in Marin County.

For access to the interactive map application, click on the link here:

[Marin Wildfire Prevention Authority Core Vegetation Management Projects Maps](#)

The Inverness Public Utility District participates in this effort as a member, with our Board President, Kathryn Donohue, serving on the MWPA Board of Directors. Our Fire Department staff work with the MWPA team to identify areas for project assessment and planning. We currently have two (2) active projects that are described below, along with the ongoing defensible space inspections and local vegetation management work we participate in annually. The funds from Measure C also support the Chipper Program and provide funds for home hardening grants.

Marin Wildfire takes a House-Out approach to wildfire resilience. In 2024, activities included:

- 2024 Defensible Space & Home Hardening Inspections: 2,355
- 2024 Chipper Pickups: 1,321
- 2024 Grant Awards to Residents: 27

Projects

Coastal Critical Infrastructure Defensible Space Project

[MWPA Project Webpage](#)

This project received California Environmental Quality Act (CEQA) compliance through an exemption and has been coordinated with the County of Marin for Coastal Act compliance. This work includes fuel reduction around critical infrastructure (e.g., water tanks, treatment facilities, utility structures) within Muir Beach (pictured below), Stinson Beach, Bolinas, and Inverness.

The Coastal Fuel Reduction Network Project

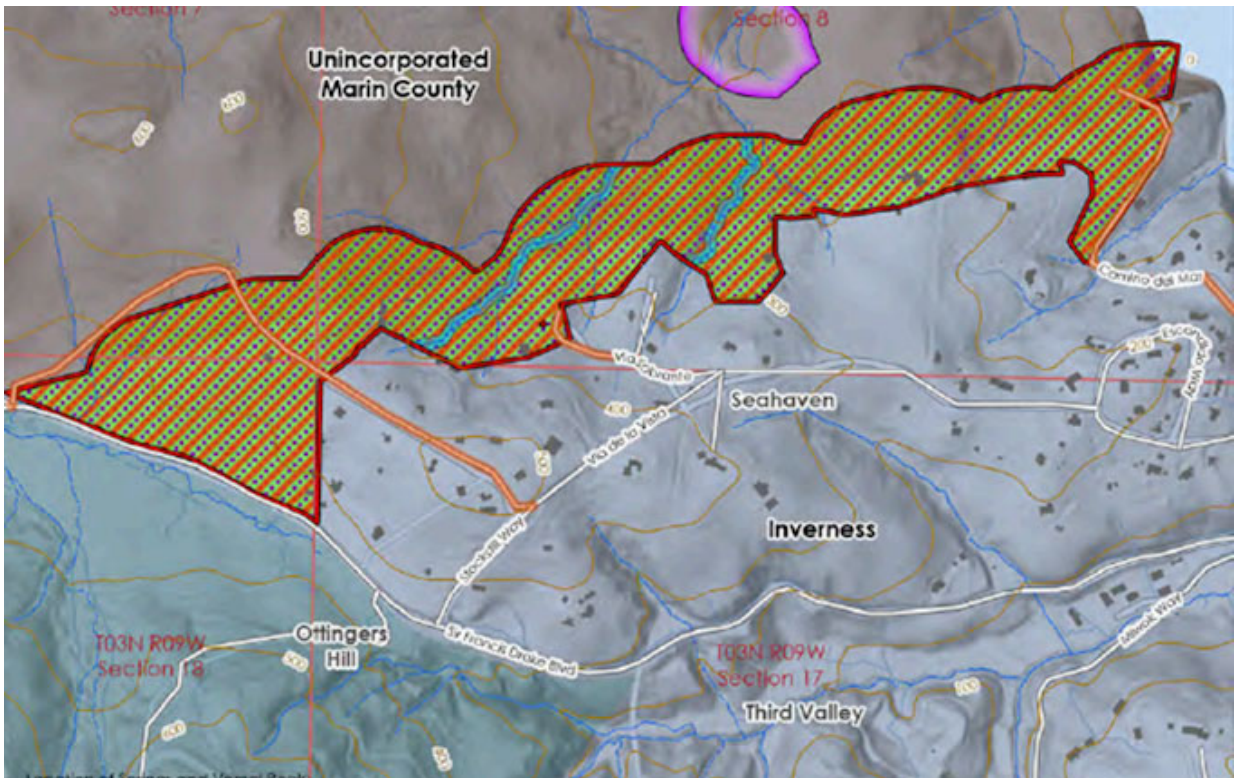
[MWPA Project Webpage](#)

The Coastal Fuel Reduction Network Project includes linear project areas adjacent to homes and communities in Inverness, Bolinas, Stinson Beach, and Muir Beach (red lines on map below). This project received regulatory compliance through the Governor's Wildfire Risk Emergency Proclamation. Pre-planning activities (botanical and cultural surveys, contracting, right-to-enter, outreach to neighbors) are underway in several locations.



In **Inverness**, work has begun in the Seahaven area. Work will generally take place using hand crews within portions of the project area indicated in the figure below. The entire polygon will not be treated during this field season. Work will include removal of dead and down material; thinning of understory vegetation; limbing up of trees; and removal of some dead, diseased and/or hazardous trees.

Consistent with all of this work, crew training will cover biological resources, cultural resources, and other topics and will take place in both English and Spanish. A biologist will walk the project areas ahead of crews and flag areas to avoid.



Marin County Forest Health and Fire Resilience Public Works Plan

[MWPA Project Webpage](#)

The Marin County Forest Health and Fire Resilience Public Works Plan (Marin PWP) creates a general permitting framework under the California Coastal Act for future projects in Coastal Marin. ***The Marin PWP was approved by Marin Wildfire's Board on September 18. The next step will be a Coastal Commission hearing, which will likely take place in December.*** Once the Marin PWP is approved, each future project would need compliance under CEQA and a Notice of Impending Development (NOID) submitted to the California Coastal Commission.

