

**Special Joint Meeting of the SFCJPA Board and Valley Water Ad Hoc Committee
October 22, 2026**

Discussion Draft Reach 2 Re-design Project Planning and Design Deliverables *The following list of Reach 2 deliverables is based on completed deliverables that are required for planning and design, those that are part of the WRA Team Master Services Agreement, and other deliverables suggested by the SFCJPA Board.*

Once SFCJPA and Valley Water agree on the list of deliverables, an implementation Plan can be developed.

Deliverable	Complete?	If Completed, who developed?	Included in WRA Team Contract?	Additional Deliverable?
Final Environmental Impact Report, 2019	Yes	SFCJPA	Yes, CEQA addenda are scoped but not funded under current WRA contract.	
Alternatives Evaluation Technical Report 2025	Public draft	SFCJPA, with member review	Yes	
Revised Alternative Evaluation	In progress	SFCJPA, with member review	Yes	
Public Outreach meetings for a preferred alternative- 3 meetings early 2027, one in each member city	Not started	SFCJPA, with member review and support	Yes	
Concept renderings, potential mock ups built near Pope Chaucer and other key locations	Not started	SFCJPA, with member review and support	partial	Mockups suggested but are not funded
Public Outreach Plan	Not started		No	Yes, not scoped for WRA, suggested by SFCJPA Board
Real Estate Plan	Not Started		No	Yes, needed based on WRA and Reach 1

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Deliverable	Complete?	If Completed, who developed?	Included in WRA Team Contract?	Additional Deliverable?
				Project lessons learned
30% Design Package (list components)	Not started		Yes, not fully funded under current contract.	
60% Design Package	Not started		Scoped, but not included in current contract	
90% Design Package	Not started		Scoped but not included in current contract	
Final 100% Design and Bid Documents	Not started		Scoped but not included in current contract	
Stormwater Pollution Prevention Plan and Post Construction Maintenance Plans	Not started		Not included in current contract	Lesson learned from R1 – develop in house
O&M Manual	Not started		Scoped but not included in current contract	For R1 we were successful and delaying final O&M plan until after construction was completed

Note: design packages consist of multiple deliverables that are not articulated here for brevity. Does not include city specific requirements, or contractor required deliverables.

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Are there any other deliverables that Board can think of?

Other deliverable(s)	Responsibility
Implementation Plan	

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DRAFT for Discussion Purposes

The following table is a first draft to assist the SFCJPA and Valley Water Board members in defining roles and responsibilities for the Reach 2 Project. Public comments on the KPI state that the Reach 1 Project forms a path forward; therefore, this describes SFCJPA and Valley Water roles based on their past roles during the Reach 1 project, as well as past and current roles in the Reach 2 project.

SFCJPA members are included, along with known roles in project development.

Role	Reach 1 – Historical Roles	Reach 2 – Past and Current Roles	Reach 2 – Future Roles (for joint SFCJPA and VW input)
Project lead	Based on the SFCJPA member’s agreement, SFCJPA was the project lead for Reach 1.	Based on the SFCJPA member’s agreement, SFCJPA has been, and is currently, the project lead for Reach 2.	
Technical Lead	As written in the Reach 1 agreement between Valley Water and SFCJPA, Valley Water was designated as the technical lead. The SFCJPA was responsible for the consultant’s scope of work.	Valley Water is the <i>de facto</i> Technical Lead of Reach 2 project. The project is following Valley Water’s Planning Process. Valley Water has provided input on various project components, including the consultant’s scope of work and deliverables. All SFCJPA members have provided input on work deliverables.	Staff recommendation: <i>Formal designation of VW as Technical Lead via Board Resolution or other mechanism.</i>
Engineer of Record	The SFCJPA bid and held the contracts for the design of the Reach 1 Project, including	Valley Water led the design of the Reach 2 Project. The SFCJPA held contracts for landscape design	

