



MUIR BEACH COMMUNITY SERVICES DISTRICT

19 Seacape Drive Muir Beach, CA 94965 415 383 9969 www.muirbeachcsd.com

AGENDA

Regular Meeting of the Board of Directors

Public Hearing for Fire Tax Ordinance

Wednesday, March 25, 2026 7:00 PM

Meeting held by Teleconference

Agenda will be emailed and posted

Zoom invitation will be emailed

MEETINGS BY ZOOM: Gov. Code section 54953(b) provides that local agencies such as the Muir Beach Community Services District may hold its meetings using teleconferencing services, such as Zoom if certain conditions are complied with, all of which have been met by the MBCSD. As such, the District will email Zoom invitations to all residents and other members of the public asking to participate in the meetings, which will also include a dial-in option using your telephone. Please participate from your own locations/homes, however, if needed (and as required by the code), you may participate from the homes of the members of the Board of Directors, being 240 Pacific Way, 1821 Shoreline Hwy, 40 Sunset Way, 209 Sunset Way, and 23 Starbuck Drive where the meeting agenda will be available.

TIMING OF AGENDA ITEMS: The Board attempts to hear all items in order as stated on the agenda, however it reserves the right to take items out of the order listed at any time during the course of the meeting. The following items will be considered, and any item can be discussed, acted upon, or approved during the course of the meeting.

SPECIAL NEEDS: In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the District Manager at 415-388-7804. Notification 48 hours prior to the meeting will enable the District to make reasonable arrangements to ensure participation in the meeting.

7:00 pm	Item 1: Call to Order
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Board: Steven Shaffer (Board President), Nikola Tede (Board Vice-President), Leighton Hills (Director), Chritine Lam (Director), and David Taylor (Director)

Staff: Mary Halley (District Manager), Chris Gove (Fire Chief), Ernst Karel (Meeting Secretary)

Item 2: Approval of Agenda

The following item or items were not included in this agenda, along with the reason for not being included. Pursuant to the Bylaws of the Muir Beach Community Services District, the Board of Directors may now by motion require that the item or items be added back to this meeting's agenda. Should the item or items require research or preparation by staff or by member(s) of the Board of Directors in order to be properly heard, the item or items may be deferred to a subsequent meeting. The motion to approve this agenda may be without change or may be to re-include any item or items listed below.

Item(s) not included in this agenda: None

Item 3: Consent Calendar

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

- A. Approval of Draft Minutes from Regular Board Meeting on 1/21/26. (See attached)
- B. Approval of Draft Minutes from Special Board Meeting on 2/27/26. (See attached)

Item 4: Items Removed from Consent Calendar

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

7:15pm	<i>Close Regular Board Meeting and Open Public Hearing</i>
	Item 5: Public Hearing for Fire Tax Ordinance

The MBCSD Board reviewed and discussed the first reading of the proposed Ordinance No. 2026-1 to approve and adopt the Levy of a Special Tax on the Real Property Located within the District for Fire Protection and Related Purposes at the January 21, 2026 Board meeting. (See attached Ordinance No.2026-1) Notice of Public Hearing for the Fire Tax Ordinance will be held on March 25, 2026 at the Regular Board Meeting. Public notice was previously published/posted as required by ordinance. (See below). This will be an action item for board approval.

“NOTICE ON PROPOSED TAX ORDINANCE

NOTICE IS HEREBY GIVEN that on Wednesday, March 25, 2026 at 7:15 PM at the regularly scheduled board meeting conducted via teleconference and in accordance with Brown Act, or soon thereafter as the matter may be heard, the Board of Directors of the Muir Beach Community Services District will consider the adoption of an ordinance which will, if adopted by the Board, and confirmed by two-thirds (2/3) of the votes cast by the voters of the Muir Beach Community Services District, impose a special tax for fire protection, including firehouse maintenance and emergency preparedness within the Muir Beach Community Services District.

NOTICE IS FURTHER GIVEN that the Ordinance will further provide for the method of collection of said tax and for reasonable costs for collection of such tax.

NOTICE IS FURTHER GIVEN that persons desiring to address the Board regarding the proposed Ordinance should attend the hearing at the above meeting on the date and time indicated, or if they wish to comment on the proposed Ordinance in writing, that they do so no later than 5:00 PM on March 25, 2026.”

Close Public Hearing and Resume Regular Board Meeting

Item 6: County of Marin CDA Local Agency Management Program (LAMB) – Liz Darby – Marin County CDA

The County of Marin is updating the County’s Local Agency Management Program (LAMP) for the management and regulation of onsite wastewater treatment systems (OWTS), typically referred to as septic systems. The County are in the process of seeking input from residents and the community, technical experts, local septic professionals, and other stakeholders to provide input and feedback on the challenges and/or successes with current septic system policies, processes, and programs. Ideas and proposed recommendations will be reviewed to include in the County’s development of the LAMP to submit to the San Francisco Bay Regional Water Quality Control Board.

For information about addition community meetings, ways to stay engaged, and to receive updates and view LAMP FAQs, please visit our website at Marincounty.gov/departments/cda/env-health-svcs/lamp.

