TOWN OF
SAN ANSELMO
EST. 1907

In the Council Chambers and via Zoom at 525 San Anselmo Avenue, San Anselmo, CA 94960

Town Council
Agenda

Tuesday, August 26, 2025 **6:00 PM**

Meeting held In-Person and via Zoom:

https://us02web.zoom.us/j/89723162154

Or Telephone: +1 669 900 6833 | Webinar ID: 897 2316 2154

How to Submit Comments Before the Meeting: Members of the public are encouraged to submit email correspondence to towncouncil@sananselmo.gov or eComments on the Agendas and Meeting page before the meeting begins.

How to Participate During the Meeting: Members of the public will have the option to speak during the meeting through the Zoom application by using their phone or an electronic device.

For PC, Mac, or smart phone, Use Raise hand function when public comment for an item is requested. It is a button that is located at the top or bottom of your screen, based on your electronic device.

For landline phones, raise hand to be recognized with *9

Please be advised that those participating in the meeting remotely via Zoom do so at their own risk. The Town Council regular meeting will not be cancelled if any technical problems occur during the meeting.

I. Interviews for General Plan Advisory Committee- High School Student Representative and Racial Equity Committee - 6:00 PM

Five (5) Interviews by Time, Attachment No. and Applicant Name (10 Minutes Each)
Staff Report (DOCX)
6:00 PM Attachment 1- Isabel Little- GPAC- High School Student Representative- Application (PDF)
6:10 PM Attachment 2- June Greeley- GPAC- High School Student Representative- Application (PDF)

6:20 PM Attachment 3- Nico Less- GPAC- High School Student Representative- Application (PDF)
6:30 PM Attachment 4- Regina Deangelis- Racial Equity Committee- Application w/Resume (PDF)
6:40 PM Attachment 5- Cassandra "Rene" Lopez- Racial Equity Committee- Application no Resume (PDF)

Call to Order. Optional Pledge of Allegiance: The Mayor or a designated Council member will recite the Pledge of Allegiance for members of the Council and the public who wish to join in the recitation. 7:00 PM

Open time for public expression.

The public is welcome to address the Council at this time on matters not on the agenda that are within the jurisdiction of the Council. Please be advised that pursuant to Government Code Section 54954.2, Council is not permitted to discuss or take action on any matter not on the agenda unless it determines that an emergency exists, or that there is a need to take immediate action which arose following posting of the agenda. Comments may be no longer than three minutes and should be respectful to the community.

Written Public Comment
Public Comment- Saunders (PDF)

Council requests for future agenda items.

Council committee liaison reports, questions and comments to staff; staff miscellaneous items.

Written Materials
Repair Fair Flyer (PDF)

Special Presentation. There are No Special Presentations.

1. Consent Agenda:

The opportunity for public comment on consent agenda items will occur prior to Council discussion of the consent agenda. The Council may approve the entire consent agenda with one action. In the alternative, items on the consent agenda may be removed by any Council or staff member, for separate discussion and vote.

1.1 Approval of the Draft Minutes of the Regular Meeting of Tuesday, July 22, 2025 and the Special Meeting of Wednesday, August 6, 2025
Staff Report (DOC)
Attachment 1- Draft Minutes of the Regular Town Council Meeting of July 22, 2025 (DOCX)
Attachment 2- Draft Minutes of the Special Town Council Meeting of August 6, 2025 (DOCX)

1.2 Receive and File the Financial Report on Recreation Fund ending July 31, 2025
Staff Report (PDF)
Attachment 1 - July 2025 Budget Report (PDF)
Attachment 2 - July 2025 Recreation Capital Outlay (PDF)

1.3 Receive and File Revenue and Expenditure Reports, July 2025
Staff Report (DOCX)

Attachment 1 Budget Comparison Report by Subcategory July 2025 (PDF)
Attachment 2 Budget Comparison Report by Department July 2025 (PDF)
Attachment 3 Budget Comparison Report by Subcategory Measure J July 2025 (PDF)
Attachment 4 Budget Comparison Report by Department Measure J July 2025 (PDF)

1.4 Receive and File a Report of Checks Issued for the Month of July 2025
Staff Report (DOCX)
Attachment 1 Check Report July 2025 (PDF)

1.5 Approve an Agreement with Sleepy Hollow Fire Protection District and Approve for Contribution Toward Fire Station 20 Renovation Project
Staff Report (PDF)
Attachment 1 Agreement with Sleepy Hollow Fire Protection District for Contribution Toward Fire Station 20 Renovation Project (DOCX)

1.6 Approve Notice of Completion for Robson House Exterior Repairs and Repaint
Staff Report (PDF)
Attachment 1 - Robson House Paint Images (PDF)
Attachment 2 - Notice to Complete Template (PDF)

1.7 Adopt Resolution Approving a Publicly Available Pay Schedule in Accordance with California Public Employees Retirement Systems (CalPERS) Regulations
Staff Report (DOCX)
Attachment 1 Resolution Adopting Publicly Available Salary Schedule (PDF)

1.8
Response to Marin County Civil Grand Jury Report: The Worrisome Future of Marin Housing-NIMBY Resistance Takes a Backseat to Economic Reality

Staff Report-Revised (PDF)
San Anselmo- Attachment 1- Draft Response to the Marin County Civil Grand Jury Report-REVISED (PDF)
Attachment 2- Marin County Civil Grand Jury Report: The Worrisome Future of Marin Housing-NIMBY Resistance Takes a Backseat to Economic Reality (PDF)

1.9 Accept the Committee's Decision to Conclude Christiana Conser's membership on the Open Space Committee
Staff Report (DOC)

1.10
Receive and File Tax Equity Rebate Program Overview and 2025 Rebate Summary

Staff Report (DOCX)

2. Council Business Items:

In general, the following procedural order applies to items of business:
•Presentation
•Town Council questions
•PUBLIC COMMENT – limited to 3 minutes/person

•Town Council discussion/action

2.1 Consider Making Appointments to the Bicycle & Pedestrian Advisory Committee, General Plan Advisory Committee and Racial Equity Committee. Appointing volunteers to serve on a committee is not a "project" under the California Environmental Quality Act (CEQA) because it does not involve an activity that has the potential to cause a direct or reasonably foreseeable physical change in the environment. (Cal. Pub. Res. Code Section 21065).
Staff Report (DOC)
Attachment 1- Ken Husband- Bicycle & Pedestrian Advisory Committee- Application no Resume (PDF)
Attachment 2- Isabel Little- General Plan Advisory Committee- Application (PDF)
Attachment 3- June Greeley- General Plan Advisory Committee- Application (PDF)
Attachment 4- Nico Less- General Plan Advisory Committee- Application (PDF)
Attachment 5- Regina Deangelis- Racial Equity Committee- Application w/Resume (PDF)
Attachment 6- Cassandra "Rene" Lopez- Racial Equity Committee- Application no Resume (PDF)

2.2 Designate a Voting Delegate and Alternate(s) for the League of California Cities Annual Conference October 8-10, 2025. Designating a voting and alternates delegates to the annual conference is not a "project" under the California Environmental Quality Act, because it does not involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment (Cal. Pub. Res. Code § 21065).
Staff Report (DOC)
2025 Voting Delegate Information Packet (PDF)

2.3 Receive the County Flood Control District update on San Anselmo Flood Risk Reduction Project. CEQA and EIR are being addressed by the County Flood Control District.
Staff Report (DOC)
Presentation (PDF)
Public Comment- Asselstine (PDF)
Public Comment- Crane #1 (PDF)
Public Comment- Crane #2 (PDF)
Public Comment- Crane #3 (PDF)
Public Comment- Page (PDF)
Public Comment- Page- Attachment 1 (PDF)
Public Comment- Page- Attachment 2 (PDF)
Public Comment- Page- Attachment 3 (PDF)
Public Comment- Kroot (PDF)
Public Comment- Mota (PDF)
Public Comment- Handler (PDF)
Public Comment- Politzer (PDF)
Public Comment- Dal Bello- Arborist Report (PDF)
Public Comment- Greene (PDF)

Adjourn

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Town Staff at email savila@sananselmo.gov. Notification at least 48 hours prior to the meeting will enable the Town to make reasonable accommodations to help ensure accessibility to this meeting.

Any writings or documents provided to a majority of the Town Council regarding any item on this agenda after the distribution of the original packet will be made available for public inspection at the public counter at Town Hall located at 525 San Anselmo Avenue.

Notice is hereby given that Council may discuss and/or take action on any or all of the items listed on this agenda. If any of these matters above are challenged in court, you may be limited to raising only those issues you or someone else raised at any public hearing described on this agenda, or in written correspondence delivered at, or prior to, this Council meeting. Judicial review of an administrative decision of the Town Council must be filed with the Court not later than the 90th day following the date of the Council's decision (Code of Civil Procedure Section 1094.6) Any item not under discussion before 10:00 p.m. may be continued to the next regular meeting. Next regular meeting is September 9, 2025.

Administration Department
Town Hall
525 San Anselmo Avenue
San Anselmo, CA 94960
(415) 258-4691

Town Council
Tarrell Kullaway, Mayor
Steve Burdo, Vice Mayor
Eileen Burke, Councilmember
Chantel Walker, Councilmember
Yoav Schlesinger, Councilmember

Staff
David Donery, Town Manager
Linda Kenton, Assistant Town Manager / Town Librarian
Jeff Zuba, Finance and Admin Services Director
Megan Holt Acevedo, Town Attorney
Serge Avila, Town Clerk
Heidi Scoble, Community Development Director
Sean Condry, Public Works Director
Mattie O'Grady, Community Services Director
Mike Norton, Chief of Police
Dan Mahoney, Fire Chief

DECLARATION OF POSTING
This Notice is posted in accordance with Government Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the Town of San Anselmo website. Under penalty of perjury, this Agenda was posted to the public at least 72 hours prior to the meeting.

STAFF REPORT

TOWN OF SAN ANSELMO Item #: Interviews

MEETING DATE: August 26, 2025

AGENDA TITLE: Conducting Three High School Student Representative r Interviews for the General Plan Advisory Committee and Two for the Racial Equity Committee

FROM: Administration, Serge Avila, Town Clerk

RECOMMENDATION

Staff recommends that the Town Council conduct three (3) High School Student representative interviews for the GPAC and two (2) for the Racial Equity Committee.

Below are a total of (5) applicants scheduled to be interviewed by the Town Council.

Interview Time	Name	Board, Committee or Commission
6:00 PM	Isabel Little	General Plan Advisory Committee (GPAC)
6:10 PM	June Greeley	General Plan Advisory Committee (GPAC)
6:20 PM	Nico Less	General Plan Advisory Committee (GPAC)
6:30 PM	Regina Deangelis	Racial Equity Committee
6:40 PM	Cassandra “Rene” Lopez	Racial Equity Committee

The Council will have the opportunity to appoint one High School Student Representative to the GPAC and one Voting member to the Racial Equity Committee later today.

FISCAL IMPACT

None.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Conducting interviews is not defined as a project under CEQA (Section 15378 CEQA Guidelines).

ATTACHMENTS

Attachment 1- Isabel Little- GPAC- High School Student Representative- Application
Attachment 2- June Greeley- GPAC- High School Student Representative - Application
Attachment 3- Nico Less- GPAC- High School Student Representative - Application
Attachment 4- Regina Deangelis- Racial Equity Committee- Application w/Resume
Attachment 5- Cassandra “Rene” Lopez- Racial Equity Committee- Application no Resume

2025 Youth Commissioner Application - Isabel Little

Name: Isabel Little

Email:
Parent first name: Laurie
Last name:
Parent phone number:

Mailing address:
Are you a San Anselmo resident: Yes
What school do you attend: The Branson School
Fall 2025 school grade: Sophomore/10th grader
Favorite subject: History
Outside of school hobbies and interests: I am the captain of my competitive club soccer team, I play club lacrosse, and I love to go running. One of my biggest passions is cooking/ baking. I cook often for my family and work at a youth cooking camp in the summer. I am a big reader; it's one of my favorite things to do, and I read every day. I love the outdoors and spend most of my free weekends biking or hiking.

Wish to apply for: General Plan Advisory Committee (GPAC)

Why do I wish to apply: I am eager to apply for this position because I want to help make a tangible difference in my community. I love the town of San Anselmo, and I wish I could help make more of a positive difference. As a teenager, it can seem like I don't have a say in what's going on around me, and I feel helpless. I try my best to help my community, but I am not old enough to make any noticeable difference. No matter the size of my impact, I want to start helping make the world a better place. I am also fascinated by the more logistical and governmental aspects of this position. I am eager to

take a peek into what town planning looks like and learn from people in my community who are more experienced and knowledgeable than I am. I know getting experience in this professional setting would allow me to grow and gain important skills that I will be able to use in the future.

How could I contribute: I could contribute to this committee by sharing my honest opinions and representing the younger generation and our perspectives. The position of a youth commissioner is vital to a group like this because the younger generation is the future. Knowing and better understanding our viewpoints and the issues we feel are important is key to helping accommodate an entire community. Although I can not speak for every youth in San Anselmo, being the age that I am, not too old, but not too young, gives me a perspective similar to many other young people. I also pride myself on being a friend to all, which helps me better understand a wide range of younger people's ideas. I could also contribute to the committee by being committed, open to learning new things, and passionate about helping others. Through showing up as myself, someone who is dedicated and respectful, I would be an asset to the committee and someone who works effectively with others. Lastly, I would contribute to the committee by simply being someone who truly wants to be there and wants to help out.

The most important issues it faces: Climate change is one of, if not the most important, issues that the committee faces. Growing up in California, I have felt the devastating effects of climate change firsthand. Missing days of school because the sky was orange and filled with wildfire smoke left me worried and powerless. I want to live in a world that is clean and beautiful. More importantly, I want to be a part of a solution, which is why I think sustainability and climate resilience efforts are some of the most important things the General Plan includes. Aspects like public transportation infrastructure and ensuring access to open space and parks are crucial, as they go hand in hand with tackling climate change and providing a sustainable future. Finally, housing is a significant issue that the committee faces. Making sure that our community has access to equitable and

affordable housing is not easy to achieve, but it is something I believe is vital to the General Plan.