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Role	Reach 1 – Historical Roles	Reach 2 – Past and Current Roles	Reach 2 – Future Roles (for joint SFCJPA and VW input)
	engineering services during construction. The SFCJPA managed the design, Engineer-of-Record (EOR), who stamped the final designs. The EOR supported construction by responding to Requests for Information on the design, developed the As-built drawings and drafted portions of the O&M plan. During design, Valley Water’s Engineer-of-Record attended meetings with the design consultant and also stamped the 100% design drawings that were part of the bid package. Both Valley Water and the SFCJPA staff answered Requests for Information during bidding. Valley Water held the contracts for both the Construction Management firm as well as the construction firm.	and permitting. The plan was to have the appropriate responsible-in-charge stamp final plan sheets for bidding. Following the storms in late-December 2022 and early-January 2023, all SFCJPA members gathered in January and February 2023 to discuss “Plan B” for updated project alternatives because the hydraulic model that was the basis of the designs did not indicate flooding in areas that flooded. The unanimous recommendation was to bid the redesign work out. The SFCJPA developed a scope that was reviewed by all members and bid the work. Proposals were received from five qualified consultants. The evaluation team was composed of representatives from the five SFCJPA member agencies. The highest scoring consultant was selected.	

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Role	Reach 1 – Historical Roles	Reach 2 – Past and Current Roles	Reach 2 – Future Roles (for joint SFCJPA and VW input)
		Currently, during the Reach 2 re-design process, Valley Water is the most active of all members, providing technical input to the design consultant and shaping project design. Engineering design is following the Valley Water process.	Staff recommendation: <i>Have VW attend all meetings with design consultant. Currently, SFCJPA has an additional meeting focused on budget.</i>
Permitting, Environmental and biological compliance	The SFCJPA held all the permits, including Water Board, California Department of Fish and Wildlife Services, CEQA and NEPA compliance. In addition, Sr. Project Manager Tess Byler was the Legally Responsible Person for stormwater compliance. Valley Water developed the Mitigation, Monitoring & Reporting Plan for Reach 1 in house. The construction contractor was observed not following permits during an unannounced visit by California Department of Fish and Wildlife that resulted in a Notice of Violation.	SFCJPA has led permitting throughout all stages to date for the Reach 2 project. The SFCJPA submitted draft permit applications for the overall Reach 2 Project in July 2022. Newell Road Bridge was then removed from the permit applications so that the Newell Road Bridge Replacement project could be permitted on its own. The SFCJPA led the Newell Road Bridge Replacement Project permitting, with input from the City of Palo Alto. The Water Board 401 permit is in the SFCJPA's name, and at the request of the	

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Role	Reach 1 – Historical Roles	Reach 2 – Past and Current Roles	Reach 2 – Future Roles (for joint SFCJPA and VW input)
	The SFCJPA could not direct Valley Water’s construction consultant in the Notice of Violation. The SFCJPA worked with Valley Water to address the issue, but the SFCJPA had reduced credibility with regulators to comply with permit conditions. A plan was developed for more training and specific procedures, but in the future, <i>the SFCJPA will need to have a direct say in permit compliance.</i> Valley Water’s biological expertise was instrumental in obtaining a waiver for construction by demonstrating that Ridgway’s rail and salt marsh harvest mice were not disturbed by noise by comparing the ambient levels at the Palo Alto Airport. This waiver was needed to avoid a third construction season.	SFCJPA, the CDFW Lake and Stream Bed Alteration Agreement permit includes both SFCJPA and the City of Palo Alto. The SFCJPA also held the contract for the Mitigation, Monitoring and Reporting Plan for the overall Reach 2 Project that was submitted to the regulators, as well as the Newell Road Bridge Replacement Project Mitigation Monitoring and Reporting Plan. The City of Palo Alto reviewed and had input into this plan.	
Hydraulic modeling	The model used for the project is the US Army Corps of Engineers	Valley Water’s modeling expertise has continued to be used for the	

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	(USACE) model for San Francisquito Creek Watershed. It was developed in 2009, recertified in 2016 and again in 2025. It is being used by Stanford University for their Searsville Project and for Reach 1 compliance. Valley Water’s modeling expertise was used throughout the Reach 1 Project. The SFCJPA’s design consultant used this model as the basis for their design.	Reach 2 Project but alternative modeling is performed by WRA as the design consultant. The 2025 USACE model is being used by USACE, SFCJPA and Stanford University as the basis of design. SFCJPA currently has a contract with Schaaf & Wheeler to provide hydraulic modeling support on an as-needed basis.	
Public Outreach	SFCJPA led public outreach for the Reach 1 project during construction, from placing fliers on residents’ doors, to hosting public outreach meetings during construction.	In January 2014, Valley Water led public outreach on design alternatives for the Pope Chaucer Bridge as part of alternatives for 100-year flood protection project. Public reaction to floodwall images formed the basis of public opposition to floodwalls, and public opinion was a factor in VW revising the KPI for Reach 2 from 100-year flood protection to a 7,200 cfs design goal (1998 flood	