Item 7: Upper Park Trail – Continuing Discussions and Updates Regarding Upper Park Trail Improvements for Possible Approval or Further Direction – Directors Hills and Lam

Board Directors Hills and Lam have now received the trail specialist and ecologically-sustainable landscape architect Tom Hesseldenz & Associates’ final Upper Park Trail report and recommendations – which were

previously sent out two weeks ago to the community for preview and are also additionally attached (*See attached Seacape Park Trail Solutions Narrative and Drawings 2026-3-11*). Hills and Lam will give a brief update to begin discussion of the report that includes various observations and solutions. The Board could decide to vote for one of the recommended solutions or request further information and research to support future discussion and approval.

Item 8: Fire Chief Report including Fire House Update – Chris Gove, David Taylor, and Jon Rauh

Fire Chief Chris Gove will present his report along with updates on the Firehouse project status, MWPA projects, Measure M Fire Tax Ballot Measure, and Firehouse fundraising and potential grants.

Item 9: Recreation Department – Muir Beach Friends and Neighbors Group (MBFN)

1. Request that the annual MBCSD budget for Bistro (which is an item included annually in the MBCSD Events budget) be increased from \$1200 to \$2000 paid quarterly to the MBFN Group.
2. Request a one-time \$1000 payment to MBFN to publish 200 hardcopies of the Muir Beach Directory to coincide with the MB Community Center’s 50th Anniversary celebration planned for August 2026.

Item 10: District Manager Report – DM Halley

District Manager Mary Halley will present brief highlights from her DM report. (*See attached*)

Item 11: Public Open Time

Please note:

1. Topics should be within the jurisdiction of the CSD (Water, Roads, Fire Protection, & Recreation).
2. The topic should not be elsewhere on the agenda.
3. The Board and staff may only briefly respond to statements and questions (i.e. the legal requirement for items not posted on an agenda which otherwise informs community members that a topic is up for discussion and/or action.)
4. Public comments are limited to 3 minutes per speaker, unless waived by the Board.
5. The period for public open time is limited to 10 minutes, unless waived by the Board.

Item 12: Recognitions & Board Member Items

Board member recognitions and pending events of interest to the community.

Item 13: Next Meeting Date and Adjournment

Next Board Meeting Date: Wednesday, May 27, 2026

Muir Beach Community Services District

Balance Sheet

As of February 28, 2026

Accrual Basis

	Feb 28, 26
ASSETS	
Current Assets	
Checking/Savings	
Charles Schwab 6797	
CS Fire	800,000
CS Lower Tank Reserve	240,001
CS General Fund	89,999
CS Pipes & Equip Reserve	70,000
Charles Schwab 6797 - Other	21,207
Total Charles Schwab 6797	1,221,207
TriC Checking	
TriC Fire	223,492
TriC General Fund	199,396
TriC Lower Tank Reserve	20,000
TriC Pipes & Equip Reserve	16,123
TriC Measure A	(12,295)
TriC Water	(118,910)
Total TriC Checking	327,806
Total Checking/Savings	1,549,012
Other Current Assets	
Due from Water Ops to Gen'l Fd	118,910
Undeposited Funds	1,140
Prop 68 for reimbursement	425
Total Other Current Assets	120,475
Accounts Receivable	
Receivables	9,340
Total Accounts Receivable	9,340
Total Current Assets	1,678,827
Fixed Assets	
Other Fixed Assets	
Road Improvements	1,670,998
Land	755,573
Buildings	608,246
Buildings - Fire Station	190,070
Land - Fire Station	188,572
Playground Upgrades	173,427
Equipment	149,820
Equipment - Fire Trucks	103,871
Electric Gate	9,927
Furniture & Fixtures - CC	7,684
Shed Roof	(0)
Accumulated Depreciation	(1,679,736)
Total Other Fixed Assets	2,178,451
Water System Assets	
100-Year Equipment Post 2008	651,666
Historic Water System Equipment	504,638
40-Year Equipment Post 2008	410,506
15-Year Equipment Post 2008	55,727
10-Year Equipment Post 2008	36,291
Mains and Valves (historic)	34,973
Wells (historic)	21,620
Equipt and Controls (historic)	0

Muir Beach Community Services District

Balance Sheet

As of February 28, 2026

Accrual Basis

	Feb 28, 26
Other Water System Assets	0
20-Year Equipment Post 2008	(0)
5-Year Equipment Post 2008	(0)
Accumulated Depreciation	(819,574)
Total Water System Assets	895,847
Invested in Capital Assets	(2,122,568)
Total Fixed Assets	951,730
TOTAL ASSETS	2,630,557
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Due to Gen'l Fd from Water Ops	118,910
Total Other Current Liabilities	118,910
Accounts Payable	
Accounts Payable	4,090
Total Accounts Payable	4,090
Credit Cards	
Credit Card	2,784
Total Credit Cards	2,784
Total Current Liabilities	125,784
Total Liabilities	125,784
Equity	
Retained Earnings	1,176,574
Gov't Net Position	944,663
Net Income	383,537
Total Equity	2,504,774
TOTAL LIABILITIES & EQUITY	2,630,557

1 **MUIR BEACH COMMUNITY SERVICES DISTRICT**
2 Minutes of the Board of Directors' meeting held on
3 Friday, February 27, 2026
4

5 **OFFICIAL MINUTES ONLY UPON APPROVAL**
6

7 Prior to approval of these minutes by the Board of Directors in a public meeting, these minutes are
8 draft only and subject to change. Upon approval by the Board, these minutes become the Official
9 Minutes of the meeting.