Reference #1

Name: Michael Connors

Relation: Teacher

Phone number:

Email: michael_connors@branson.org

Reference #2

Name: Donald Army

Relation: Coach

Phone number:

Email: donaldarmy@gmail.com

Reference #3

Name: Ashton Richards

Relation: Coach

Phone number:

Email: ashton_richards@branson.org

I am able to attend monthly meetings: Yes

I am able to serve for one year, from July 1st, 2025, to June 1st, 2026: Yes

I am familiar with the responsibilities of this committee: Yes

Print

2025 Youth Commissioner Application - Submission #2380

Date Submitted: 4/4/2025

Applications Due: March 31 2025 at 5 PM

Thank you for your interest in serving the Town of San Anselmo. Please complete the application below to be considered for a Youth Commissioner position on one of the Town's boards, committees, or commissions. If you would like to apply for more than one commission, please submit a separate application for each.

The deadline for applications has been extended to March 31, 2025 at 5 PM, but applications will be considered for unfilled positions until all positions have been filled. For questions and additional information, please email Serge Avila or call (415) 258-4660.

First Name*

June

Last Name*

Greeley

Date of Birth*

This information will be redacted.

Email Address*

This information will be redacted.

Parent/Guardian First Name*

Jennifer

Parent/Guardian Last Name*

Parent Phone

This information will be redacted. Your parent will also be used as your emergency contact.

Parent Email

This information will be redacted.

Mailing Address*

redacted.

Mailing Address 2

City*

San Anselmo

State*

CA

Zip*

94960

Are you a San Anselmo Resident?*

- (●) Yes
- ( ) No

What school do you attend?*

Archie Williams High School

In Fall 2025, what grade will you be in?*

12th - Senior

What is your favorite subject to learn in school? *

US History

Outside of school, what other interest and hobbies do you have?

Volunteering at Youth Transformative Justice Courts, part-time job at Rafael Racquet Club cafe, spending time with friends and family, and doing hot yoga and pilates.

Which board, committee, or commission would you like to apply for? *

General Plan Advisory Committee

Please tell us why you wish to apply for this position?*

I would like to apply for this position because I believe that everyone, including the youth, should have representation and involvement in their communities. I believe that I could provide a unique perspective and experienced commitment to my community. If this committee's youth positions are filled, I would also be interested in the racial equity committee.

Please tell us how you think you can contribute to this board, commission, or committee?*

Through my volunteering at Youth Transformative Justice Courts, I have learned the importance and benefits of community engagement. In my role as a peer team member, I collaborate with youth going through the juvenile justice system, listening to each person, their challenges and circumstances then working collaboratively to come up with an alternative, restorative solution for each case. This program benefits not only the individual/respondent but, I believe, society as a whole. Furthermore, I was selected to partake in the American Legion Girls and Boys State in Sacramento where I will be participating in mock government experiences, which will further my understanding of government structure and procedure.

What do you think are the most important issues this board, committee, or commission faces?*

I'm personally interested in the pedestrian safety concerns in my neighborhood, Sequoia Park, that are currently being addressed by the town council. I am also interested in the fate of the Bridge Plaza/Creekside Park.

Please provide the names and contact details of three adults who know you well and can be contacted for a reference. References from educational or professional settings are preferred.

Reference Name*

Matt Velez

Relation

Employer Immediate Supervisor of Rafael Racquet Club

Phone Number

This information will be redacted.

Email Address

mvelez@rafaelracquetclub.com

This information will be redacted.

Reference Name*

Janet Tanchez

Relation

Employer Director of Rafael Racquet Club

Phone Number

This information will be redacted.

Email Address

jtanchez@rafaelracquetclub.com

This information will be redacted.

Reference Name*

David Gutfeld

Relation

Teacher

Phone Number

This information will be redacted.

Email Address

dgutfeld@tamdistrict.org

This information will be redacted.

I am able to attend regular monthly or quarterly meetings. *

Meeting schedules vary by board, commissions, or committees; most meet on a monthly or quarterly basis. By answering "Yes," you are confirming that you will be able to attend the meetings for the board, committee, or commission that have chosen. For specific details on meeting schedules, please refer to each board, committee, or commission page.

- (●) Yes
- ( ) No

I am able to serve for a period of one (1) year, from July 1, 2025 to June 1, 2026.*

- (●) Yes
- ( ) No

I am familiar with the responsibilities and functions of this board, committee, or commission.*

- (●) Yes
- ( ) No

Print

2025 Youth Commissioner Application - Submission #2377

Date Submitted: 3/31/2025

Applications Due: March 31 2025 at 5 PM

Thank you for your interest in serving the Town of San Anselmo. Please complete the application below to be considered for a Youth Commissioner position on one of the Town's boards, committees, or commissions. If you would like to apply for more than one commission, please submit a separate application for each.

The deadline for applications has been extended to March 31, 2025 at 5 PM, but applications will be considered for unfilled positions until all positions have been filled. For questions and additional information, please email Serge Avila or call (415) 258-4660.

First Name*

Nico

Last Name*

Less

Date of Birth*

This information will be redacted.

Email Address*

This information will be redacted.

Parent/Guardian First Name*

Meghan

Parent/Guardian Last Name*

Faulkner

Parent Phone Number*

This information will be redacted. Your parent will also be used as your emergency contact.

Parent Email

This information will be redacted.

Mailing Address*

This information will be redacted.

Mailing Address 2

City*

San Anselmo

State*

CA

Zip*

94960

Are you a San Anselmo Resident?*

- (●) Yes
- ( ) No

What school do you attend?*

Other

In Fall 2025, what grade will you be in?*

10th - Sophomore

What is your favorite subject to learn in school? *

English & Language Arts

Outside of school, what other interest and hobbies do you have?

Outside of school, I am extremely passionate about advocacy and leadership. I am president of the Redwood High School Ignite Chapter which I started this year. Ignite is a nonprofit dedicated to creating a space for young women interested in politics, and the chapter has an upcoming trip to the Capitol in Sacramento to see politics in action. Recently, I joined the TUHSD LCAP committee, which is focused on going over the goals for the future of the school and the school's budget. In addition, I am a co-captain of the Redwood Speech and Debate Team which has taught me a lot about public speaking and working with others. I am also a competing member of the Redwood Model UN team which has been an amazing experience and has taught me about diplomacy and again, working with others. I am also extremely passionate about community. I love being part of a team. I am part of the Redwood Cheer Team which has been an extremely welcoming community, as well as playing the drums both in and outside of school. In school, I am part of Performance Workshop where the bands we play in have provided a community, as well as playing outside of school with my younger sister who sings. In my free time I also enjoy hiking with my dog, Chicken. I live right next to the Sleepy Hollow Preserve Open Space, and love to walk there. Lastly, I am in the beginning stages of a tutoring program, tutoring my younger sister, and two of her friends.

Which board, committee, or commission would you like to apply for? *

General Plan Advisory Committee

Please tell us why you wish to apply for this position?*

I wish to apply to be a Youth Commissioner for the General Plan Advisory Committee because this committee's basis in working with the community, especially when it comes to incorporating diverse perspectives, is a goal that I identify with and feel passionate about. My experiences working with the San Anselmo and wider Marin community have been some of the most validating of my life. Earlier this school year, I volunteered at one of the Tam District's Just Dinners. These dinners are meant to bring together families throughout the community and are hosted by the Tam District Racial Justice Task Force. From the second I sat down at the table, I felt included and learned so much about the district community. I heard from the mom of a student at Redwood who had recently immigrated from Russia and had been a semi-professional chess player, sitting next to a climate scientist with a book published on sustainable agriculture. All of this just made me think, "where else in the world could you find this?" Marin is such a unique place full of unique people and I am applying for this committee because I am excited about continuing to make these different voices heard. In addition, the learning aspect of this position is extremely appealing to me. I have a passion for understanding how things work, especially when it comes to practical implementation in the world. Recently, I have been learning a lot about where the school gets its funding and how these resources are allocated through the LCAP Committee. This has helped me find practical ways to utilize my enthusiasm for solving issues with the education in our community. Learning through the General Plan Commission will allow me to help this community in a similar fashion.

Please tell us how you think you can contribute to this board, commission, or committee?*

I believe that I have four main skills that will contribute to this committee's goal. The first important skill I have is communication. This committee will require outreach and constant follow up to ensure that real action can be taken. My experience in outreach with the freshman Leadership class and volunteering with the rotary club has taught me how to effectively communicate with any and all people. In addition, I have connections and involvement within the community. Not only did I go to White Hill and know much of the student government at Archie Williams, I am also part of the student government at Redwood, bridging the two student groups, many of whom reside in San Anselmo. In addition, my participation in the LCAP committee, performance workshop (music), the school board, and many other groups allows me to reach parts of my community otherwise left out of the discussion. I am continuing to grow my participation within the community and am confident that I can continue to bring together citizens of San Anselmo from all walks of life. The third of the main skills I have to contribute to this committee's goal is responsibility. Not only taking responsibility for my own actions but ensuring that all decisions and actions are followed through on. When I commit to something, I follow through and ensure that it gets done. And lastly, I am a team player. I work well with my peers and have experience working well with others, even (and especially) when we disagree. My experiences with debate and Model UN have taught me how to see both sides of an argument, and engage in thoughtful discussion even when I disagree with someone. This is a crucial skill when making group decisions and working with large groups of people. In addition, my teamwork skills have vastly improved through Leadership. Getting something done, especially on a larger scale, is not an easy task. Dealing with bureaucracy and long processes can make teamwork feel inefficient or difficult. But my experience with these processes have taught me patience with both myself and my colleagues, again a crucial step to enacting real change within a community. These skills are just the beginning of the meaningful presence I feel I could have within this committee and community as a whole.

What do you think are the most important issues this board, committee, or commission faces?*

The most important issues this committee faces are outreach and the quickly evolving economic/political climate (not necessarily in that order). First, outreach is extremely important to this committee as it is based in community involvement. This committee must strive to reach all members of the community and incorporate perspectives from all groups in order to have a well-rounded view of town issues. I have seen firsthand how difficult it is, just to get information out to my grade at Redwood. Getting information out to all San Anselmo residents is vital but a process that will take a lot of effort. The second of the most important issues faced by this committee is the changing economic and political climate. As the world goes through a lot of change in such a short time, it is important to understand what the priorities of San Anselmo residents are currently but also what they will be in the future. Circumstances change quickly, and the General Plan must adapt to reflect what will be effective for years to come. This as well will be a challenge, especially when it comes to predicting how to best prepare for future changes, but is another vital part of this committee.

Please provide the names and contact details of three adults who know you well and can be contacted for a reference. References from educational or professional settings are preferred.

Reference Name*

Erik Berkowitz

Relation

Teacher

Phone Number

This information will be redacted.

Email Address

eberkowitz@tamdistrict.org

This information will be redacted.

Reference Name*

Christy Silkworth

Relation

Teacher

Phone Number

This information will be redacted.

Email Address

csilkworth@tamdistrict.org

This information will be redacted.

Reference Name*

Kristi Perani

Relation

Teacher

Phone Number

This information will be redacted.

Email Address

kperani@tamdistrict.org

This information will be redacted.

I am able to attend regular monthly or quarterly meetings. *

Meeting schedules vary by board, commissions, or committees; most meet on a monthly or quarterly basis. By answering "Yes," you are confirming that you will be able to attend the meetings for the board, committee, or commission that have chosen. For specific details on meeting schedules, please refer to each board, committee, or commission page.

- (●) Yes
- ( ) No

I am able to serve for a period of one (1) year, from July 1, 2025 to June 1, 2026.*

- (●) Yes
- ( ) No

I am familiar with the responsibilities and functions of this board, committee, or commission.*

- (●) Yes
- ( ) No

Application for Appointment to a San Anselmo Board/Commission/Committee

Profile

Question applies to multiple boards

If you are interested in applying for a Youth Commissioner opportunity, please click here. You will not need to fill out the below form to be considered for a Youth Commissioner position.

Regina — First Name
— Middle Initial
Pinto Deangelis — Last Name

Email Address

Home Address

Suite or Apt

City

State

Postal Code

Primary Phone

Alternate Phone

Occupation

lawyer/judge

Employer's Address

State of California

Which Boards would you like to apply for?

Racial Equity Committee: Submitted

Number of years as resident of San Anselmo?

20

Number of years as a resident in Marin?

20

Name and phone numbers of three San Anselmo residents who can be contacted for referral information about me:

Deb Stadtner (415)850-5953 Ellie Cohn (415) 254-3728 Oriana Bleecher (707) 225-5875 Jennifer Bradley (415) 577-0496

Education Level Achieved *

☑ Master's Degree

Interests & Experiences

I would be able to regularly attend the meetings of this Board/Commission/Committee.

(•) Yes ( ) No

I would be available to attend additional meetings when they are necessary.

(•) Yes ( ) No

I am familiar with the responsibilities and functions of this Board/Commission/Committee.

(•) Yes ( ) No

I have attended meetings of the Board/Commission/Committee as a member of the public.

( ) Yes (•) No

List briefly, previous experience serving the public office, and/or civic commissions, boards, or committees:

I have served on numerous boards, including the JCC of San Rafael and Learning Works. I also work with non-profits to elevate persons with disabilities. I serve as a state attorney and administrate law judge, which includes regularly holding hearings and listening to the public.

Reasons for this appointment:

I am very interested in the continued growth of the library and its positive contribution to our community.

What are your qualifications for this appointment?

I work well in collaborative settings and always seek to promote positive outcomes that are mission driven.

Briefly, what do you consider to be the most important, one or two current issues facing this Board/Commission/Committee?

I think responding to the growth of our community and listening to how to best serve their needs is the most important role of the committee.

LinkedIn Profile

https://www.linkedin.com/feed/

2022RMDResume.pdf

Upload a Resume

You may attach other documentation which you believe would be helpful to the Council in its selection process.

Regina Pinto Deangelis

Please Agree with the Following Statement

I understand that I and all other applicants will be personally interviewed by the Town Council (or the entity overseeing the Steering and Short Term Committees) as part of the selection process for this appointment. I also understand that my application material will be a public document and available on the Town's website. Sensitive materials that you don't wish to be posted on the website should not be included with the application.

☑ I Agree

E-Signature:

regina deangelis

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact the Town Clerk, townclerk@townofsananselmo.org or 415-258-4660.