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		of record), which the SFCJPA Board reaffirmed in January 2025. The SFCJPA led a stakeholder outreach process in 2017 that resulted in the 17 alternatives considered in the DEIR. The stakeholder process included three facilitated meetings and a tour of the project site. The tour bus was provided by Valley Water, along with refreshments. The SFCJPA led three outreach meetings for the DEIR in 2019. Meeting materials were developed by the EIR consultant. Valley Water supported these meetings including staff and logistical support. The SFCJPA led post EIR outreach meetings in 2022 and 2023 via webinars, one with the ACOE. Tours of the Reach 2 project were held August 2020 for the new Water Board head, with representatives from Stanford	

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		University attending and in April 2022 and other tour dates. Transportation for these tours was by rented van and/or private caravan. These events were developed in-house. The SFCJPA led a Reach 2 public tour in April 2025 and developed outreach materials with the assistance of community-based organization, Nuestra Casa. The SFCJPA contracted with the bus, obtained refreshments and interpretative services. Representatives from Valley Water attended this tour. For the current updated alternatives evaluation, three public outreach meetings in member cities are scoped for early 2027. WRA will develop the materials for these meetings, with input from all SFCJPA members.	Staff recommendation: <i>Conduct public outreach together since the SFCJPA spans jurisdictions that Valley Water does not know or typically include in their outreach (we are better together), and it will be good to have Valley Water expertise and additional outreach beyond what is currently scoped.</i>

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		Valley Water has stated that they would like to lead public outreach and that more outreach is needed.	
Right-of-Way (ROW), temporary and permanent easements	Valley Water secured all needed rights-of-way on the Santa Clara County side of the creek. The SFCJPA, with the assistance of San Mateo County, secured the needed easements on the San Mateo County side of the creek.	The SFCJPA initiated early contact with landowners in September 2018 and had arborist review easements for soil nail walls in the original design. The on-site meetings included both Valley Water and SFCJPA staff as well as contracted arborist. Valley Water initiated permission-to-enter letters for Reach 2 60% designs, some visits occurred, at least one with SFCJPA’s arborist, but VW did not obtain all needed PTEs and lacked personnel at the time. The SFCJPA completed the PTE letters. The WRA design consultant team has identified ROW as a significant part of the project and recommends a land rights consultant.	

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Role	Reach 1 – Historical Roles	Reach 2 – Past and Current Roles	Reach 2 – Future Roles (for joint SFCJPA and VW input)
Construction management (CM)	Valley Water managed the Reach 1 project construction and hired the CM firm to oversee the construction contractor. Other required components of construction were managed by the SFCJPA, including relocating PGE electrical, PGE relocation of the high-pressure gas pipeline, East Palo Alto sanitary sewer siphon upgrades, and relocation of a fire hydrant.	This role has not been discussed for the Reach 2 Project.	
Funding Framework/Agreements	The Reach 1 project was funded via agreement with all members. When the bids came in higher than the engineer’s estimate, a second amendment was required in order to award a construction contract, along with reducing contingency from 15% to 10%. Valley Water loaned SFCJPA members the additional funding needed to construct and executed agreements with those requesting a loan. They also removed staff	A funding framework is in very early stages with members. Funding was also the subject of a Public Finance Ad Hoc committee in 2024-2025 where the determination was that funding mechanisms could not be developed because there was not a defined Reach 2 Project.	