10
11 **Item 1: Call to Order** at 18:02pm

12 Board: Steve Shaffer (Board President), Nikola Tede (Board Vice President), Leighton Hills (Director),
13 Christine Lam (Director), David Taylor (Director)
14 Staff: Mary Halley (District Manager), Chris Gove (Fire Chief)
15

16 **Item 2: Approval of Agenda**

17 Item(s) not included in this agenda: None.
18

19 MOTION: To approve the agenda
20 Moved: Lam, seconded by Tede
21 Vote: AYES: Unanimous.
22

23 **Item 3: Approval of Argument in Favor of Fire Tax Ballot Measure**

24 At the Muir Beach Community Services District Board's ("Board") last regular meeting on January 21,
25 2026, the Board voted unanimously to place a ballot measure on the June 2026 ballot imposing a
26 special tax for the purpose of supporting fire protection services ("Ballot Measure"), Resolution No.
27 2026-1.
28

29 The California Elections Code governs what argument will appear first on the County voters' guide
30 based on who has submitted the argument. Arguments submitted by the governmental body receive
31 priority and will appear first.
32

33 California Elections Code section 9282(b) requires that when a governmental body submits an
34 argument for or against a ballot measure, the argument must be authorized by the board. Upon such
35 authorization, the argument will be submitted to the County Election's Office.
36

37 The Fire Tax Committee members Director Taylor and Director Lam recommend that the Board
38 approve the draft argument in favor of the Ballot Measure on behalf of the Board, that will be
39 accompanied by up to four (4) additional printed names and signatures of persons joining in support,
40 and then cause its submittal to the Marin County Elections Office, as follows:
41

42 *The Muir Beach Volunteer Fire Department (MBVFD) has been supported by a voter approved parcel*
43 *tax since 2016. Measure L expired after 10 years. The Muir Beach CSD, which oversees MBVFD,*
44 *resolved to place (this parcel tax) [Measure __] before the voters based on a careful analysis of fire*
45 *department finances. That analysis showed that without this parcel tax renewal the department will*
46 *not be able to operate safely or effectively in the future. A community survey indicated majority*
47 *support for the idea. This 10-year parcel tax renewal on the ballot is \$386—an increase of 35%. Annual*
48 *increases will be pegged to changes in San Francisco–Bay Area Consumer Price Index to keep up*
49 *with future inflation. The fire department is also supported by generous donations from the Muir Beach*

1 *Volunteer Fire Association and by the Measure W transient occupancy tax as well as grants. MBVFD*
2 *cannot base future operations on donations and grants alone as those are not predictable income*
3 *sources. Through thrift the department has saved enough funds to start building this year, after 30*
4 *years of effort, a new firehouse. Firehouse construction expenses will exhaust all MBVFD reserve*
5 *funds, and it will be in deficit by year's end. MBVFD uses outdated equipment that is carefully*
6 *maintained and kept in service. The firefighters must have safer, more modern protective equipment.*
7 *MBVFD engines will need expensive maintenance before the department can afford to replace them.*
8 *MBVFD needs to outfit its new firehouse and anticipate further volunteer recruitment. For about a*
9 *dollar a day we can protect the health and safety of our volunteers and provide rapid emergency*
10 *response to our tiny, isolated community.*

11
12 MOTION: To approve the Fire Tax Ballot language as submitted.
13 Moved: Hills, seconded by Taylor
14 Vote: AYES: Unanimous.

15
16
17 **Item 4: Next Meeting Date and Adjournment**
18 Next Board Meeting Date: Wednesday, March 25, 2026.

19
20 There being no further business to come before the board, the meeting is adjourned.
21 Meeting adjourned at 18:05 pm.

ORDINANCE NO. 2026-1

**AN ORDINANCE OF THE BOARD OF DIRECTORS OF THE
MUIR BEACH COMMUNITY SERVICES DISTRICT APPROVING
AND ADOPTING THE LEVY OF A SPECIAL TAX ON THE
REAL PROPERTY LOCATED WITHIN THE DISTRICT FOR FIRE
PROTECTION AND RELATED PURPOSES**

WHEREAS, the Muir Beach Community Services District (“District”) has been empowered by its voters to supply fire protection to District residents; and

WHEREAS, the increasing costs of operations and capital acquisitions for fire protection services, along with the increasing governing agency requirements and the expiration of the previously approved 2016-07-13 ten-year fire tax measure, has caused the District to seek to renew the fire tax as an essential source of supplementary funds to support critical fire protection services, including firehouse maintenance, emergency preparedness and equipment upgrades; and

WHEREAS, fire protection services and the maintenance and improvement of the equipment and facilities required to provide such services are of benefit to all parcels within the District to which they are made available, whether or not the service is actually used, in part because such services increase the value of the land, improvements, and their possible future uses and by reducing the risk of their destruction by fire; and

WHEREAS, pursuant to District Ordinance No. 2016-07-13, each parcel within the District currently pays two hundred (\$286.00) dollars per year for fire protection; and

WHEREAS, the current tax collected pursuant to Ordinance No. 2016-07-13 expires on June 30, 2026; and

WHEREAS, the Board now desires to increase the funds available for fire protection services, including firehouse maintenance, emergency preparedness and equipment upgrades.