Regina M. DeAngelis
San Anselmo, California 94960

Work Experience

California Public Utilities Commission
505 Van Ness Avenue, San Francisco, California 94102
Administrative Law Judge, 2005 – Present

Advise the California Public Utilities Commission on state energy matters. Act as the presiding officer to implement state legislation through the administrative law hearing process, including rate affordability, renewable energy matters, wildfire mitigation, and costs related to implementation of state energy policy. Write detailed proposals for state regulations on energy matters, including regulations related to transmission siting, renewable energy purchases, programs for communities to sell energy to their local residence, low-income programs for energy efficiency, electric vehicle charging, and solar roof tops installations. Mediate disputes involving energy companies and customers on all topics related to basic customer services, renewable energy, and various other energy related matters.

California Public Utilities Commission
505 Van Ness Avenue, San Francisco, California 94102
Attorney, 2003 – 2005

Acted as legal counsel for the California Public Utilities Commission by representing the Commission in energy proceedings before the Federal Energy Regulatory Commission and by providing advice to Commissioners on California and federal energy matters. Represented the Division of Ratepayer Advocates in energy proceedings, including the Community Choice Aggregation proceeding, the California Solar Initiative proceeding, several major transmission proceedings, and the generation procurement review proceedings for Southern California Edison, Pacific Gas & Electric and San Diego Gas & Electric. Additional responsibilities included participating in settlement conferences, negotiating settlements, and writing a wide variety of official documents for divisions of the California Public Utilities Commission.

Energy Law Group, LLP
1999 Harrison Street, Suite 2700, Oakland, California
Attorney, 2000-2003

Represented regulated and non-regulated entities in energy proceedings before the California Public Utilities Commission. Monitored and prepared pleadings in administrative proceedings involving the suspension of direct access, the development of a new generation procurement framework, and the implementation of energy efficiency standards, and others. Advised companies on energy matters pending before the state legislature, such as legislative proposals on renewable energy, generation procurement, and other electricity deregulation matters. Drafted energy purchase contracts for large industrial energy users. Analyzed legal and policy developments at the Federal Energy Regulatory Commission.

Goodin, MacBride, Squeri, Ritchie & Day, LLP
505 Sansome Street, Suite 900, San Francisco, California
Attorney, 1995-2000

Represented companies in all aspects of regulated business before the California Public Utilities Commission, including telecommunications, transportation, gas, and electric matters. Assisted competitive telecommunications carriers to enter into the local monopoly service markets, represented providers of airport shuttle services in establishing transportation service throughout California, and monitored natural gas and electricity policy developments before state agencies on behalf of large industrial energy users.

Selected Volunteer Experience and Memberships

- California State Bar, Conference of California Public Utilities Counsel, and Energy Bar Association.
- Disability Advisory Committee, California Public Utilities Commission
- LGBT Rainbow Regulators: Member of group that elevates diversity in workplace.
- Marin Jewish Community Center: Board Member 2019 - 2020, Development and Governance Committees.
- Bay Area Jewish Healing Center: Work to build community across Bay Area.
- Jewtina: Member of group to promote diverse Jewish participation in Bay Area.
- San Francisco State University Hillel: Host Committee 2019 fundraiser.
- Kol Shofar Synagogue: Chair of fundraising and community building events 2014 and 2015. Assist with programs to serve those with no homes, including Mill Street Shelter. Kol Shofar Board of Directors– 2015-2017.
- Shalom Hartman Institute Fellow: 2014-2016 study Israel and Jewish identity.
- Marin Jewish Community Center Preschool: Organize and implement activities for children.
- Brandeis Day School: 2005-2015 Organize fundraising and community building activities.
- SF and Marin Jewish Family and Children Services: Assist with food bank and other activities.
- Shalom Bayit: Contribute to annual holiday gifts to families.
- The Blue Card: Contribute to needs of survivors of Shoah and sponsored families.
- St. Anthony's Foundation: Assisted with meal preparation and service.
- SF and Marin Food Bank: Assisted with food distribution.
- Ritter Center: Organize food pantry and distributed food.
- Mazon-A Jewish Response to Hunger: Contribute toward policy changes.
- Canal Alliance: Fundraise for the unique needs of mothers with young children.

Education

Northwestern University, B.A.
Boston University School of Law, J.D.

Application for Appointment to a San Anselmo Board/Commission/Committee

Profile

Question applies to multiple boards

If you are interested in applying for a Youth Commissioner opportunity, please click here. You will not need to fill out the below form to be considered for a Youth Commissioner position.

Cassandra
First Name

Middle Initial

López
Last Name

Email Address

Home Address

Suite or Apt

City

State

Postal Code

Primary Phone

Alternate Phone

Occupation

Educator

Employer's Address

1212 Sir Francis Drake Blvd,A

Which Boards would you like to apply for?

Racial Equity Committee: Submitted

Number of years as resident of San Anselmo?

8

Number of years as a resident in Marin?

8

Name and phone numbers of three San Anselmo residents who can be contacted for referral information about me:

Hayes Handler 347.351.5776 Erin Hall 415.305.0899 Randi Rader 415.385.0414

Education Level Achieved *

- [x] High School Diploma or GED

Interests & Experiences

I would be able to regularly attend the meetings of this Board/Commission/Committee.

◉ Yes ○ No

I would be available to attend additional meetings when they are necessary.

◉ Yes ○ No

I am familiar with the responsibilities and functions of this Board/Commission/Committee.

◉ Yes ○ No

I have attended meetings of the Board/Commission/Committee as a member of the public.

○ Yes ◉ No

List briefly, previous experience serving the public office, and/or civic commissions, boards, or committees:

I haven't served on a formal board or committee, but I've been involved in advocacy for most of my life. I've always spoken up against injustice, even as a kid, and I became a parent to a mixed-race black son at 17. I protested in Ferguson in 2014 and again the following year after the murder of Michael Brown, and in San Francisco in 2020 after the murders of Breonna Taylor and George Floyd. I work in education and have also worked in disability services and case management. In all of these roles, I've seen firsthand how racism and bias affect the care and support people receive. I don't separate equity work from the rest of my life. It is woven into who I am and how I show up.

Reasons for this appointment:

I'm applying because I care deeply about racial equity and want to be part of creating real change in San Anselmo. This isn't something new to me. It's something I've lived and cared about for a long time. I bring a perspective shaped by lived experience as a queer, autistic, chronically ill Mexican educator, and as the parent of a mixed-race Black son. I've spent years trying to get support in systems that often overlook or dismiss people like us. I've seen how racism and bias show up quietly and loudly, in everything from the classroom to healthcare to town leadership. I'm not here to check a box or hold a title. I'm here because I want things to change, and I'm willing to do the work to help make that happen.

What are your qualifications for this appointment?

My qualifications come from a combination of lived experience, community involvement, and professional work. I have supported people at the margins for years in education, in disability services, and in direct care. I work with autistic children and others with disabilities, and I have also done case management for older adults and people with complex needs throughout the San Francisco Bay Area. In these roles, I have had to advocate not just for services but for respect, dignity, and equity. I speak up in meetings, in workspaces, and in everyday conversations, especially when my spirit compels me to. I do not always have the platform, but I have never let that stop me from using my voice when it matters. I may not have formal credentials, but I bring something just as important: real-world experience, deep listening, and a commitment to truth-telling. I show up with my full self, and I am not afraid of discomfort if it means getting to the truth.

Briefly, what do you consider to be the most important, one or two current issues facing this Board/Commission/Committee?

I think it’s essential that the committee continues pushing for racial equity training for staff and leadership, and strengthening its relationship with the schools and wider community. I also think the work around policing and public safety is incredibly important. I haven’t attended police meetings myself, but I care deeply about transparency and accountability. My sister is a police officer in another county, so I’ve seen both the human side of the job and the real harm that can come from unchecked power. I believe in asking hard questions and pushing for change, while still holding space for conversation and growth.

LinkedIn Profile

Upload a Resume

You may attach other documentation which you believe would be helpful to the Council in its selection process.

Please Agree with the Following Statement

I understand that I and all other applicants will be personally interviewed by the Town Council (or the entity overseeing the Steering and Short Term Committees) as part of the selection process for this appointment. I also understand that my application material will be a public document and available on the Town's website. Sensitive materials that you don't wish to be posted on the website should not be included with the application.

☑ I Agree

E-Signature:

C López

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact the Town Clerk, townclerk@townofsananselmo.org or 415-258-4660.

Outlook

COMMENTS: Deadline for Cal Green adoption

From Sue Saunders <s9saunders@gmail.com>
Date Thu 8/21/2025 8:00 AM
To Tarrell Kullaway <tkullaway@sananselmo.gov>; Eileen Burke <EBurke@sananselmo.gov>; Steve Burdo <SBurdo@sananselmo.gov>; Yoav Schlesinger <yschlesinger@sananselmo.gov>; Chantel Walker <cwalker@sananselmo.gov>; Serge Avila <savila@sananselmo.gov>

CAUTION: External Sender

Greetings town council members,

The California legislature adopted AB 130 in July of this year. This law creates, among other things, a deadline of September 30, 2025 to adopt any measures that go beyond the 2025 California Building Code.

This freeze would be in effect until at least 2031. In 2031 the California Energy Commission will begin writing the next set of building codes to go into effect in 2035.

This means the town will be limited to the 2025 Building Codes for almost a decade if the town council does not act quickly to allow staff the opportunity to go further.

The additional adoption of the 2025 Cal Green Tier One code (additional green measures municipalities can implement) allows staff to have the ability to put in place common sense requirements and discard what it finds unnecessary or burdensome. If they are not adopted by September 30th there is no legally assured path to add them later.

The 2025 Building Codes are good news for climate change mitigation. I am in favor of more housing built as quickly and cheaply as possible, but we want to do this with all the options at our disposal.

The rushed nature of the AB 130 deadline has created uncertainty about what in Cal Green Tier One might be of added value. There are no quick charts comparing the two as of yet. One important item I did notice is that it requires more bike parking in multifamily housing.

San Rafael has created a clear precedent to have it all. On August 16th the city council unanimously adopted the California 2025 building codes and the 2025 Cal Green Tier One codes.

Additionally it amended the flex compliance remodel reach code to trigger at 500 sq ft. down from 750 sq ft.

They waved the second reading and will hold a public hearing at their next city council meeting on September 2, 2025. I hope you will consider following their lead.

Cory Bytof, San Rafael's Sustainability Program Manager, said during his staff report that the Marin Builders Association has been supportive of green building. This is the ordinance as written that the city passed on August 16th:

ORDINANCE AMENDING TITLE 12 (BUILDING REGULATIONS) OF THE MUNICIPAL CODE OF THE CITY OF SAN RAFAEL, BY REPEALING TITLE 12 AND AMENDING TITLE 12 THEREOF; ADOPTING THE 2025 EDITION OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA RESIDENTIAL CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA PLUMBING CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA EXISTING BUILDING CODE,

THE CALIFORNIA GREEN BUILDING STANDARDS CODE, THE CALIFORNIA ENERGY CODE, AND THE CALIFORNIA REFERENCED STANDARDS CODE WITH APPENDICES AND AMENDMENTS HEREIN; ADOPTING THE 2024 EDITION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE AND THE INTERNATIONAL POOL AND SPA CODE WITH AMENDMENTS; AMENDING CHAPTER 12.360 SINGLE-FAMILY MODEL REACH CODE – FLEXPATH; HEREIN; AND ADOPTING FINDINGS OF FACT SUPPORTING THE AMENDMENTS TO THE CODE.

I am happy to make myself available to address any questions or concerns you have. It has been mind boggling for so many jurisdictions and I truly believe the town is better off with more options.

Sincerely,

Susannah Saunders

Member of the Marin Electrification Council
Member of the Marin Conservation League
Rewiring America Home Electrification Coach

415-686-0448
s9saunders@gmail.com

Reuse Alliance

SAN ANSELMO

REPAIR FAIR

& Halloween Swap!

(Bring your costumes and decor)



Saturday Sept 13, 1-4pm

San Anselmo Library

110 Tunstead Avenue, San Anselmo

If you can carry it in, we will try to fix it! Volunteers and professionals will be on hand to help repair your stuff — textiles, small appliances, lamps, bikes, and more...FOR FREE!

Register!
¡Registra tu artículo para ser reparado!

Volunteer!
¡Inscríbete para ser voluntario!

SAN ANSELMO PUBLIC LIBRARY

ZERO WASTE MARIN

SAN ANSELMO RECREATION DEPARTMENT

reusealliance.org

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.1

MEETING DATE: August 26, 2025

AGENDA TITLE: Approval of the Draft Minutes of the Regular Town Council Meeting of the July 22, 2025 and Special Meeting of August 6, 2025

FROM: Serge Avila, Town Clerk

RECOMMENDATION: For Council to consider the approval of the Draft Minutes of the Regular Town Council meeting of July 22, 2025 and the Special Meeting of August 6, 2025.

ATTACHMENT:

Attachment 1- July 22, 2025 Draft Minutes
Attachment 2- August 6, 2025 Draft Minutes

San Anselmo Draft Council Minutes
Regular Meeting
Town Council Chambers and via Zoom
Tuesday, July 22, 2025

Interviews for the Climate Action Commission- 6:40 p.m.

The Council interviewed Judith O'Rourke and Nicholas Pappas.

Call to Order: Optional Pledge of Allegiance

COUNCILMEMBERS PRESENT: Steve Burdo (Vice Mayor)
Eileen Burke
Yoav Schlesinger
Chantel Walker

COUNCILMEMBERS ABSENT: Tarrell Kullaway (Mayor)

STAFF MEMBERS PRESENT: Dave Donery, Town Manager
Linda Kenton, Assistant Town Manager
Emily Longfellow, Town Attorney
Serge Avila, Town Clerk
Heidi Scoble, Community Development Director
Sean Condry, Public Works Director
Jeff Zuba, Finance Director
Marc Matundan, Assistant Civil Engineer
Bridget Wipfler, Climate Action Coordinator

Open Time for Public Expression

Mr. Nick Pappas thanked the Public Works Department for recent improvements in his neighborhood.

Council requests for future agenda items; Committee liaison reports; questions and comments to staff; miscellaneous items

Councilmember Walker reported she attended the Live on the Avenue; a Ross Valley Fire Board meeting; discussed the update of the CAC's Website; would like to see the following on an upcoming agenda: The formation of a subcommittee regarding emergency management; the Council was open to discussing this issue.

Councilmember Burke reported she attended the Marin County Council of Mayors and Councilmembers (MCCMC) meeting; the celebration of residents 90 years of age and over at the Log Cabin; earned a Basic Life Support (BLS) Certification.