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	time from the total budget to reduce costs. When project construction increased over the contingency budget, Valley Water used funding from their Stream Maintenance Program to cover cost of soil disposal. They also removed restoration planting from the construction contractor's scope and rebid this portion of the project with specialty restoration firms that also resulted in cost savings. The cost of the above items was covered by Valley Water. Valley Water reimbursed itself by reducing available Safe Clean Water Program funding, including restoring staff costs previously excluded to award the construction contract.	Valley Water continues to charge all staff time to the Clean Safe Water Fund; note that this will lower the amount available for construction.	
Operations and Maintenance	In 2014, the SFCJPA Board delegated maintenance for the Reach 1 Project to Valley Water and the City of East Palo Alto.	Operation and maintenance entities for the Reach 2 Project have not yet been defined.	

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	An agreement was signed between these entities to perform the work in 2021. Valley Water led the development of the Operations and Maintenance Plan, with key inputs from the Reach 1 design team. The draft plan was circulated to SFCJPA members for review. The SFCJPA was responsible for getting the O&M plan approved because the plan was required as part of the permits.		
Five-Year Project Reviews	The permits specify that the project be reviewed every 5 years. Valley Water determined in 2022 that the SFCJPA was responsible for these, so the SFCJPA developed the first five-year review in 2025. The five-year reviews form the basis of recommend updates to the O&M Manual; Valley Water has its own 5-year update schedule for O&M updates.	This role has not been discussed for the Reach 2 Project. It would depend on permit requirements.	

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SFCJPA Members			
City of Palo Alto	Coordinated the golf course reconfiguration project (was removed from the Reach 1 project); provided permanent easement for 7.8 acres of land for marsh restoration and setback levee and temporary soil storage.	Co-owner of the Pope Chaucer Bridge. Bridge replacement is part of all updated alternatives and included in 2019 FEIR. Owner of the design contract for Newell Road Bridge Replacement project.	
City of Menlo Park	Project funder with no realized benefits from project.	Co-owner of the Pope Chaucer Bridge. Bridge replacement is part of all updated alternatives and included in 2019 FEIR.	
City of East Palo Alto	Project owner and funder, designated O&M entity	Owner of temporary wooden floodwall along Woodland Ave upstream of University Ave. Floodwall replacement is part of all updated alternatives and included in the 2019 FEIR.	
San Mateo County Flooding and Sea Level Rise Resiliency District (OneShoreline)	Project funder and assistance with San Mateo County temporary and permanent easements needed for construction.	Maintenance in designated areas; receives limited annual assessment funding from creek owners along San Francisquito Creek.	

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OTHER PARTIES OF INTEREST			
US Army Corps of Engineers (USACE)	USACE has been involved in the project since 2005, developing the HEC-RAS model and Feasibility of Alternatives. The Reach 1 project was completed without USACE due to USACE's lagging schedule, and USACE work was rescoped to exclude Reach 1	In 2013, the General Investigation was revised to focus on only Reach 2 and Reach 3. In 2020, the General Investigation was closed, and a smaller program, CAP 205, was started in 2021 focused on Reach 2 only. The current program has focused on widening within Reach 2. USACE will design, permit and build their portion of the Reach 2 Project. ACOE is actively coordinating with the Reach 2 consultant design team to ensure consistency. The re-affirmed Tentatively Selected Plan milestone is planned for late October 2026.	
OTHER ITEMS OF INTEREST			
Lessons learned from the Reach 1 Project	Funding issues caused lag in design work.	Funding issues have resulted in delay of the Reach 2 project due to delayed annual budget process.	

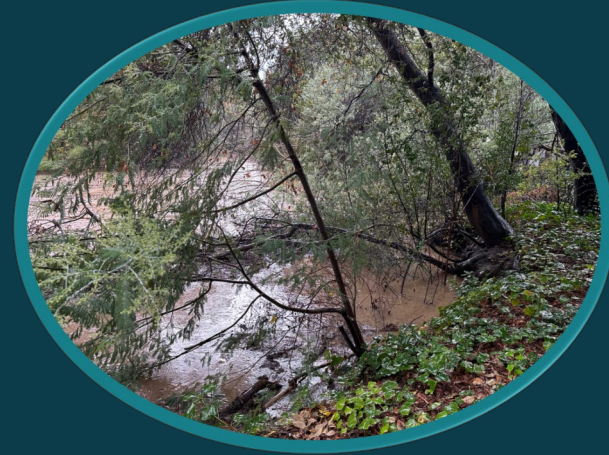
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Lessons learned from the Reach 1 Project (cont.)	Recommend only one person replying to bidder comments. Have a defined real estate plan and get outreach to owners as soon as possible. Outreach – have an internal communications plan attached to the cost share agreement. Needed broader outreach. Get the CM firm engaged earlier and have them perform design review prior to bidding. This could reduce costs and result in a more buildable design.	The SFCJPA Board was sued in 2019 by a project neighbor alleging that the EIR was inadequate. This was resolved in the SFCJPA’s favor but resulted in a 3- year delay and loss of grant funding. In September 2026, the SFCJPA returned grant funding for widening due to construction schedule concerns.	