**NOW, THEREFORE THE BOARD OF DIRECTORS OF MUIR BEACH
COMMUNITY SERVICES DISTRICT DOES ORDAIN AS FOLLOWS:**

SECTION 1: Purpose and Intent. The purpose and intent of the Board of Directors of Muir Beach Community Services District (“Board”) with respect to the special tax is: To continue an established and stable source of supplementary funds to provide critical funding for fire protection services, including firehouse maintenance, emergency preparedness and equipment upgrades.

SECTION 2: Tax Imposed. Land parcels to be assessed under this Ordinance shall be defined as any parcel of land, developed or undeveloped, wholly or partially located

within the District, for which the County Assessor of Marin County assigned an assessor's identification number, provided, however, that any such parcels which are contiguous and held under identical ownership, may, upon approval of an application of the owners thereof to this Board, be treated as a single parcel for purposes of this special tax. The special tax of three hundred eighty-six (\$386.00) dollars shall be levied per annum for a period of ten (10) years, beginning FY 2026-2027 and continuing through FY 2035-2036, on each parcel as defined in this Section 2.

SECTION 3: Exemption from Special Tax. Any owner of a parcel used solely for owner-occupied single-family residential purposes and whose household income is Eighty Percent (80%) and below of median income for Marin County residents, may obtain an annual exemption for the special tax upon approval of an annual application of such owner submitted to the Muir Beach Community Services District.

SECTION 4: Inflation Adjustment. The special tax amount shall increase automatically annually commensurate with the annual percentage increase to the San Francisco-Oakland-San Jose Price Index for All Urban Consumers ("CPI") for the preceding calendar year.

SECTION 5: Increase of Appropriations Limit. Pursuant to the provisions of Article XIII-B of the California Constitution, the appropriations limit of the Muir Beach Community Services District is hereby increased by an amount equal to the special taxes imposed by this ordinance for a period of ten (10) years.

SECTION 6: Tax Rate. The Board shall determine annually, based on a budget recommended to it, whether the basic tax rate shall be revised to reflect changes in charges and costs. If the Board determines that the basic tax rate shall be revised at a rate lower than set forth in Section 2 and 4 hereof, it shall so revise said rate by resolution passed by a simple majority of the Board.

SECTION 7: Method of Collection. The special tax imposed by this ordinance is due from every person who owns a parcel within the Muir Beach Community Services District and as reflected upon the rolls of the County Assessor at the same time ad valorem tax is due and is to be collected in the same manner. The Marin County Tax Collector shall collect the tax and any penalty or interest due hereunder. The full amount due under this Ordinance shall constitute a debt to the Muir Beach Community Services District. Marin County may deduct the reasonable costs incurred by the County for this service before remittance of the balance to Muir Beach Community Services District.

SECTION 8: Delinquency. To any amount of the special tax created by this Ordinance which becomes delinquent, the Marin County Tax Collector shall add a penalty in the amount equal to any penalty owing for delinquencies in the ad valorem property tax. The tax and penalty shall bear interest at the same rate as the rate for unpaid ad valorem property tax until paid.

SECTION 9: Effective Date. This Ordinance shall not become effective unless approved at the June 2, 2026 election by a two-thirds (2/3) majority of the voting registered voters within the District. This Ordinance shall become effective immediately upon the voter approval.

SECTION 10: Ten Year Tax. When approved by the voters this Ordinance shall remain in effect for a period of ten (10) years.

SECTION 11: Invalidity. If any part of this Ordinance is held to be invalid for any reason, such decision shall not affect the remaining portion of this Ordinance and the Board hereby declares that it would have passed the remainder of this Ordinance as if such invalid portion thereof had been deleted.

SECTION 12: Adoption and Publication. This Ordinance shall be introduced at least five (5) days prior to the Board meeting at which this Ordinance is to be adopted by the Board. The full text of this Ordinance shall also be published once within fifteen (15) days after this Ordinance's passage by the Board, along with the names of the board members voting for and against the same, in the Point Reyes Light, a newspaper of general circulation published in the County of Marin.

SECTION 13: Posting. The District shall post a certified copy of the full text of this Ordinance, as adopted by the Board, along with the names of the board members voting for and against the Ordinance.

SECTION 14: Effective Date. This Ordinance shall not be considered effective unless and until it is approved by two-thirds (2/3) of the voters voting upon this measure at an election to be held June 2, 2026.

PASSED, APPROVED, AND ADOPTED this 25th day of March, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Steve Shaffer, President
Board of Directors
Muir Beach Community Services District

ATTEST:

Mary Halley, District Manager

Muir Beach Community Services District SEACAPE PARK TRAIL SOLUTIONS

(Prepared 3/11/26)

Existing Problems and Concerns

Existing problems and concerns along Seacape Park trails include the following:

Trail User Conflicts: The presence of cyclists and hikers at the same time on a narrow trail can lead to conflicts, especially if cyclists are traveling fast and/or don't give adequate warning to hikers when approaching.