Councilmember Schlesinger reported it was National Mango Day; he attended the Central Marin Police Authority (CMPA) Board meeting; the Marin Wildfire Prevention Authority (MWPA) Board meeting; Live on the Avenue has been amazing; would like to see a 4th of July Parade in San Anselmo!

Acting Mayor Burdo reported he attended the Senior Celebration at the Log Cabin; the Ross

Valley Fire Board meeting; Live on the Avenue; would like to see the following on an upcoming agenda: A Presentation from “Front Porch”; the Council supported this request.

Public Works Director Condry reported on the receipt of an MT2 Application (CLOMR). Staff sent a request to the County Flood Control District for more time to review it. Staff received a report from a hydraulics consultant recommending that staff sign and submit the application. Any member of the public or the Council can appeal this decision. Councilmember Burke stated she would be filing an appeal.

Special Presentation

There are no Special Presentations.

1. Consent Agenda

1.1 Approved the Draft Minutes of the Regular Town Council Meeting- June 24, 2025

1.2 Accepted Resignation of William Wells from the Bicycle and Pedestrian Advisory Committee

1.3 Adopted Resolution No. 2025-4590 Adopting the Proposed Memorandum of Understanding, Local 1021(SEIU) for the period of July 1, 2025, to June 30, 2028

1.4 Received and Filed the Financial Report on Recreation Fund ending June 30, 2025

1.5 Received and Filed Revenue and Expenditure Reports, June 2025

1.6 Received and Filed a Report of Checks Issued for the Month of June 2025

1.7 Approved a Special Event Application- Chanukah Celebration and Menorah Lighting Ceremony 2025

1.8 Approved a Special Event Application- Holiday Tree Lighting 2025 Ceremony

1.9 Authorized Town Staff to Seek Proposals and Retain a Consultant for Design of the Sequoia Park Safe Routes to Schools Project Areas #1 and #3

1.10 Adopted Resolutions Adopting the Management and Confidential employees pay rates for the period of July 1, 2025 to June 30, 2028 and part-time employees pay rates for July 1. Management Resolution No. 2025-4591, Confidential Resolution No. 2025-4592, Part-Time Resolution No. 2025-4593

1.11 Receive and Approve the Quarterly Treasurer’s Investment Report, June 2025

Acting Mayor Burdo opened the Public Comments.

Will Messinger, Vincent Lin, Chris, Jenny Walsky, and Kurt Reis, proud members of SEIU Local 1021 (Si, Se Puede!) thanked the staff and Council for negotiating a fair contract.

Acting Mayor Burdo closed Public Comments.

M/s, Walker/Schlesinger Motion to approve the Consent Calendar.
AYES: Burke, Schlesinger, Walker, Acting Mayor Burdo
ABSENT: Mayor Kullaway

Public Hearing

2.1 Public Hearing to Consider Adoption of Ordinance Amendment to Repeal and Replace Title 4, Chapter 13 “Private Trees”; Adoption of Resolution In Lieu Tree and Replacement Fees

Engineer Matundan presented the staff report and a PowerPoint presentation. Staff answered questions from the Council regarding the protected category; how the list of protected trees was determined; if the list values particular trees over others; the Migratory Bird Act with respect to the nesting season; if the Town has a seven-month ban on cutting trees in compliance with this act; application of the non-intrusion zone; if staff has an assessment of the condition of Town trees; if staff is aware of how many trees are planted in Town; the impact to homeowners; the process and cost for removing trees; if replacement of a removed tree is mandatory; if fees could be waived; if an arborist report is required; if the section regarding a “homeowner’s right to use his or her land in a manner that is not prejudicial to the public interest” is new; if the criteria regarding the diameter (four inches) of a protected tree is new; how in-lieu fees work; the range of the valuation/appraisal of a tree.

Acting Mayor Burdo opened Public Comment.

Mr. Jim Vernon supported the ordinance. He discussed the importance of native plants.

Acting Mayor Burdo closed Public Comment.

Councilmember Burke had concerns about the new restrictions on homeowners’ rights. She could not support the ordinance without some amendments.

Councilmember Schlesinger agreed that some amendments could be made. He discussed the need for wildfire preparation and did not want there to be a financial burden to homeowners.

Councilmember Walker stated she is leaning towards supporting this but is concerned about the impact of the in-lieu fees.

Acting Mayor Burdo stated the update to the existing ordinance represents an improvement.

Mayor Burdo suggested forming an ad hoc subcommittee to work on this.

Public Works Director Condry stated staff understood the Council’s concerns.

Council Business Item

2.2 Receive the Town’s 2023 Greenhouse Gas Inventory and the Update on the Climate Action Plan

Climate Action Coordinator Wipfler and County Sustainability Coordinator Christine O’ Rourke presented the staff report and a PowerPoint presentation. Staff answered a question from the Council regarding ways to engage the public.

Acting Mayor Burdo opened the meeting to public comments.

Mr. Nick Pappas stated this is an important document that has a lot of influence. He recommended further investigation into some of the assumptions.

Mr. Michael Comrey, Chair of the Climate Action Commission, stated the projections look good but the climate in Washington DC is somewhat adversarial. There are programs coming from the State that do help with electrification, etc.

Acting Mayor Burdo closed the meeting to public comments.

The Council thanked Climate Action Coordinator Wipfler and County Sustainability Coordinator Christine O' Rourke for the great presentation.

Public Hearing

2.3 Public Hearing to Adopt Resolution Amending the Master Fee Schedule for the Town of San Anselmo

Finance Director Zuba presented the staff report and gave a PowerPoint presentation. There were no questions from the Council.

Acting Mayor Burdo opened public comment.

There were no comments.

Acting Mayor Burdo closed public comment.

Councilmember Schlesinger stated the methodology made sense but the increase in the Building Department Fees might be a "hard pill to swallow". Staff should be prepared for a reaction from the public.

Acting Mayor Burdo agreed and stated this is what governments have to do to "keep the lights on". He asked staff to keep an eye on any feedback.

M/s, Burke/Walker, Motion to Adopt Resolution No. 2025-4594 Amending the Master Fee Schedule for the Town of San Anselmo.
AYES: Burke, Schlesinger, Walker, Vice Mayor Burdo
ABSENT: Mayor Kullaway

Council Business Item

2.4 Consider Making Appointments to the Climate Action Commission

Town Clerk Avila presented the staff report. There were no questions from the Council.

Acting Mayor Burdo opened the meeting to public comments.

There were no comments.

Acting Mayor Burdo closed the meeting to public comments.

M/s, Schlesinger/Burke, Motion to Appoint Judith O'Rourke, Nicholas Pappas, and Michael Kamerick to the Climate Action Commission.
AYES: Burke, Schlesinger, Walker, Vice Mayor Burdo
ABSENT: Mayor Kullaway

M/s, Burke/Walker, Motion to adjourn the meeting at 8:50 p.m.

AYES: Burke, Schlesinger, Walker, Vice Mayor Burdo
ABSENT: Mayor Kullaway

Respectfully submitted,

Toni DeFrancis,
Recording Secretary

San Anselmo Draft Council Minutes
Special Meeting
Town Council Chambers and via Zoom
Tuesday, August 6, 2025

Call to Order: Optional Pledge of Allegiance

COUNCILMEMBERS PRESENT:

Steve Burdo (Vice Mayor) via Zoom
Eileen Burke
Yoav Schlesinger
Chantel Walker

STAFF MEMBERS PRESENT:

Linda Kenton, Assistant Town Manager
Megan Acevedo, Town Attorney via Zoom
Serge Avila, Town Clerk
Scott Schneider, Assistant Engineer
Ivy Tzur, Contract Project Manager

Council Business Items

2.1 Approve the Library Roof/HVAC and Interior Refresh Project. The Town finds this project to be categorically exempt from the requirement for the preparation of environmental CEQA documents under CEQA guidelines Section 15301 Class 1.

Contract Project Manager Tzur, presented the staff report, Assistant Town Manager Kenton also provided input and Assistant Engineer Schneider was available to answer questions. There were questions and comments from the Council.

Vice Mayor Burdo opened the meeting to public comments.

There were no public comments.

Vice Mayor Burdo closed the meeting to public comments.

M/s, Walker/Burke, Motion to approve the Library roof and HVAC and interior refresh project. Authorizing staff to advertise for construction bids and authorize the Town Manager to award the contract to the lowest responsive bidder.
AYES: Burke, Schlesinger, Walker, Vice Mayor Burdo

With no further business to discuss the meeting was adjourned at 5:43 p.m.

Respectfully submitted,

Serge Avila
Town Clerk

STAFF REPORT

TOWN OF SAN ANSELMO **Item: 1.2**

MEETING DATE: 8/26/25

AGENDA TITLE: Financial Report on Recreation Fund

FROM: Mattie O'Grady – Director of Community Services

RECOMMENDATION: That the Town Council review the Recreation Fund revenue and expenditure report for the period ending July 31, 2025.

BACKGROUND

The Recreation Department offers a wide variety of fee-based programs throughout the fiscal year including sports programs and leagues, youth and adult classes, and childcare and camps. Additional revenue is generated through facility rentals and administrative fees.

DISCUSSION/ANALYSIS

As of July 31, 2025, 8% of the fiscal year has elapsed and the Recreation Fund is listed at 9% of projected revenues and 8.6% of projected expenditures.

You will also find attached the capital outlay budget for the department, in addition to the Recreation Fund revenue and expenditure report.

For future historical comparison purposes, staff has developed the following table:

FY		Revenue				Expenditures				Rev Over/(Under) Exp	
		Budget	Actual	%		Budget	Actual	%		$$	%
2025-26		**2,362,320**	**214,434**	**9%**		**2,362,320**	**203,883**	**8.6%**		**10,551**	**0.4%**
2024-25		2,210,355	247,779	11%		2,210,355	139,269	6%		108,510	5%

Attachment 1 - Revenue & Expenditure Report FY 2025-26: Recreation Fund as of 7/31/2025

Attachment 2 – Capital Outlay Report FY 2025-26 as of 7/31/25



Town of San Anselmo

Budget Report

Group Summary

For Fiscal: 2025-2026 Period Ending: 07/31/2025

SubCategory	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Department: 00 - UNDESIGNATED						
670 - TRANSFERS OUT	38,815.00	38,815.00	0.00	0.00	38,815.00	100.00%
Department: 00 - UNDESIGNATED Total:	**38,815.00**	**38,815.00**	**0.00**	**0.00**	**38,815.00**	**100.00%**
Department: 61 - SPORTS						
480 - FEES FOR SERVICES	669,000.00	669,000.00	20,580.02	20,580.02	-648,419.98	96.92%
600 - SALARIES AND WAGES	30,120.00	30,120.00	0.00	0.00	30,120.00	100.00%
602 - EMPLOYEE BENEFITS	2,304.00	2,304.00	0.00	0.00	2,304.00	100.00%
611 - OUTSIDE SERVICES	305,000.00	305,000.00	600.00	600.00	304,400.00	99.80%
629 - MISCELLANEOUS	44,990.00	44,990.00	573.18	573.18	44,416.82	98.73%
Department: 61 - SPORTS Surplus (Deficit):	**286,586.00**	**286,586.00**	**19,406.84**	**19,406.84**	**-267,179.16**	**93.23%**
Department: 62 - CULTURE						
480 - FEES FOR SERVICES	181,000.00	181,000.00	458.00	458.00	-180,542.00	99.75%
611 - OUTSIDE SERVICES	110,800.00	110,800.00	0.00	0.00	110,800.00	100.00%
629 - MISCELLANEOUS	1,500.00	1,500.00	0.00	0.00	1,500.00	100.00%
Department: 62 - CULTURE Surplus (Deficit):	**68,700.00**	**68,700.00**	**458.00**	**458.00**	**-68,242.00**	**99.33%**
Department: 63 - CHILD CARE						
480 - FEES FOR SERVICES	1,461,000.00	1,461,000.00	187,829.50	187,829.50	-1,273,170.50	87.14%
600 - SALARIES AND WAGES	615,904.00	615,904.00	82,440.64	82,440.64	533,463.36	86.61%
601 - RETIREMENT	33,755.00	33,755.00	2,782.60	2,782.60	30,972.40	91.76%
602 - EMPLOYEE BENEFITS	127,125.00	127,125.00	12,284.61	12,284.61	114,840.39	90.34%
611 - OUTSIDE SERVICES	336,200.00	336,200.00	53,920.50	53,920.50	282,279.50	83.96%
622 - DEPARTMENT SUPPLIES	7,000.00	7,000.00	168.84	168.84	6,831.16	97.59%
629 - MISCELLANEOUS	42,600.00	42,600.00	316.63	316.63	42,283.37	99.26%
Department: 63 - CHILD CARE Surplus (Deficit):	**298,416.00**	**298,416.00**	**35,915.68**	**35,915.68**	**-262,500.32**	**87.96%**
Department: 64 - EVENTS AND OTHER						
480 - FEES FOR SERVICES	31,020.00	31,020.00	4,793.00	4,793.00	-26,227.00	84.55%
611 - OUTSIDE SERVICES	20,000.00	20,000.00	0.00	0.00	20,000.00	100.00%
Department: 64 - EVENTS AND OTHER Surplus (Deficit):	**11,020.00**	**11,020.00**	**4,793.00**	**4,793.00**	**-6,227.00**	**56.51%**
Department: 65 - PROGRAM ADMINISTRATION						
480 - FEES FOR SERVICES	20,300.00	20,300.00	774.00	774.00	-19,526.00	96.19%
600 - SALARIES AND WAGES	313,039.00	313,039.00	25,825.96	25,825.96	287,213.04	91.75%
601 - RETIREMENT	29,741.00	29,741.00	2,498.78	2,498.78	27,242.22	91.60%
602 - EMPLOYEE BENEFITS	104,879.00	104,879.00	7,637.83	7,637.83	97,241.17	92.72%
610 - TRAINING	7,500.00	7,500.00	0.00	0.00	7,500.00	100.00%
611 - OUTSIDE SERVICES	114,748.00	114,748.00	5,310.19	5,310.19	109,437.81	95.37%
613 - PUBLICATION / DUES	1,000.00	1,000.00	0.00	0.00	1,000.00	100.00%
614 - MAINTENANCE	850.00	850.00	0.00	0.00	850.00	100.00%
615 - BUILDING MAINTENANCE	11,000.00	11,000.00	0.00	0.00	11,000.00	100.00%
617 - UTILITIES	14,450.00	14,450.00	0.00	0.00	14,450.00	100.00%
618 - HIRING	4,000.00	4,000.00	0.00	0.00	4,000.00	100.00%
620 - OFFICE SUPPLIES	33,500.00	33,500.00	9,701.56	9,701.56	23,798.44	71.04%
622 - DEPARTMENT SUPPLIES	11,500.00	11,500.00	-178.15	-178.15	11,678.15	101.55%
Department: 65 - PROGRAM ADMINISTRATION Surplus (Deficit):	**-625,907.00**	**-625,907.00**	**-50,022.17**	**-50,022.17**	**575,884.83**	**92.01%**
Report Surplus (Deficit):	**0.00**	**0.00**	**10,551.35**	**10,551.35**	**10,551.35**	**0.00%**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
21 - RECREATION	0.00	0.00	10,551.35	10,551.35	10,551.35
Report Surplus (Deficit):	**0.00**	**0.00**	**10,551.35**	**10,551.35**	**10,551.35**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 21 - RECREATION							
Expense							
SubCategory: 619 - MISCELLANEOUS							
21.64.61185	SPECIAL EVENT EXPENSE	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00 %
21.64.61200	OLDER ADUILT PROGRAMMING	15,000.00	15,000.00	0.00	0.00	15,000.00	100.00 %
	SubCategory: 619 - MISCELLANEOUS Total:	**25,000.00**	**25,000.00**	**0.00**	**0.00**	**25,000.00**	**100.00%**
SubCategory: 631 - CAPITAL OUTLAY - CONSTRUCTION							
21.65.63100	CAPITAL OUTLAY - CONSTRUCTION	300,000.00	300,000.00	0.00	0.00	300,000.00	100.00 %
	SubCategory: 631 - CAPITAL OUTLAY - CONSTRUCTION Total:	**300,000.00**	**300,000.00**	**0.00**	**0.00**	**300,000.00**	**100.00%**
	Expense Total:	**325,000.00**	**325,000.00**	**0.00**	**0.00**	**325,000.00**	**100.00%**
	Fund: 21 - RECREATION Total:	**325,000.00**	**325,000.00**	**0.00**	**0.00**	**325,000.00**	**100.00%**
	Report Total:	**325,000.00**	**325,000.00**	**0.00**	**0.00**	**325,000.00**	**100.00%**