Proposed Principles for Valley Water as Technical Lead

San Francisquito Creek Flood Protection Project Upstream of Highway 101 (Reach 2)

Workgroup Discussion 10/22/26



Why are we here?

Context for considering a larger Valley Water technical role

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- The San Francisquito Creek Flood Protection Project - Reach 2 (Reach 2 Project) is currently led by the San Francisquito Creek Joint Powers Authority (SFCJPA).
- During recent public hearings in which Valley Water proposed to modify the Safe, Clean Water and Natural Flood Protection Program KPI for Project E5¹ in response to recent audit recommendations, **public commenters expressed an interest in Valley Water taking a larger technical role on the Reach 2 Project.**
- Valley Water's Board Chair issued a letter to the SFCJPA Board suggesting the establishment of a workgroup to discuss the public's requests, and the SFCJPA Board agreed.

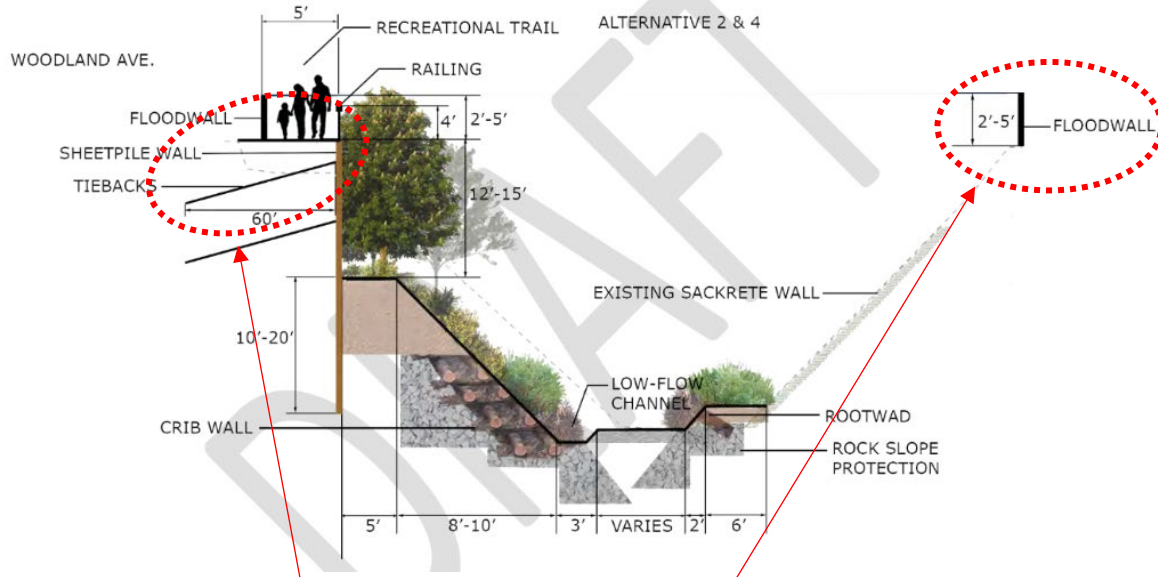
Today's Discussion: Valley Water's Planning Phase Role

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- Valley Water proposes to take the lead over the current planning study, which includes:
 - Directly overseeing WRA
 - Reviewing and verifying technical work completed to date (*see examples next slides*)
 - Completing remaining technical work
 - Conducting thorough public outreach
 - Identifying a staff-recommended alternative
 - Completing the planning study

Review and Verification of Work Completed to Date

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Property needs/ impacts for tiebacks, trails, retaining walls, and floodwalls need to be determined along entire length of channel