Erosion: Gullies of up to a couple feet deep have developed along steeper segments of the trail due primarily to bicycle use. Bicycle wheels leave ruts during wet soil conditions that entrain runoff, leading to erosion. Skidding due to excessive brake use can lead to ruts during dry and wet conditions, and can also directly excavate trail surface materials. Also, there are no existing features to direct stormwater runoff off of the trails.

Vehicular Traffic Conflicts: Cyclists approaching the western start of the trail tend to cut across the Starbuck Drive intersection to gain speed to get up the first part of the trail. The existing trailhead is located somewhat up Starbuck Drive and the intersection is somewhat blind, which results in cyclists cutting across Starbuck Drive at an angle into oncoming vehicular traffic. The opposite problem exists at the eastern end of the trail, where cyclists tend to zoom into approaching traffic on Seacape Drive at a somewhat blind trail intersection.

Unauthorized Vehicular Use of Wide Portion of Trail: The western portion of the trail had been widened for temporary access for construction of a private residence, and more recently has also been used for brush removal for fire protection within the park. It now appears to also be used in an unauthorized manner for landscape maintenance access for nearby residences.

Trail Design Alternatives

Four trail design alternatives were developed to help address the above problems and concerns. Brief descriptions of each alternative are presented below, and drawings of each alternative are attached at the end of this report. Alternative #4 is the recommended alternative.

1. Pedestrian-Only Trail Alternative: Under this alternative, the routing and 2-foot width of the existing main trail would be mostly retained, but bicycles would be precluded with trail stairs and a road gate and fencing used as barriers, and with existing chicanes and a bicycle-only trail segment at the lower end being removed.
2. Dual-Use 3-foot Wide Trail Alternative: Under this alternative, the routing and width of the existing trails would be mostly retained, but bicycles would still be allowed. User conflicts would be reduced by repairing/improving the 2 existing chicanes and installing several more in order induce cyclists to slow down, and cyclist courtesy would be relied upon.

3. Dual-Use 8-foot Wide Trail Alternative: Under this alternative, narrow portions of the existing shared portion of trail would be widened to match the road width (around 8 feet) to provide room for cyclists to safely pass pedestrians. The steep grade at the existing switchbacks would be lessened in order to reduce bicycle speed. Traffic calming structures would not be included; instead, cyclist courtesy would be relied upon to give hikers advance warning when approaching and to pass hikers with adequate separation.
4. Separate Pedestrian and Bike Trails Alternative (Recommended): Under this alternative, separate trails would be constructed for pedestrians and cyclists. The pedestrian-only trail would have stairs at each end and in the center and applicable signage to prohibit bicycle use, and would also be wide enough for pedestrians to walk side-by-side (around 5 feet wide). The bicycle-only trail would be narrow (around 3 feet wide), and signs would be posted to prohibit pedestrian use on the bike trail. Combined width of the separate trails would be 8 feet, but by being separate would avoid looking like a fire road.

Additional Solutions and Other Improvements

Solutions to other problems and concerns mentioned above could be included in all alternatives to varying extents, and would consist of the following:

Erosion: All existing gullies should be filled, and rolling dips should be installed along the trails to direct runoff off the trails. Rolling dips are broad durable gentle changes in trail grade rather than abrupt high-maintenance water bars (see photo below). In areas prone to gullying due to bicycle use, gravel armoring should be placed on trail surfaces to resist erosion.



Vehicular Traffic Conflicts: At the western (top) trailhead, trails subject to bicycle use should begin just below Starbuck Drive with an entrance at a right angle to Seacape Drive, causing cyclists to come to a stop prior to entering the bike trail. At the eastern (bottom) trailhead, the bicycle trail should be re-routed above the existing power pole and then turned directly toward the road at the trail's end in order to slow down cyclists and have them intersect the road at 90 degrees.

Signage: The following signs should be included: for Alternative #1, no bicycles; for alternatives allowing bicycles, 15 mph and pass on the right; for the gate, authorized access only (with the gate being locked); overall, signs at each end identifying Seacape Park, CSD, contact information, and QR code. Some interpretive signage may also be desirable.

Unauthorized Vehicular Use: A locking bar gate with vertical bars and adjacent fencing should be installed near the beginning of the road to prevent unauthorized use (see photo below).



Pros and Cons of Each Alternative

1. Pedestrian-Only Trail Alternative:

- **Pros:** This alternative would give pedestrians exclusive use of the trail; it would be the least expensive to implement.

- **Cons:** Cyclists would not agree with being excluded, and some cyclists would likely find a way to use the trail anyway; the CSD does not have the capacity to police trail use; with the existing 2-foot trail width being retained, resulting user conflicts would remain high with significant risks to safety.

2. Dual-Use 3-foot Wide Trail Alternative:

- **Pros:** Both user groups would be included, and it would be the second least expensive alternative to implement.
- **Cons:** User conflicts and safety risks would continue due to the narrow width; trail damage from bicycle use would re-occur and would require future repairs.