Group Summary

SubCategory	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 21 - RECREATION						
Expense						
619 - MISCELLANEOUS	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00%
631 - CAPITAL OUTLAY - CONSTRUCTION	300,000.00	300,000.00	0.00	0.00	300,000.00	100.00%
Expense Total:	**325,000.00**	**325,000.00**	**0.00**	**0.00**	**325,000.00**	**100.00%**
Fund: 21 - RECREATION Total:	**325,000.00**	**325,000.00**	**0.00**	**0.00**	**325,000.00**	**100.00%**
Report Total:	**325,000.00**	**325,000.00**	**0.00**	**0.00**	**325,000.00**	**100.00%**

Fund Summary

Fund		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
21 - RECREATION		325,000.00	325,000.00	0.00	0.00	325,000.00	100.00%
	Report Total:	**325,000.00**	**325,000.00**	**0.00**	**0.00**	**325,000.00**	**100.00%**

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.3

MEETING DATE: August 26, 2025

AGENDA TITLE: Revenue and Expenditure Reports, July 2025

FROM: Jeff Zuba, Finance & Admin Services Director

RECOMMENDATION: That Town Council consider approving the monthly year-to-date Revenue and Expenditure Reports and corresponding activity for the period ending through July 31, 2025.

SUMMARY

Every reporting period end, the Town of San Anselmo presents to the Town Council its operations as shown on the Revenue and Expenditure reports for discussion and approval.

BACKGROUND

The Revenue and Expenditure reports are year-to-date summaries of revenues and expenditures from the Town's financial system (Tyler Incode') for both the current as well as the prior corresponding fiscal year. These reports include the General Fund's operations given that most of the Town-level operational activities are processed through the General Fund either directly or indirectly. This approval is to be obtained once a month within the fiscal year.

DISCUSSION/ANALYSIS

The revenue and expenditure data through July 31, 2025, is a compilation of all operating activity that is year-to-date for the current and prior fiscal year. These reports are sourced directly from the Town's financial system, of which a corresponding analysis has been performed identifying the key trends the Town Council should take note of.

Revenues
Overall, through the July 2025 reporting period, the town's general fund revenue decreased its base relative to the prior year by $0.040M. A majority of the Town's revenue is collected at specific times.

Category	JUL YTD FY26	JUL YTD FY25	$ Change	% Change
Property Tax	687.43	-	687.43	-
Sales Tax	-	-	-	-
Property Transfer Tax	-	-	-	-
Franchise Taxes	-	-	-	-
Licenses & Permits	90,801.21	136,972.75	(46,171.54)	-33.71%
Fines	204.75	-	204.75	-
Cash & Investment Interest	-	-	-	-
Intergovernmental	5,000.00	-	5,000.00	-
Other Fees	51,338.78	50,878.65	460.13	0.90%
Transfers In	-	-	-	-
Total	**148,032.17**	**187,851.40**	**(39,819.23)**	**-21.20%**

As shown above, the Town's overall revenue base decreased by $0.040M as its

- The Town receives property tax disbursements from the County of Marin in December, April, and June.
- The Town receives disbursements monthly from the State for Sales Tax. The collections for the fiscal year 2025-26 will begin in September.
- Revenue from Licenses & Permits decreased by $0.046M compared to the previous period, due to a reduction in construction activity in the Town.

As far as the other revenue streams, these changes either decreased or remained flat year-over-year resulting in an immaterial change.

Expenditures
Overall, through the July 2025 reporting period end, the Town's General Fund expenditures have increased by $0.179 compared to the prior year. This is primarily from increases in compensation, retirement, outside services, and debt service. All other activity is either flat year-over-year or nets correspondingly to an immaterial change, all of which are within management's expectations.

Category	JUL YTD FY26	JUL YTD FY25	$ Change	% Change
Compensation	424,200.05	360,104.84	64,095.21	17.80%
Retirement	230,096.34	119,829.33	110,267.01	92.02%
Training	75.00	870.53	(795.53)	-91.38%
Outside Services	292,289.99	360,353.62	(68,063.63)	-18.89%
Outside Services - Public Safety	1,968,246.25	1,848,513.25	119,733.00	6.48%
Maintenance	5,395.60	8,821.61	(3,426.01)	-38.84%
Utilities	-	-	-	-
Supplies	2,730.83	9,874.50	(7,143.67)	-72.34%
Debt Service - Pension Bond	596,120.07	552,599.61	43,520.46	7.88%
Other Expenditure	8,565.21	30,878.13	(22,312.92)	-72.26%
Internal Service Charge	750,591.16	807,317.65	(56,726.49)	-7.03%
Transfers Out	-	-	-	0.00%
Total	**4,278,310.50**	**4,099,163.07**	**179,147.43**	**4.37%**

As shown above, the Town's expenditures base overall increased by $0.179M, which is driven by compensation, retirement, outside services – public safety, and debt service:

- Compensation (Salaries & Wages and Benefits) increased by $0.064M compared to the prior fiscal year, primarily due to the 6.0% cost of living adjustment effective July 1, 2025, step adjustments, one-time payment, and health insurance premiums.
- Retirement increased by $0.110M compared to the prior period due to the Town's CalPERS unfunded liability payment, cost of living, step adjustments, and fully staffed positions.
- Outside Services decreased by $0.068M compared to the previous period due to lower allocated costs for Animal Control Services with the County and Library Marinet Membership, and fewer plan check fees for the month of July.
- Outside Services – Public Safety increased by $0.119M compared to the previous fiscal year due to payments for Public Safety JPA's, Central Marin Police Authority, and Ross Valley Fire Department.
- Debt Service increased by $0.043M compared to the previous fiscal year due to the repayment of the 2021 Pension Obligation Bonds. The bond payments are due in August and February.
- Internal Service Fund Charge decreased by $0.056M compared to the previous period due to decreased payment to the Internal Service Funds for Insurance and vehicle replacement, offset by increases for Building Maintenance and Information Technology.

As far as the other expenditure streams, these changes either slightly changed or remained flat year-over-year, resulting in an immaterial change. All other changes are taken together overall and are immaterial for further discussion and are expected given the Town's operations.

MEASURE J

Revenues

Overall, through the July 2025 reporting period, the town's Measure J fund does not have any revenue recorded.

Category	JUL YTD FY26	JUL YTD FY25	$ Change	% Change
Sales Tax	-	-	-	-
Cash & Investment Interest	-	-	-	-
Reimbursement	-	-	-	-
Total	**-**	**-**	**-**	**-**

- The Town receives disbursements monthly from the State for Sales Tax. The collections for the fiscal year 2025-26 will begin in September.

Expenditures
Overall, through the July 2025 reporting period end, the Town's Measure J expenditures have increased by $0.153M compared to the prior year. This is primarily from increases in compensation, retirement, outside services, and construction. All other activity is either flat year-over-year or nets correspondingly to an immaterial change, all of which are within management's expectations

Category	JUL YTD FY26	JUL YTD FY25	$ Change	% Change
Compensation	19,558.94	16,128.45	3,430.49	21.27%
Retirement	1,550.42	1,289.52	260.90	20.23%
Training	-	-	-	-
Outside Services	23,554.42	-	23,554.42	-
Construction	182,668.36	56,125.69	126,542.67	225.46%
Transfers Out	-	-	-	0.00%
Total	**227,332.14**	**73,543.66**	**153,788.48**	**209.11%**

- Outside Services increased by $0.023M compared to the previous period due to the timing of recording for the 3-person engine company charge for Ross Valley Fire Department.
- Construction increased by $0.126M compared to the previous period due to the Fire Station 20 Project.

FISCAL IMPACT
None

GENERAL PLAN CONSISTENCY
Not applicable

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The Council's discussion and approval of this report is not a "project" under the California Environmental Quality Act, because it does not involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Pub. Res. Code § 21065).

ATTACHMENTS
Attachment #1: Budget Comparison Report by Subcategory, July 2025
Attachment #2: Budget Comparison Report by Department, July 2025
Attachment #3: Budget Comparison Report by Subcategory Measure J, July 2025
Attachment #4: Budget Comparison Report by Department Measure J, July 2025

Town of San Anselmo
2025-2026 Rev & Exp Report
as of 07/31/2025

	2024-2025 Revised Budget	2024-2025 Audited Actuals	2024-2025 YTD Actuals	% of Audited Actuals	2025-2026 Adopted Budget	2025-2026 Revised Budget	2025-2026 YTD Actuals	% of Actual / Budget
Fund: 01 - GENERAL FUND								
Revenue								
400 - PROPERTY TAX GENERAL	10,030,351.00	10,050,213.98	0.00	0.00%	10,487,401.00	10,487,401.00	421.95	0.00%
401 - PENSION	3,020,000.00	3,171,137.39	0.00	0.00%	3,097,000.00	3,097,000.00	265.48	0.01%
402 - PROPERTY TAX OTHER	3,998,058.00	3,894,688.01	0.00	-4.64%	4,109,847.00	4,109,847.00	0.00	0.00%
410 - OTHER TAXES	1,530,000.00	1,328,203.03	0.00	-12.23%	1,471,120.00	1,471,120.00	0.00	0.00%
411 - FRANCHISE TAXES	936,500.00	894,707.05	0.00	-5.73%	976,000.00	976,000.00	0.00	0.00%
420 - BUSINESS LICENSE	290,000.00	325,689.18	0.00	0.77%	298,000.00	298,000.00	1,403.94	0.47%
421 - PARKING	0.00	192.54	0.00	0.00%	0.00	0.00	1,863.63	0.00%
422 - CONSTRUCTION	1,091,000.00	1,167,221.10	136,972.75	11.31%	1,105,000.00	1,105,000.00	87,533.64	7.92%
430 - VEHICLE CODE	15,000.00	13,101.62	0.00	0.00%	0.00	0.00	0.00	0.00%
431 - LIBRARY	1,500.00	2,351.93	0.00	0.00%	2,500.00	2,500.00	204.75	8.19%
432 - PARKING	117,990.00	73,609.06	9.00	-11.29%	10,000.00	10,000.00	0.00	0.00%
440 - USE OF MONEY AND PROPERTY	100,000.00	205,811.21	16.04	0.00%	135,000.00	135,000.00	34,574.71	25.61%
450 - STATE REVENUE	235,500.00	251,356.88	0.00	0.00%	171,000.00	171,000.00	5,000.00	2.92%
460 - FEDERAL REVENUE	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
470 - LOCAL AGENCY REVENUE	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
480 - FEES FOR SERVICES	198,500.00	216,149.53	26,789.90	12.39%	215,500.00	215,500.00	15,883.40	7.37%
490 - MISCELLANEOUS REVENUE	115,555.00	279,866.05	24,088.75	8.61%	157,500.00	157,500.00	35,455.38	22.51%
519 - TRANSFERS IN	403,318.00	398,984.58	0.00	0.00%	413,185.00	413,185.00	0.00	0.00%
520 - SOURCE OF PROCEEDS	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
Total Revenue:	**22,083,272.00**	**22,273,283.14**	**187,876.44**	**-0.98%**	**22,649,053.00**	**22,649,053.00**	**182,606.88**	**0.81%**
Expense								
600 - SALARIES AND WAGES	3,552,174.00	3,493,701.89	285,320.48	8.17%	3,922,641.00	3,922,641.00	336,748.63	8.58%
601 - RETIREMENT	428,706.00	407,334.57	119,829.33	29.42%	568,476.00	568,476.00	230,096.34	40.48%
602 - EMPLOYEE BENEFITS	872,566.00	832,705.82	67,573.69	8.11%	953,970.00	953,970.00	80,283.80	8.42%
604 - RETIREE BENEFITS	180,796.00	180,796.00	7,210.67	3.99%	190,028.00	190,028.00	7,167.62	3.77%
610 - TRAINING	68,750.00	51,805.43	870.53	1.68%	69,750.00	69,750.00	75.00	0.11%
611 - OUTSIDE SERVICES	2,734,465.00	2,493,839.96	360,353.62	14.45%	2,112,045.00	2,112,045.00	292,289.99	13.84%
612 - OUTSIDE SERVICES - POLICE (CMPA) & FIRE (RVFD)	10,974,172.00	10,971,504.08	1,848,513.25	16.85%	11,732,115.00	11,732,115.00	1,968,246.25	16.78%
613 - PUBLICATION / DUES	27,522.00	19,719.73	295.07	1.50%	28,645.00	28,645.00	0.00	0.00%
614 - MAINTENANCE	123,485.00	79,340.09	6,936.54	8.74%	105,750.00	105,750.00	4,480.60	4.24%
615 - BUILDING MAINTENANCE	60,000.00	48,951.16	1,590.00	3.25%	42,500.00	42,500.00	915.00	2.15%
616 - VEHICLE MAINTENANCE	16,050.00	19,072.48	0.00	0.00%	16,050.00	16,050.00	0.00	0.00%
617 - UTILITIES	0.00	108,832.98	14,084.59	12.94%	0.00	0.00	186.00	0.00%
618 - HIRING	1,000.00	13,318.46	616.29	4.63%	1,000.00	1,000.00	0.00	0.00%
619 - MISCELLANEOUS	25,000.00	4,562.64	0.00	0.00%	15,500.00	15,500.00	0.00	0.00%
620 - OFFICE SUPPLIES	32,754.00	33,760.59	3,559.65	10.54%	800.00	800.00	242.62	30.33%
622 - DEPARTMENT SUPPLIES	133,197.00	191,605.38	6,314.85	3.30%	132,950.00	132,950.00	2,488.21	1.87%
623 - BOOKS / MAGAZINES / VIDEOS	29,000.00	32,201.33	10,227.25	31.76%	30,750.00	30,750.00	289.01	0.94%
628 - Internal Service Charge	1,437,812.00	1,437,811.80	807,317.65	56.15%	1,307,094.00	1,307,094.00	750,591.16	57.42%
629 - MISCELLANEOUS	105,500.00	64,312.19	5,950.00	9.25%	183,800.00	183,800.00	8,090.20	4.40%
630 - EQUIPMENT	500.00	12,740.74	0.00	0.00%	0.00	0.00	0.00	0.00%
631 - CAPITAL OUTLAY - CONSTRUCTION	0.00	0.00	0.00	0.00%	0.00	0.00	0.00	0.00%
640 - PRINCIPAL	465,000.00	465,000.00	465,000.00	100.00%	510,000.00	510,000.00	510,000.00	100.00%
641 - INTEREST	173,929.00	173,811.71	87,599.61	50.40%	170,189.00	170,189.00	86,120.07	50.60%
670 - TRANSFERS OUT	640,000.00	640,000.00	0.00	0.00%	555,000.00	555,000.00	0.00	0.00%
Total Expense:	**22,082,378.00**	**21,776,729.03**	**4,099,163.07**	**18.82%**	**22,649,053.00**	**22,649,053.00**	**4,278,310.50**	**18.89%**
Total Fund: 01 - GENERAL FUND:	**894.00**	**496,554.11**	**-3,911,286.63**		**0.00**	**0.00**	**-4,095,703.62**	
Report Total:	**894.00**	**496,554.11**	**3,911,286.63**		**0.00**	**0.00**	**-4,095,703.62**	