Identify potential data gaps, remaining work, and unanswered questions, such as:

- Details of property impacts and real estate needs
- Robust public outreach and public acceptance
- Coordination with USACE CAP 205 project
- Hydraulic model QA/QC

Proximity of Homes: Property Impacts and Real Estate Needs

- Creek has no room to widen – floodwalls are likely option
- Impacts to properties
 - Need for construction access, easements, portions of property
- Crucial to present preliminary alignments of options and tentative impacts



Path Forward

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- Today:
 - Does the SFCJPA and VW Workgroup agree for Valley Water to take the lead over the current planning study?
 - This includes overseeing WRA, verifying technical work to date, completing remaining work, conducting public outreach, identifying staff recommended alternative and completing the planning study
- Next Meeting(s):
 - Discuss deliverables and schedule for remainder of planning phase
- Future:
 - Staff negotiates agreements



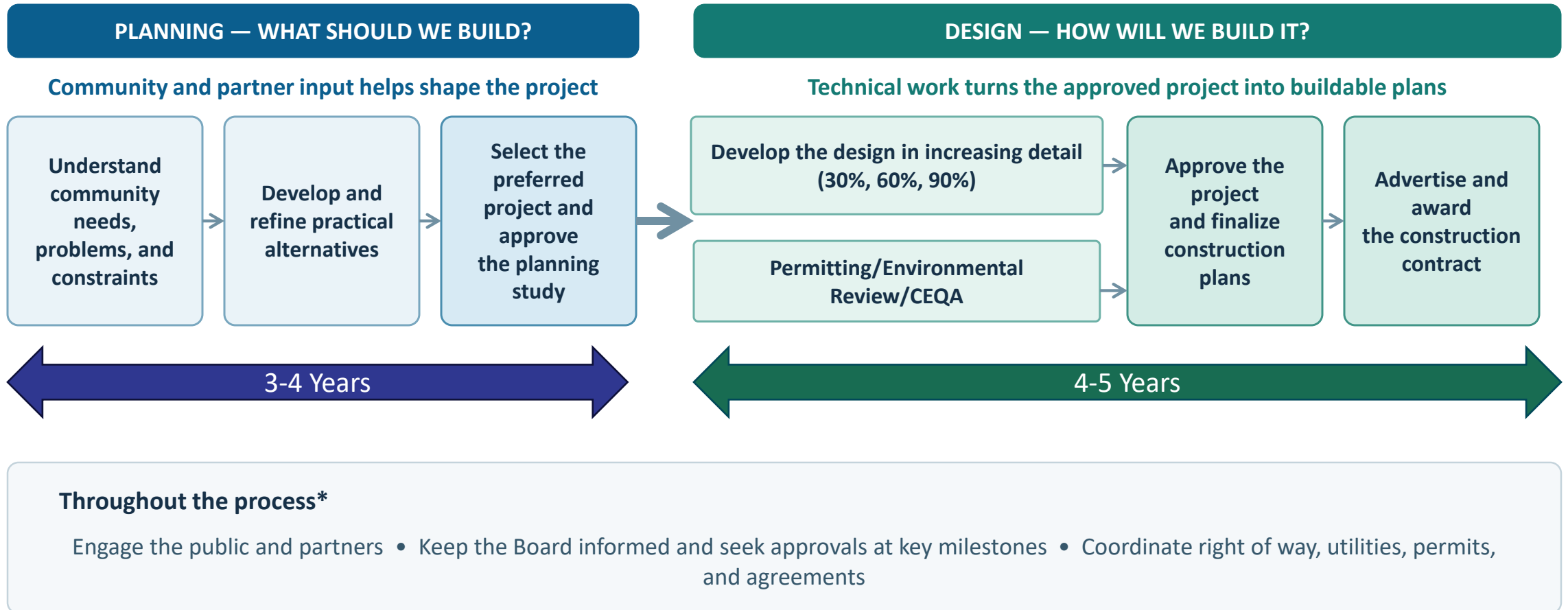
Valley Water

Clean Water • Healthy Environment • Flood Protection

How a Valley Water Project Moves through Planning and Design

Planning establishes the right project; design develops the details needed to build it.