3. Dual-Use 8-foot Wide Trail Alternative:

- **Pros:** Both user groups would be included; implementation costs would be somewhere in the middle range of the alternatives; future maintenance costs would be reduced; user conflicts would be reduced due to enough width for cyclists to pass pedestrians; erosion from bicycle use would be reduced by spreading that use out over a wider trail.
- **Cons:** the trail would look more like a fire road and would require significant grading along steeper side slope areas, thereby impacting the trail user experience as well as the visual quality of the park; some user conflicts would still occur, including from cyclists going too fast due to a wider trail, thereby causing some safety concerns.

4. Separate Pedestrian and Bike Trails Alternative (Recommended):



- **Pros:** Each user group would have a separate trail, which would by far be the safest solution; pedestrian user experience would be maximized by not having to constantly be on the lookout for cyclists and by enabling pedestrians to walk side-by-side; the pedestrian trail would not be damaged by bicycle use.
- **Cons:** Constructing 2 trails would be somewhat more expensive than Alternative #3 due to more trail length overall, but as in Alternative #3, it would reduce future maintenance costs.

Conclusion

In weighing the pros and cons of each alternative, Alternative #4, the Separate Pedestrian and Bike Trails Alternative, would be the best solution in terms of maximizing user safety and experience and limiting trail damage by bicycle use to the bicycle-only trail. With cyclists having their own trail, an incentive would be created for cyclists to help maintain their trail from damages resulting from their use of the trail. Similarly, with no damage from bicycles on the pedestrian-only trail, required maintenance by the CSD would be significantly reduced, which would mostly involve occasional pruning. Rolling dips would help prevent stormwater damage on both trails.

Seacape Park PEDESTRIAN-ONLY TRAIL ALTERNATIVE (THA 3/10/26)





LEGEND

-  Existing Shared Trail Segments to be Repaired
-  Existing Trail Segments to be Obliterated



Seacape Park DUAL-USE 3-FOOT WIDE TRAIL ALTERNATIVE (THA 3/3/26)






LEGEND

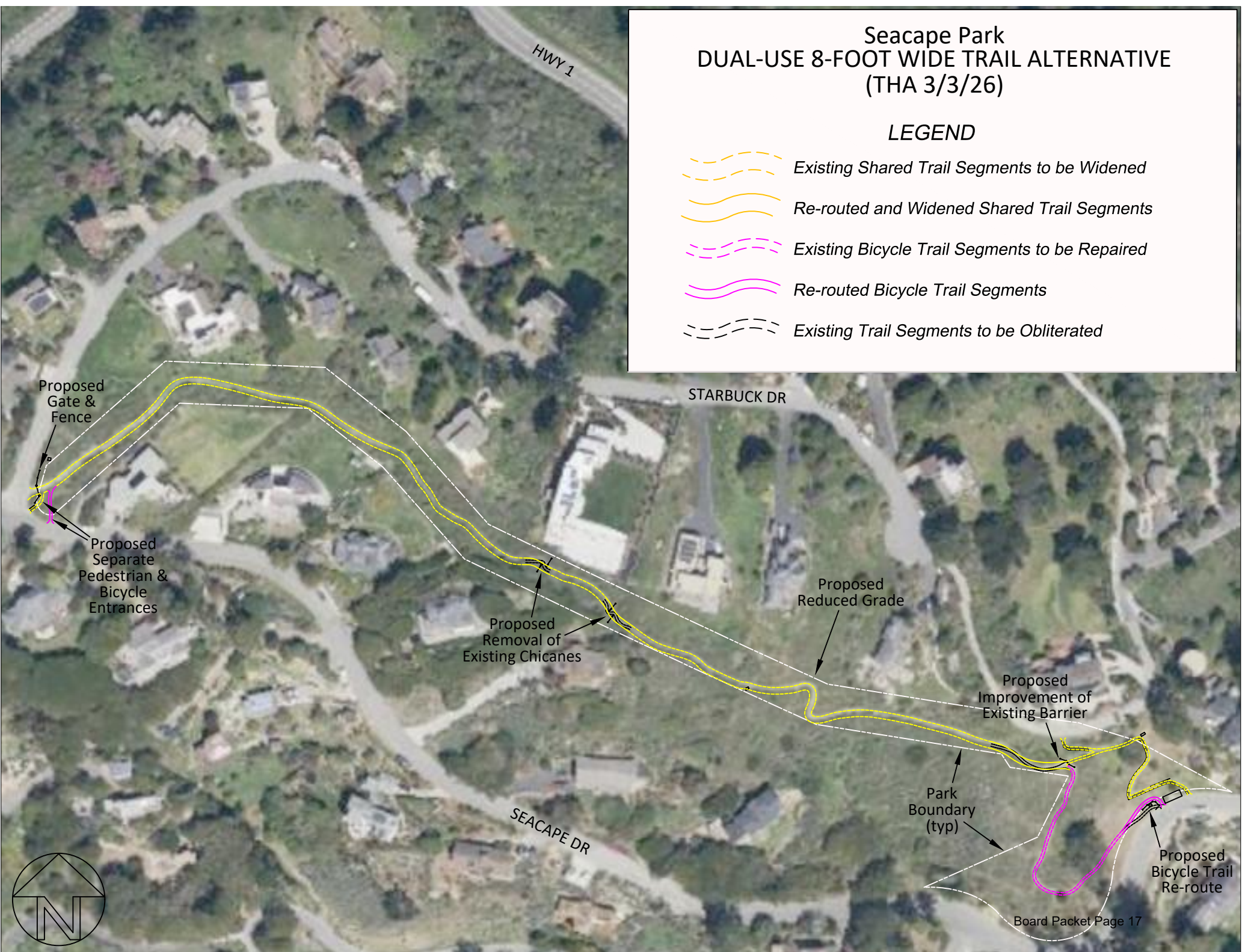
-  Existing Shared Trail Segments to be Repaired
-  Re-routed Shared Trail Segments
-  Existing Bicycle Trail Segments to be Repaired
-  Re-routed Bicycle Trail Segments
-  Existing Trail Segments to be Obliterated