Town of San Anselmo 2025-2026 Rev & Exp Report as of 07/31/2025 Fund: 01 - GENERAL FUND Expense	2024-2025 Revised Budget	2024-2025 Audited Actuals	2024-2025 YTD Actuals	% of Audited Actuals	2025-2026 Adopted Budget	2025-2026 Revised Budget	2025-2026 YTD Actuals	% of Actual / Budget
00 - UNDESIGNATED	640,000.00	640,000.00	0.00	0.00%	555,000.00	555,000.00	0.00	0.00%
11 - TOWN COUNCIL	71,446.00	72,327.28	2,444.74	3.38%	64,260.00	64,260.00	2,126.46	3.31%
12 - ADMINISTRATION	1,669,529.00	1,671,128.59	125,985.42	7.54%	1,712,209.00	1,712,209.00	140,818.73	8.22%
16 - LEGAL SERVICES	330,000.00	220,398.50	0.00	0.00%	280,000.00	280,000.00	0.00	0.00%
18 - PLANNING	1,169,800.00	1,050,424.51	63,020.39	6.00%	916,720.00	916,720.00	60,378.48	6.59%
19 - Building & Inspections	0.00	0.00	0.00	0.00%	1,134,173.00	1,134,173.00	74,266.91	6.55%
21 - NON-DEPARTMENTAL	1,488,431.00	1,481,812.98	1,011,558.62	68.26%	1,494,217.00	1,494,217.00	1,068,704.06	71.52%
30 - POLICE	5,474,469.00	5,476,919.00	1,368,617.25	24.99%	5,814,695.00	5,814,695.00	1,476,559.75	25.39%
32 - ROSS VALLEY FIRE SERVICE	5,559,703.00	5,531,890.03	481,336.00	8.70%	5,959,920.00	5,959,920.00	491,686.50	8.25%
40 - DEBT SERVICE	640,429.00	640,111.71	552,599.61	86.33%	681,689.00	681,689.00	596,120.07	87.45%
41 - ENGINEERING AND INSPECTION	1,774,695.00	1,731,238.89	127,722.53	7.38%	669,661.00	669,661.00	50,845.97	7.59%
42 - STREETS	1,278,642.00	1,243,079.89	112,007.09	9.01%	1,302,235.00	1,302,235.00	81,844.67	6.28%
71 - LIBRARY	899,716.00	945,270.51	163,778.29	17.33%	952,892.00	952,892.00	156,387.36	16.41%
81 - PARKS	768,688.00	756,922.40	61,225.59	8.09%	752,314.00	752,314.00	52,215.84	6.94%
82 - RECREATION/GENERAL FUND	316,830.00	315,204.74	28,867.54	9.16%	359,068.00	359,068.00	26,355.70	7.34%
Total Expense:	**22,082,378.00**	**21,776,729.03**	**4,099,163.07**	**18.82%**	**22,649,053.00**	**22,649,053.00**	**4,278,310.50**	**18.89%**
Total Fund: 01 - GENERAL FUND:	**22,082,378.00**	**21,776,729.03**	**4,099,163.07**	**18.82%**	**22,649,053.00**	**22,649,053.00**	**4,278,310.50**	**18.89%**
Report Total:	**22,082,378.00**	**21,776,729.03**	**4,099,163.07**	**18.82%**	**22,649,053.00**	**22,649,053.00**	**4,278,310.50**	**18.89%**

Town of San Anselmo 2025-2026 Rev & Exp Report as of 07/31/2025	2024-2025 Revised Budget	2024-2025 Audited Actuals	2024-2025 YTD Actuals	% of Audited Actuals	2025-2026 Adopted Budget	2025-2026 Revised Budget	2025-2026 YTD Actuals	% of Actual / Budget
Fund: 15 - SALES TAX - MEASURE J								
Revenue								
410 - OTHER TAXES	2,539,700.00	2,275,389.90	0.00	0.00%	2,493,023.00	2,493,023.00	0.00	0.00%
440 - USE OF MONEY AND PROPERTY	0.00	0.00	0.00	0.00%	20,000.00	20,000.00	0.00	0.00%
490 - MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00%	363,005.00	363,005.00	0.00	0.00%
Total Revenue:	**2,539,700.00**	**2,275,389.90**	**0.00**	**0.00%**	**2,876,028.00**	**2,876,028.00**	**0.00**	**0.00%**
Expense								
600 - SALARIES AND WAGES	184,552.82	178,688.70	13,336.21	7.46%	194,877.00	194,877.00	16,184.63	8.31%
601 - RETIREMENT	17,403.96	16,871.90	1,289.52	7.64%	18,606.00	18,606.00	1,550.42	8.33%
602 - EMPLOYEE BENEFITS	43,971.10	37,283.51	2,792.24	7.49%	41,874.00	41,874.00	3,374.31	8.06%
611 - OUTSIDE SERVICES	261,716.00	268,757.71	0.00	0.00%	332,653.00	332,653.00	23,554.42	7.08%
631 - CAPITAL OUTLAY - CONSTRUCTION	2,807,857.00	1,751,843.30	56,125.69	3.20%	2,245,912.00	2,245,912.00	182,668.36	8.13%
632 - SLURRY	200,000.00	377,748.70	102.50	0.03%	0.00	0.00	0.00	0.00%
670 - TRANSFERS OUT	0.00	0.00	0.00	0.00%	124,651.00	124,651.00	0.00	0.00%
Total Expense:	**3,515,500.88**	**2,631,193.82**	**73,646.16**	**2.80%**	**2,958,573.00**	**2,958,573.00**	**227,332.14**	**7.68%**
Total Fund: 15 - SALES TAX - MEASURE J:	**-975,800.88**	**-355,803.92**	**-73,646.16**		**-82,545.00**	**-82,545.00**	**-227,332.14**	
Report Total:	**-975,800.88**	**-355,803.92**	**-73,646.16**		**-82,545.00**	**-82,545.00**	**-227,332.14**	

Town of San Anselmo 2025-2026 Rev & Exp Report as of 07/31/2025 Fund: 15 - SALES TAX - MEASURE J Expense	2024-2025 Revised Budget	2024-2025 Audited Actuals	2024-2025 YTD Actuals	% of Audited Actuals	2025-2026 Adopted Budget	2025-2026 Revised Budget	2025-2026 YTD Actuals	% of Actual / Budget
00 - UNDESIGNATED	0.00	0.00	0.00	0.00%	124,651.00	124,651.00	0.00	0.00%
32 - ROSS VALLEY FIRE SERVICE	261,716.00	501,315.40	0.00	0.00%	1,282,653.00	1,282,653.00	146,436.72	11.42%
41 - ENGINEERING AND INSPECTION	2,725,427.88	1,505,385.25	64,506.35	4.29%	1,020,269.00	1,020,269.00	65,364.73	6.41%
71 - LIBRARY	0.00	0.00	0.00	0.00%	100,000.00	100,000.00	0.00	0.00%
81 - PARKS	175,000.00	66,735.47	8,539.81	12.80%	375,000.00	375,000.00	0.00	0.00%
90 - Climate Action	353,357.00	557,757.70	600.00	0.11%	56,000.00	56,000.00	15,530.69	27.73%
Total Expense:	**3,515,500.88**	**2,631,193.82**	**73,646.16**	**2.80%**	**2,958,573.00**	**2,958,573.00**	**227,332.14**	**7.68%**
Total Fund: 15 - SALES TAX - MEASURE J:	**3,515,500.88**	**2,631,193.82**	**73,646.16**	**2.80%**	**2,958,573.00**	**2,958,573.00**	**227,332.14**	**7.68%**
Report Total:	**3,515,500.88**	**2,631,193.82**	**73,646.16**	**2.80%**	**2,958,573.00**	**2,958,573.00**	**227,332.14**	**7.68%**

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.4

MEETING DATE: August 26, 2025

AGENDA TITLE: Report of Checks Issued, July 2025

FROM: Jeff Zuba, Finance & Admin Services Director

RECOMMENDATION: That the Town Council acknowledges, and files warrant numbers 100091 to 100257 issued during the month of July and bank draft numbers DFT06169-DFT06170, DFT06173-DFT06174, DFT06199-DFT06201, DFT06203-DFT06205, DFT06207, DFT06225-SFT06227, DFT06229-DFT06231, DFT06255, and DFT06262-DFT06265 in a total amount of $5,570,453.32.

BACKGROUND

This report is an itemization of payments made to vendors during the months of July 2025. It also includes wires to Bank of America for July 2025 payrolls, including payments for retirement and health benefits. The Bank of America account is used for payroll-related items.

The following warrants were voided or canceled in July 2025: 99991, 100110, and 100188 .

ATTACHMENTS

Attachment #1: Check Report July 2025

Check Report

Town of San Anselmo

By Check Number

Date Range: 07/01/2025 - 07/31/2025

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP-AP - OPERATING POOL						
03991	Claim #2025-42	07/14/2025	Regular	0.00	-221.60	99991
02190	Jason Adair	07/07/2025	Regular	0.00	437.50	100091
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
073025	Invoice	07/01/2025	06.21.2025 - RUMPLESTILTSKIN SHOW 07	0.00	437.50	
	01.71.61132	OUTSIDE SVCS-PROGRAM	06.21.2025 - RUMPLESTILTSKIN	437.50		
00330	Marin General Services Authority	07/07/2025	Regular	0.00	103,351.00	100092
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0014866	Invoice	07/01/2025	07.01.2025 - MEMBER CONTRIBUTION FY	0.00	103,351.00	
	01.21.61115	OUTSIDE SVCS:CLIM&ERG	07.01.2025 - MEMBER CONTRIB	5,946.00		
	01.21.61116	OUTSIDE SVCS-ANIMAL C	07.01.2025 - MEMBER CONTRIB	78,450.00		
	01.41.61111	OUTSIDE SERVICES-GIS M	07.01.2025 - MEMBER CONTRIB	9,000.00		
	01.42.61129	OUTSIDE SVCS-MC GEN S	07.01.2025 - MEMBER CONTRIB	9,955.00		
04015	Michael G Della Pena	07/07/2025	Regular	0.00	450.00	100093
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2520	Invoice	07/01/2025	06.21.2025 - WED FAMILY PERFORMANCE	0.00	450.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	06.21.2025 - WED FAMILY PERF	450.00		
02208	Mike Ashe	07/07/2025	Regular	0.00	450.00	100094
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0014876	Invoice	07/01/2025	06.21.2025 - BUBBLE SHOW - SUMMER R	0.00	450.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	06.21.2025 - BUBBLE SHOW - S	450.00		
00839	Rachel-Anne Palacios	07/07/2025	Regular	0.00	400.00	100095
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
072425	Invoice	07/01/2025	06.21.2025 - HENNA 07/24	0.00	400.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	06.21.2025 - HENNA 07/24	400.00		
04013	Sifiso V Shibambo	07/07/2025	Regular	0.00	450.00	100096
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2502	Invoice	07/01/2025	06.21.2025 - AFRICAN MUSIC/ARTS VILLA	0.00	450.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	06.21.2025 - AFRICAN MUSIC/A	450.00		
03691	Ssu Ting Yu	07/07/2025	Regular	0.00	400.00	100097
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
33	Invoice	07/01/2025	06.21.2025 - DJ WORKSHOP 07/18	0.00	400.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	06.21.2025 - DJ WORKSHOP 07/	400.00		
03213	Andrea Ives	07/07/2025	Regular	0.00	466.00	100098
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
764	Invoice	07/01/2025	06.21.2025 - DREAM TOP PERFORMANCE	0.00	466.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	06.21.2025 - DREAM TOP PERF	466.00		
04011	Tyler Parks	07/07/2025	Regular	0.00	925.00	100099