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**These ongoing workstreams often determine the overall project schedule and can be the primary source of delays if not addressed early and continuously.*

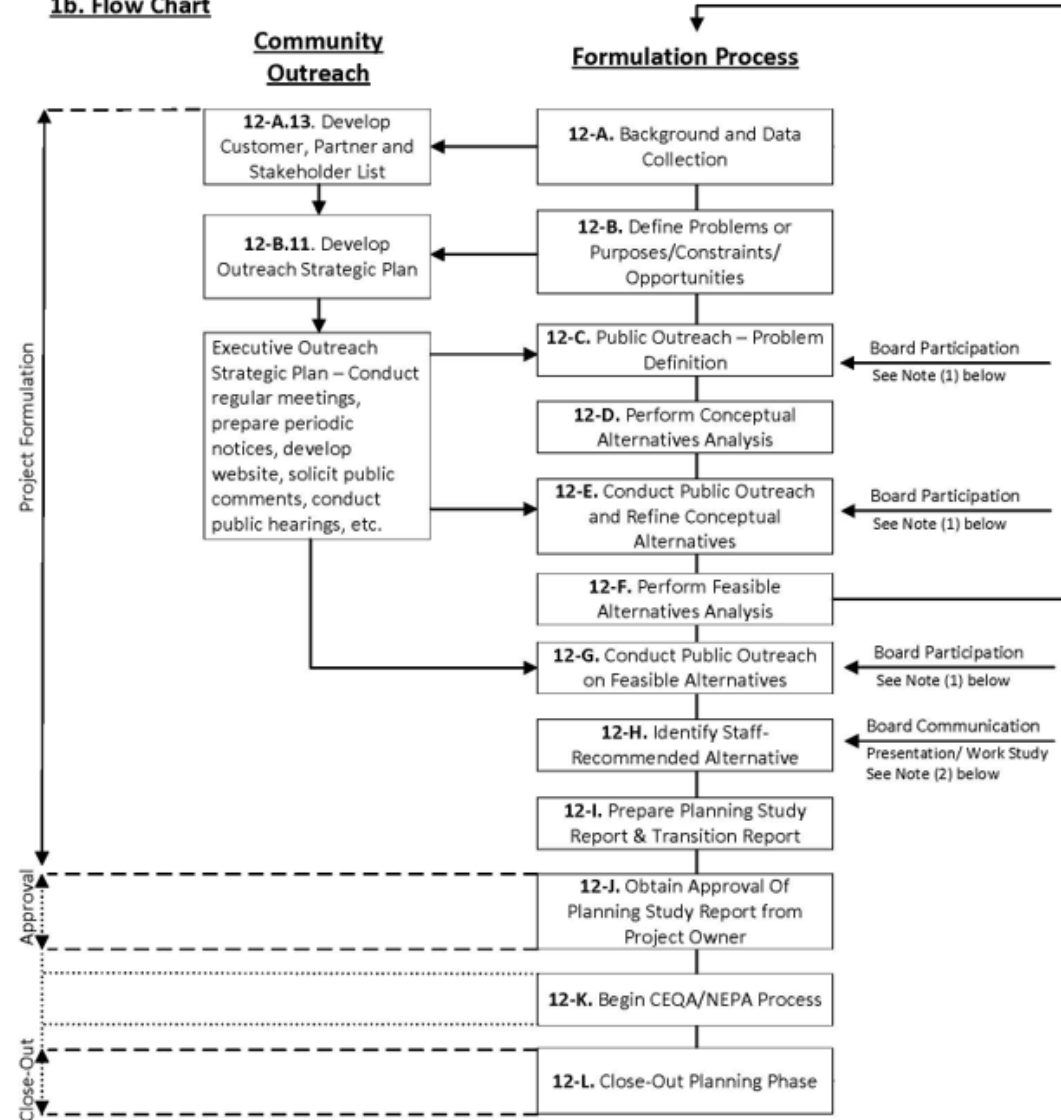
Valley Water's Planning Process

Figure 1 – Planning Phase Flowchart

1a. Planning Phase Process



1b. Flow Chart



Valley Water's Design Process

Figure 1 – Design Phase Flowchart