Seacape Park DUAL-USE 8-FOOT WIDE TRAIL ALTERNATIVE (THA 3/3/26)





LEGEND

-  Existing Shared Trail Segments to be Widened
-  Re-routed and Widened Shared Trail Segments
-  Existing Bicycle Trail Segments to be Repaired
-  Re-routed Bicycle Trail Segments
-  Existing Trail Segments to be Obliterated



Seacape Park
SEPARATE PEDESTRIAN & BIKE TRAILS ALTERNATIVE
*****RECOMMENDED*****
(THA 3/11/26)

LEGEND

-  Existing Trail Segment to Improve for Pedestrians
-  Existing Trail Segment to Improve for Bicycles
-  Existing Trail Segment to be Obliterated
-  Proposed Pedestrian Trail Segment
-  Proposed Bicycle Trail Segment

Proposed Gate & Fence

Proposed Separate Pedestrian & Bicycle Entrances

Proposed Removal of Existing Chicanes

Proposed Chicanes

Proposed Stairs for Pedestrians and Reduced Grade for Bicycles

Proposed Retention of Existing Barrier

Park Boundary (typ)

Proposed Bicycle Trail Re-route

HWY 1

STARBUCK DR

SEACAPE DR



FIRE DEPARTMENT REPORT

March 2026

ACTIVITY

We have run 12 calls since our last meeting. We continue to train regularly.

MEASURE M

Parcel tax ballot argument will be printed in the voter guide and mailed on May 4th. Voting will begin on that day for the June 2nd election. The Coalition for Sensible Taxpayers asked to sign on in support of this Measure. We will work on informing the community about how important it will be to vote YES to support fire department operations.

FIREHOUSE

Jon Rauh reports that all underground infrastructure has been relocated and that soil compaction and site preparation are moving ahead. A ceremonial site blessing was a big success and very well attended. A capital fundraising campaign with a goal of raising an additional \$1.4 million has kicked off. Progress will be marked on visible signs in the community. The aim is to support future equipment acquisition and completion of firehouse fixtures. Supervisor Rodoni has requested that the BOS authorize a second grant of \$100,000 to support firehouse construction.

MWPA

Work is now completed on the HWY 1/BANDUCCI RANCH project. The Terwilliger project phase 1 (hazardous tree removal) is complete and we hope to start phase 2 (shaded fuel break) shortly. All 4 MWPA core projects will be in a maintenance phase in the future. Proposals to the MWPA Board for FY26/27 core and local projects have been submitted.

FIREWISE

Chipper day signage being prepared. The first chipper day will be on April 20th. Sign up at chipperday.com.

MBVFA

BBQ kickoff meeting was held on March 1st. CA State Parks have begun mowing Santos Meadow.

District Manager Report – March 2026

Water, Fire, Recreation, Roads, Finance, and Communications

General:

Board of Directors – congratulations to Steve Shaffer voted in to serve as Board President and Nikola Tede as Board Vice-president for 2026.

District Manager – currently have been focusing on writing several ordinances, drafting FY26-27 budget, and developing the State mandated Cross-connection Control Program and initial hazard assessment, as well as continuing to get estimates and coordinate contractors for the various maintenance projects around the district.

Water:

Redwood Creek Stream Monitoring – current stream flows are lower than they were at this same time last year without any late storms. Current height is 1.17 ft. and flows are 4.88 cfs and remain at a steady slow decline.

Water Reports – monthly reports, including Drought reports (DDR), are submitted through Feb 2026 and the Annual eAR reports for 2025 was submitted on 3/4. The 2025 Water Quality Report was also distributed in March to the residents and CCR submitted to the SWB.

State Waterboards Triennium Sanitary Survey – we finally received the survey report from 10/1/24 State Water Boards onsite visit. Excellent report with only minor deficiencies, such as wanting us to put backflow prevention devices on any hose bibs connected to the district portions of the system, mainly at tanks and wells, and a new one-time additional manganese testing.