Check Report **Date Range: 07/01/2025 - 07/31/2025**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1574	Invoice	07/01/2025	03.22.2025 - CAMP KIDMARIN FIELD TRIP	0.00	525.00	
	21.63.61184	CAMP KIDMARIN MIGHT	03.22.2025 - CAMP KIDMARIN F	262.50		
	21.63.61207	CAMP KIDMARIN MINI SE	03.22.2025 - CAMP KIDMARIN F	262.50		
1577	Invoice	07/01/2025	06.21.2025 - CIRCUS OF SMILES - 07/23	0.00	400.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	06.21.2025 - CIRCUS OF SMILES	400.00		
00362	Town of San Anselmo	07/08/2025	Regular	0.00	336,730.41	100100
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0014913	Invoice	07/08/2025	7-15-2025 TSA To Fund Payroll	0.00	336,730.41	
	01.00.20299	PAYROLL PAYABLE	7-15-2025 TSA To Fund Payroll	223,330.44		
	01.00.20299	PAYROLL PAYABLE	7-15-2025 TSA To Fund Payroll	3,583.81		
	01.00.20299	PAYROLL PAYABLE	7-15-2025 TSA To Fund Payroll	435.08		
	01.00.20299	PAYROLL PAYABLE	7-15-2025 TSA To Fund Payroll	-1,269.71		
	15.00.20299	PAYROLL PAYABLE	7-15-2025 TSA To Fund Payroll	10,709.77		
	15.00.20299	PAYROLL PAYABLE	7-15-2025 TSA To Fund Payroll	-41.25		
	19.00.20299	PAYROLL PAYABLE	7-15-2025 TSA To Fund Payroll	12,663.92		
	21.00.20299	PAYROLL PAYABLE	7-15-2025 TSA To Fund Payroll	71,427.80		
	27.00.20299	PAYROLL PAYABLE	7-15-2025 TSA To Fund Payroll	13,952.85		
	95.00.20299	PAYROLL PAYABLE	7-15-2025 TSA To Fund Payroll	1,937.70		
03932	Acevedo and Longfellow LLP	07/10/2025	Regular	0.00	12,889.25	100101
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
31	Invoice	06/30/2025	06.30.2025 - GENERAL LEGAL SERVICES - J	0.00	12,036.75	
	01.16.61138	GENERAL COUNSEL LEGA	06.30.2025 - GENERAL LEGAL SE	12,036.75		
32	Invoice	06/30/2025	06.30.2025 - PLANNING LEGAL SERVICES -	0.00	852.50	
	01.16.61138	GENERAL COUNSEL LEGA	06.30.2025 - PLANNING LEGAL S	852.50		
04023	Air Exchange Inc.	07/10/2025	Regular	0.00	3,325.59	100102
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
91614535	Invoice	04/30/2025	04.30.2025 - FH20 - 100MM HOSE/CLAM	0.00	3,325.59	
	45.41.63100	CAPITAL OUTLAY - CONST	04.30.2025 - FH20 - 100MM HO	3,325.59		
02986	Albertsons/Safeway	07/10/2025	Regular	0.00	445.00	100103
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
431586-060525-1	Invoice	06/05/2025	06.05.2025 - REC DEPT - FOOD SUPPLIES	0.00	36.40	
	21.63.62985	CAMP KIDMARIN MINI S	06.05.2025 - REC DEPT - FOOD S	36.40		
434175-042425-1	Invoice	04/24/2025	04.24.2025 - REC DEPT - FOOD SUPPLIES	0.00	60.10	
	21.63.62985	CAMP KIDMARIN MINI S	04.24.2025 - REC DEPT - FOOD S	60.10		
660412-052925-1	Invoice	05/29/2025	05.29.2025 - REC DEPT - FOOD SUPPLIES	0.00	45.06	
	21.63.62985	CAMP KIDMARIN MINI S	05.29.2025 - REC DEPT - FOOD S	45.06		
663315-061625-1	Invoice	06/16/2025	06.16.2025 - REC DEPT - FOOD SUPPLIES	0.00	45.91	
	21.63.62985	CAMP KIDMARIN MINI S	06.16.2025 - REC DEPT - FOOD S	45.91		
726838-061325-1	Invoice	06/13/2025	06.13.2025 - REC DEPT - FOOD SUPPLIES	0.00	23.01	
	21.63.62985	CAMP KIDMARIN MINI S	06.13.2025 - REC DEPT - FOOD S	23.01		
728946-061925-1	Invoice	06/19/2025	06.19.2025 - REC DEPT - FOOD SUPPLIES	0.00	8.73	
	21.63.62985	CAMP KIDMARIN MINI S	06.19.2025 - REC DEPT - FOOD S	8.73		
800340-062325-1	Invoice	06/23/2025	06.23.2025 - REC DEPT - FOOD SUPPLIES	0.00	21.95	
	21.63.62985	CAMP KIDMARIN MINI S	06.23.2025 - REC DEPT - FOOD S	21.95		
803873-031825-1	Invoice	03/18/2025	03.18.2025 - REC DEPT - FOOD SUPPLIES	0.00	33.80	
	21.63.62985	CAMP KIDMARIN MINI S	03.18.2025 - REC DEPT - FOOD S	33.80		
804721-062625-1	Invoice	06/26/2025	06.26.2025 - REC DEPT - FOOD SUPPLIES	0.00	7.64	

Check Report **Date Range: 07/01/2025 - 07/31/2025**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	21.63.62985 CAMP KIDMARIN MINI S		06.26.2025 - REC DEPT - FOOD S		7.64	
805311-051425-1	Invoice	05/14/2025	05.14.2025 - REC DEPT - FOOD SUPPLIES	0.00	18.04	
	21.63.62985 CAMP KIDMARIN MINI S		05.14.2025 - REC DEPT - FOOD S		18.04	
805348-060925-1	Invoice	06/09/2025	06.09.2025 - REC DEPT - FOOD SUPPLIES	0.00	46.98	
	21.63.62985 CAMP KIDMARIN MINI S		06.09.2025 - REC DEPT - FOOD S		46.98	
806029-061125-1	Invoice	06/11/2025	06.11.2025 - REC DEPT - FOOD SUPPLIES	0.00	7.74	
	21.63.62985 CAMP KIDMARIN MINI S		06.11.2025 - REC DEPT - FOOD S		7.74	
806078-050525-1	Invoice	05/05/2025	05.05.2025 - REC DEPT - FOOD SUPPLIES	0.00	43.95	
	21.63.62985 CAMP KIDMARIN MINI S		05.05.2025 - REC DEPT - FOOD S		43.95	
807200-031725-1	Invoice	03/17/2025	03.17.2025 - REC DEPT - FOOD SUPPLIES	0.00	23.85	
	21.63.62985 CAMP KIDMARIN MINI S		06.30.2025 - REC DEPT - FOOD S		23.85	
807715-031925-1	Invoice	03/19/2025	03.19.2025 - REC DEPT - FOOD SUPPLIES	0.00	21.84	
	21.63.62985 CAMP KIDMARIN MINI S		03.19.2025 - REC DEPT - FOOD S		21.84	
02920	Amazon Business	07/10/2025	Regular	0.00	169.86	100104
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
11P6-MVMM-KH	Invoice	03/31/2025	03.31.2025 - LIBRARY - DESK CONVERTER	0.00	142.01	
	01.71.62200 DEPARTMENTAL SUPPLIE		03.31.2025 - LIBRARY - DESK CO		142.01	
1HH3-FM4C-3WL	Invoice	08/21/2024	08.21.2024 - LIBRARY - ZIP BOOKS	0.00	27.85	
	01.71.62310 Library Zip Grant		08.21.2024 - LIBRARY - ZIP BOO		27.85	
03299	Answer MTI	07/10/2025	Regular	0.00	202.07	100105
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
000036-800-201	Invoice	06/30/2025	07.01.2025 - CALL CENTER SERVICE - JUN	0.00	202.07	
	01.41.61150 OUTSIDE SERVICES-OTHE		07.01.2025 - CALL CENTER SERV		202.07	
03903	Argo Construction, Inc.	07/10/2025	Regular	0.00	456,562.82	100106
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
G702-FH20-4	Invoice	06/30/2025	07.01.2025 - FH20 CONSTRUCTION - PAY	0.00	235,592.82	
	45.41.63100 CAPITAL OUTLAY - CONST		07.01.2025 - FH20 CONSTRUCTI		235,592.82	
G702-FH20-5	Invoice	06/30/2025	06.30.2025 - FH20 CONSTRUCTION - PAY	0.00	220,970.00	
	15.32.63100 CONSTRUCTION		06.30.2025 - FH20 CONSTRUCTI		202,917.86	
	45.41.63100 CAPITAL OUTLAY - CONST		06.30.2025 - FH20 CONSTRUCTI		18,052.14	
00001	AT&T Calnet	07/10/2025	Regular	0.00	40.83	100107
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
576-06272025	Invoice	06/27/2025	576 - TH CHAMBERS PHONE - 05.27.25-06	0.00	21.30	
	41.41.61701 UTILITIES		576 - TH CHAMBERS PHONE - 0		21.30	
583-06252025	Invoice	06/25/2025	583 - DPW FAX - 05.25.25-06.24.25	0.00	19.53	
	41.41.61701 UTILITIES		583 - DPW FAX - 05.25.25-06.24		19.53	
03848	Avenues Development	07/10/2025	Regular	0.00	2,337.50	100108
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
TOSA-8	Invoice	06/30/2025	07.07.2025 - SR2S PROJECT MGMT - JUN	0.00	2,337.50	
	14.41.63127 SAFE ROUTES		07.07.2025 - SR2S PROJECT MG		2,337.50	
00388	Baker & Taylor	07/10/2025	Regular	0.00	663.82	100109
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
2039129008	Invoice	06/17/2025	06.17.2025 - CHILDREN'S BOOKS	0.00	15.59	
	01.71.62302 CHILDRENS BOOKS		06.17.2025 - CHILDREN'S BOOK		15.59	
2039129009	Invoice	06/17/2025	06.17.2025 - CHILDREN'S BOOKS	0.00	81.65	

Check Report **Date Range: 07/01/2025 - 07/31/2025**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.71.62302 CHILDRENS BOOKS		06.17.2025 - CHILDREN'S BOOK		81.65	
2039137235	Invoice	06/23/2025	06.23.2025 - ADULT BOOKS	0.00	113.41	
	01.71.62301 ADULT BOOKS		06.23.2025 - ADULT BOOKS		113.41	
2039137236	Invoice	06/23/2025	06.23.2025 - ADULT BOOKS	0.00	65.02	
	01.71.62301 ADULT BOOKS		06.23.2025 - ADULT BOOKS		65.02	
2039137237	Invoice	06/23/2025	06.23.2025 - ADULT BOOKS	0.00	14.24	
	01.71.62301 ADULT BOOKS		06.23.2025 - ADULT BOOKS		14.24	
2039137238	Invoice	06/23/2025	06.23.2025 - ADULT BOOKS	0.00	45.77	
	01.71.62301 ADULT BOOKS		06.23.2025 - ADULT BOOKS		45.77	
2039137239	Invoice	06/23/2025	06.23.2025 - ADULT BOOKS	0.00	68.31	
	01.71.62301 ADULT BOOKS		06.23.2025 - ADULT BOOKS		68.31	
2039154483	Invoice	06/26/2025	06.26.2025 - CHILDREN'S BOOKS	0.00	18.43	
	01.71.62302 CHILDRENS BOOKS		06.26.2025 - CHILDREN'S BOOK		18.43	
2039154484	Invoice	06/26/2025	06.26.2025 - CHILDREN'S BOOKS	0.00	14.01	
	01.71.62302 CHILDRENS BOOKS		06.26.2025 - CHILDREN'S BOOK		14.01	
2039154783	Invoice	06/26/2025	06.26.2025 - ADULT BOOKS	0.00	22.55	
	01.71.62301 ADULT BOOKS		06.26.2025 - ADULT BOOKS		22.55	
2039154784	Invoice	06/26/2025	06.26.2025 - ADULT BOOKS	0.00	21.89	
	01.71.62301 ADULT BOOKS		06.26.2025 - ADULT BOOKS		21.89	
2039154785	Invoice	06/26/2025	06.26.2025 - ADULT BOOKS	0.00	24.26	
	01.71.62301 ADULT BOOKS		06.26.2025 - ADULT BOOKS		24.26	
2039154786	Invoice	06/26/2025	06.26.2025 - ADULT BOOKS	0.00	17.86	
	01.71.62301 ADULT BOOKS		06.26.2025 - ADULT BOOKS		17.86	
2039154787	Invoice	06/26/2025	06.26.2025 - ADULT BOOKS	0.00	21.58	
	01.71.62301 ADULT BOOKS		06.26.2025 - ADULT BOOKS		21.58	
2039154788	Invoice	06/26/2025	06.26.2025 - ADULT BOOKS	0.00	25.84	
	01.71.62301 ADULT BOOKS		06.26.2025 - ADULT BOOKS		25.84	
2039154789	Invoice	06/26/2025	06.26.2025 - ADULT BOOKS	0.00	42.49	
	01.71.62301 ADULT BOOKS		06.26.2025 - ADULT BOOKS		42.49	
5019154782	Invoice	06/26/2025	06.26.2025 - ADULT BOOKS	0.00	43.14	
	01.71.62301 ADULT BOOKS		06.26.2025 - ADULT BOOKS		43.14	
5019570386	Invoice	06/17/2025	06.17.2025 - ADULT BOOKS	0.00	7.78	
	01.71.62301 ADULT BOOKS		06.17.2025 - ADULT BOOKS		7.78	
	Void	07/10/2025	Regular	0.00	0.00	100110
03886	BELDEN Consulting Engineers	07/10/2025	Regular	0.00	600.00	100111
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
39777	Invoice	06/30/2025	06.30.2025 - ICC - EV CHARGING	0.00	600.00	
	15.41.63100	CONSTRUCTION	06.30.2025 - ICC - EV CHARGING	600.00		
03946	BlueTriton Brands Inc	07/10/2025	Regular	0.00	205.96	100112
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
05F8720212838	Invoice	06/25/2025	06.25.2025 - REC DEPT - WATER DELIVERY	0.00	205.96	
	21.65.62200	DEPARTMENTAL SUPPLIE	06.25.2025 - REC DEPT - WATER	205.96		
02823	Boucher Law, PC	07/10/2025	Regular	0.00	11,798.50	100113
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2782	Invoice	06/27/2025	06.27.2025 - SEIU NEGOTIATIONS - MAY 2	0.00	11,798.50	
	01.16.61196	PERSONNEL LEGAL SERVI	06.27.2025 - SEIU NEGOTIATION	11,798.50		
00032	Brady Industries, NorCal	07/10/2025	Regular	0.00	3,912.58	100114