Marin Water Seasonal Intertie possibility – meetings continue with interested parties (County of Marin DPW, Marin Water, Marin Conservation League, NPS, The Nature Conservancy, and CA Salmon and Steelhead Coalition) to discuss next steps towards pursuing grant funding. At the 1/23 meeting, it was decided that a second feasibility study be conducted to determine the cost and logistics of putting the whole project in the road shoulder. Then at the 2/25 meeting, the second study had been completed, and it proved to be 5x more costly to put the pipeline in the shoulder, rather than under the existing roadway, so definitely not a feasible option. The group decided to continue to put together a list and start contacting possible funders in the event that the Federal Muir Woods/Frank Valley Road improvement project was to get pushed back or delayed another year due to funding – which has already happened several times. If the project were to get delayed by another year, that would give the intertie project enough time for planning, engineering, environmental reviews, and construction. The group did a final review of the project description and concluded it was ready to send to funders on Marin Conservation League letterhead. A spreadsheet was also created to sign up for and track funding outreach roles and responsibilities.

Pump repairs – the 2002 Well needed to be cleaned and a new pump installed.

Lower Tank – continuing repairs – currently working on tank screen replacement and coordinating fumigation.

Leak Detection – we have located and repaired several leaks associated with leaking hydrants this past month.

Water meters – been replacing quite a few customer water meters in both upper and lower zones.

Water infrastructure under CSD Footbridge – still waiting for proposals for raising the electrical and water pipes underneath the footbridge to make them less vulnerable during creek flooding events.

Cross Connection Plan – The SWB has extended the completion times for the hazard assessments, given the lack of Cross-connection Control certified specialists, so our hired CCCP specialist will continue over the next several months to review the survey results, finish up any selected onsite reviews, and complete his report. I am currently developing our program based on both mandated regulations, but also survey results, and will consider customizing our CCCP Program in the areas where individual water systems do have some leeway to interpret their own risk levels within those regulations.

Fire:

Firehouse – work began Monday 1/19 and entailed initially relocating many of the existing utilities in the path of the construction zone and firehouse cement pad. MBVFA grant report to-date: we have received a total of \$530,000 from the VFA since 2018; have spent a total of \$225,553.54 on soft costs, demolition, and initial construction; the current balance in the MBVFA Firehouse grant account is \$304,446.46; plus there is an additional \$100,000 received from a County grant making a total of available grant funding of \$404,446.46. We hope also to receive another \$100,000 from the County of Marin. I continue to work with the GC on any change orders and payments.

Hydrant repairs – hydrant repairs on three hydrants (CW, Lagoon, and Hwy 1) are completed.

MWPA – Director Taylor submitted the MWPA grant work plan for this upcoming fiscal year. The MBCSD's portion of Measure C funding is still allocated for covering the districts cost for Marin County Fire Department inspections and saving up to purchase a flail mower and possible tractor to pull it.

Fire Tax – the Fire Tax Ordinance is on the CSD's 3/25 Board meeting agenda for approval and the \$386.00 tax will be listed as Measure M on the June 2, 2026 voter's ballot.

Recreation:

MB Community Center – the County EHS inspector has determined that the CC leach field is now under the playground deck and is requiring that we hire a Civil engineer to develop an alternative location. I have reached out to several OSWT engineering firms to get an estimate to do the initial soil evaluations and will apply for a permit. Also, the CC solar panel inverter has failed, and I am in discussions with Aran Moore - the original installer – as to testing and analyzing the system to configure a replacement.

MBCC Rentals – our previous CC Rental coordinator Karisma Wilson had to move out of the community, so we fortunately now have a new CC Rental Coordinator, Ben Vogler, whose family has deep roots in Muir Beach. I am continuing to assist and support our CC rental coordinator to make a smooth transition.

Prop 68 Per Capita Recreation grant – the CC Parking Project Phase 2 permit application will be held up by the County EHS until we designate a new leach field site. This will likely delay construction until late this summer 2026 or next summer 2027. We have until December 2027 to complete construction and March 2028 to close out our Prop 68 grant.

Measure A – am now working on completing our Measure A Workplan for FY26-27.

Parks and Trails – there has been much concern about the multi-use of the Upper Park trail for both hiking and biking. The trail specialist’s report is now complete, and the Board and community will review and discuss at the 3/25 Board meeting.

Roads:

Maintenance – currently the last remaining maintenance projects planned for this fiscal year are crack filling on Sunset Way, small patch repair on Pacific, and road edge stabilization on the Starbuck Extension. We have an estimate from Damazio Excavating who will schedule the work soon.

Communications:

Cybersecurity – I continue to receive and review our CISA weekly IP scanning reports. Many more updates and warnings are now coming from the EPA and CISA since the start of the US-Iran war.

Website – as always, continuing to update pages. Currently posted Public Notice for Fire Tax and 2025 Water Quality Reports, then continually post routine documents and do security updates.

Muir Beach Directory – continue to update weekly, currently updated thru 3/20/26.

Finance:

Budget – beginning work on the FY26-27 draft-budget.

District Office Business – still waiting to change over to the new laptop – hard to find a couple of days that I can go without using it. Sharry ordered infrequently ordered (checks and both styles of envelopes), so along with new office equipment, this year’s Office Supplies and Postage may come in over budget. As always, I am continuing to process all District mail and work with Sharry to make sure payroll timesheets, routine/event reimbursements, Credit Card expenditures, incoming payments and outgoing checks are all processed and expedited between agencies, employees, and vendors promptly.

Respectfully submitted,

Mary Halley

MBCSD District Manager