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Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
10289780	Invoice	06/26/2025	06.26.2025 - LIBRARY - JANITORIAL SUPPL	0.00	318.44	
	41.41.61501	BLDG. MAINT-JANITORIAL	06.26.2025 - LIBRARY - JANITORI	318.44		
10289781	Invoice	06/26/2025	06.26.2025 - ICC - JANITORIAL SUPPLIES	0.00	825.76	
	31.41.61501	BLDG. MAINT-JANITORIAL	06.26.2025 - ICC - JANITORIAL S	825.76		
10289782	Invoice	06/26/2025	06.26.2025 - TOWN HALL - JANITORIAL SU	0.00	947.27	
	41.41.61501	BLDG. MAINT-JANITORIAL	06.26.2025 - TOWN HALL - JANI	947.27		
10289784	Invoice	06/26/2025	06.26.2025 - REC - JANITORIAL SUPPLIES	0.00	922.25	
	31.41.61501	BLDG. MAINT-JANITORIAL	06.26.2025 - REC - JANITORIAL S	922.25		
10289788	Invoice	06/26/2025	06.26.2025 - ROBSON - JANITORIAL SUPPL	0.00	245.72	
	34.41.61501	BLDG. MAINT-JANITORIAL	06.26.2025 - ROBSON - JANITOR	245.72		
10289796	Invoice	06/26/2025	06.26.2025 - PARK - JANITORIAL SUPPLIES	0.00	653.14	
	41.41.61501	BLDG. MAINT-JANITORIAL	06.26.2025 - PARK - JANITORIAL	653.14		
04016	Branko Smida	07/10/2025	Regular	0.00	4,580.00	100115
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
R16157	Invoice	06/30/2025	07.01.2025 - REFUND - ROAD BOND 24 VI	0.00	4,580.00	
	01.00.20314	ROAD BOND	07.01.2025 - REFUND - ROAD B	4,580.00		
064	California Building Standards Commission	07/10/2025	Regular	0.00	254.03	100116
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2025-Q2	Invoice	06/30/2025	07.09.2025 - BSASRF Q2 2025	0.00	254.03	
	01.00.20310	BUILDING: STATE GREEN	07.09.2025 - BSASRF Q2 2025	282.26		
	01.00.20310	BUILDING: STATE GREEN	LESS 10% RETAINER	-28.23		
03570	CHASE ACE HARDWARE	07/10/2025	Regular	0.00	79.60	100117
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
41681	Invoice	06/30/2025	06.30.2025 - FLAG POLE BRACKETS	0.00	79.60	
	01.42.62200	DEPARTMENTAL SUPPLIE	06.30.2025 - FLAG POLE BRACK	79.60		
04018	Claim #2025-56	07/10/2025	Regular	0.00	194.72	100118
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2025-56	Invoice	06/30/2025	06.30.2025 - PROPERTY TAX REBATES 202	0.00	194.72	
	01.00.40106	PENSION OVERRIDE - SEC	PENSION OVERRIDE	46.28		
	01.00.40201	MUNI SERVICES	MUNICIPAL SERVICES (GENERAL	78.00		
	27.00.40205	LIBRARY TAX	LIBRARY PARCEL TAX	70.44		
00410	COFAM	07/10/2025	Regular	0.00	200.00	100119
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0014878	Invoice	07/02/2025	07.02.2025 - ART TALK TUESDAY 07/02	0.00	200.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	07.02.2025 - ART TALK TUESDAY	200.00		
00072	Comcast	07/10/2025	Regular	0.00	183.73	100120
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
049-06222025	Invoice	06/22/2025	049 - TH INTERNET - 06.27.25-07.26.25	0.00	183.73	
	41.41.61701	UTILITIES	049 - TH INTERNET - 06.27.25-0	183.73		
01348	Community Media Center of Marin	07/10/2025	Regular	0.00	2,499.00	100121

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Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2425.11.27.62	Invoice	06/30/2025	06.30.2025 - VIDEO PRODUCTION TC/PC -	0.00	2,499.00	
	01.12.61194	OUTSIDE SERVICES - GRA	06.30.2025 - VIDEO PRODUCTIO	1,504.50		
	01.18.61194	OUTSIDE SERVICES - GRA	06.30.2025 - VIDEO PRODUCTIO	994.50		
02051	COUNTY OF MARIN	07/10/2025	Regular	0.00	110.00	100122
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0014879	Invoice	06/30/2025	07.03.2025 - MCCMC - JUN 2025	0.00	110.00	
	01.11.61000	TRAINING	07.03.2025 - MCCMC - JUN 202	110.00		
02051	COUNTY OF MARIN	07/10/2025	Regular	0.00	3,527.00	100123
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0014881	Invoice	06/30/2025	06.30.2025 - 2025 ADU CENTER REIMBUR	0.00	3,527.00	
	01.18.61150	OUTSIDE SERVICES-OTHE	06.30.2025 - 2025 ADU CENTER	3,527.00		
00462	County of Marin - Marin.Org	07/10/2025	Regular	0.00	8,576.10	100124
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
3037	Invoice	06/30/2025	06.30.2025 - ATT MIDAS NETWORK - APR-	0.00	8,576.10	
	21.65.61106	OUTSIDE SVCS-MGT INFO	06.30.2025 - ATT MIDAS NETW	3,176.10		
	42.21.61150	OUTSIDE SERVICES-OTHE	06.30.2025 - ATT MIDAS NETW	5,400.00		
03853	Dana V. Beck	07/10/2025	Regular	0.00	6,000.00	100125
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
RVFH INVOICE 13	Invoice	06/30/2025	07.04.2025 - FH20 ONSITE PROJECT MAN	0.00	6,000.00	
	45.41.63100	CAPITAL OUTLAY - CONST	07.04.2025 - FH20 ONSITE PROJ	6,000.00		
00533	Davis Sign Company	07/10/2025	Regular	0.00	2,290.56	100126
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
40040	Invoice	06/23/2025	06.23.2025 - FH20 STICKER/PKG PERMITS	0.00	1,580.43	
	01.12.61150	OUTSIDE SERVICES-OTHE	06.23.2025 - FH20 STICKER/PKG	60.09		
	01.12.61150	OUTSIDE SERVICES-OTHE	06.23.2025 - FH20 STICKER/PKG	371.45		
	60.14.62903	LIVE ON THE AVENUE	06.23.2025 - FH20 STICKER/PKG	196.65		
	60.14.62903	LIVE ON THE AVENUE	06.23.2025 - FH20 STICKER/PKG	952.24		
40071	Invoice	06/27/2025	06.27.2025 - LOTA 2025 - SPONSOR SIGNS	0.00	710.13	
	60.14.62903	LIVE ON THE AVENUE	06.27.2025 - LOTA 2025 - SPONS	710.13		
01320	DC Electric Group Inc	07/10/2025	Regular	0.00	44,471.00	100127
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
476924	Invoice	05/13/2025	05.13.2025 - MEMORIAL PARK - CHARGEP	0.00	23,226.00	
	15.41.63100	CONSTRUCTION	05.13.2025 - MEMORIAL PARK -	23,226.00		
477200	Invoice	06/25/2025	06.25.2025 - SOLAR WIRELESS BEACON	0.00	13,950.00	
	45.41.63100	CAPITAL OUTLAY - CONST	06.25.2025 - SOLAR WIRELESS B	13,950.00		
477212	Invoice	06/26/2025	06.26.2025 - STREETLIGHT KNOCKDOWN	0.00	7,295.00	
	01.42.61131	OUTSIDE SVCS-STREET LI	06.26.2025 - STREETLIGHT KNO	7,295.00		
01689	Department of Conservation	07/10/2025	Regular	0.00	355.21	100128
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2025-Q2	Invoice	06/30/2025	07.09.2025 - Q2 2025 STRONG MOTION I	0.00	355.21	
	01.00.20302	BUILDING: STATE SEISMIC	07.09.2025 - Q2 2025 STRONG	373.91		
	01.00.20302	BUILDING: STATE SEISMIC	LESS 5% RETAINER	-18.70		
00086	Ebsco Subscription Services	07/10/2025	Regular	0.00	3,044.48	100129

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Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
0587354	Invoice	06/16/2025	06.16.2025 - ANNUAL SUBSCRIPTIONS	0.00	3,044.48	
	01.71.62305	MAGAZINES AND NEWSP	06.16.2025 - ANNUAL SUBSCRIP	3,044.48		
00087	Elite Tree Service	07/10/2025	Regular	0.00	5,760.00	100130
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2025-6-13	Invoice	06/27/2025	06.27.2025 - FIRE CLEARANCE - GREENFIE	0.00	2,880.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	06.27.2025 - FIRE CLEARANCE -	2,880.00		
2025-6-14	Invoice	06/27/2025	06.27.2025 - CORP YARD - WEED WHACK	0.00	2,880.00	
	01.42.61105	OUTSIDE SERVICES-TREES	06.27.2025 - CORP YARD - WEE	2,880.00		
00267	Emma J. Beauchamp	07/10/2025	Regular	0.00	2,100.00	100131
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0014935	Invoice	06/30/2025	06.30.2025 - ROSS VALLEY ART CAMP 06/	0.00	2,100.00	
	21.63.61183	CAMP SPORTS SERVICES	06.30.2025 - ROSS VALLEY ART	2,100.00		
00017	Fairfax Building Supply Co. Inc.	07/10/2025	Regular	0.00	329.24	100132
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
299043	Invoice	06/26/2025	06.26.2025 - GENERAL DEPT SUPPLIES	0.00	312.58	
	01.42.62200	DEPARTMENTAL SUPPLIE	06.26.2025 - GENERAL DEPT SU	312.58		
299193	Invoice	06/30/2025	06.30.2025 - ELECTRICAL CLOSET	0.00	16.66	
	01.42.62200	DEPARTMENTAL SUPPLIE	06.30.2025 - ELECTRICAL CLOSE	16.66		
02278	Gardeners' Guild	07/10/2025	Regular	0.00	6,625.00	100133
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
121900	Invoice	06/30/2025	07.01.2025 - SFD MEDIANS - JUL 2025	0.00	1,143.00	
	01.42.61144	Medians	07.01.2025 - SFD MEDIANS - JUL	1,143.00		
121938	Invoice	06/30/2025	07.01.2025 - RED HILL MEDIANS - JUL 202	0.00	2,461.00	
	01.42.61144	Medians	07.01.2025 - RED HILL MEDIANS	2,461.00		
121939	Invoice	06/30/2025	07.01.2025 - IMAGINATION PK/MAG LOT -	0.00	2,333.00	
	01.81.61104	OUTSIDE SERVICES-GROU	07.01.2025 - IMAGINATION PK/	1,166.50		
	14.81.61150	OUTSIDE SERVICES-OTHE	07.01.2025 - IMAGINATION PK/	1,166.50		
122022	Invoice	06/27/2025	06.27.2025 - IRRIGATION REPAIRS - MEDI	0.00	688.00	
	01.42.61144	Medians	06.27.2025 - IRRIGATION REPAI	688.00		
01143	Gopher IT Trenchless	07/10/2025	Regular	0.00	1,500.00	100134
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
R16164	Invoice	06/06/2025	06.06.2025 - REFUND - ROAD BOND 24 RI	0.00	1,500.00	
	01.00.20314	ROAD BOND	06.06.2025 - REFUND - ROAD B	1,500.00		
03352	Granite Construction Company	07/10/2025	Regular	0.00	4,361.99	100135
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2969267	Invoice	06/16/2025	06.16.2025 - EZ STREET/TEN WHEELER	0.00	4,361.99	
	01.42.62908	SUPPLIES-STREET MAINT	06.16.2025 - EZ STREET/TEN W	4,361.99		
00104	Grier Argall Plumbing Inc	07/10/2025	Regular	0.00	2,822.26	100136
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
19119	Invoice	06/24/2025	06.24.2025 - ICC - OUTDOOR KIDS BATRH	0.00	849.90	
	31.41.61506	BLDG. MAINT-OTHER	06.24.2025 - ICC - OUTDOOR KI	849.90		
19120	Invoice	06/24/2025	06.24.2025 - ICC - GYM BUILDING TOILET	0.00	452.36	

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	31.41.61506 BLDG. MAINT-OTHER		06.24.2025 - ICC - GYM BUILDIN		452.36	
19147	Invoice	06/30/2025	06.30.2025 - FLOOD PUMPS	0.00	1,520.00	
	41.41.61150 OUTSIDE SERVICES-OTHE		06.30.2025 - FLOOD PUMPS		1,520.00	
00020	Hannibal's Inc Electrical Construction	07/10/2025	Regular	0.00	16,817.10	100137
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
25352	Invoice	06/30/2025	06.30.2025 - BOLLARD TOP REPLACEMEN	0.00	250.00	
	01.81.61150 OUTSIDE SERVICES-OTHE		06.30.2025 - BOLLARD TOP REP		250.00	
25353	Invoice	06/30/2025	06.30.2025 - HARDWIRE CONDUIT/GFCI O	0.00	16,567.10	
	01.81.61150 OUTSIDE SERVICES-OTHE		06.30.2025 - HARDWIRE COND		16,567.10	
02236	HooplaDigital	07/10/2025	Regular	0.00	960.16	100138
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
507397474	Invoice	06/30/2025	06.30.2025 - LIBRARY - DIGITAL ACCOUNT	0.00	960.16	
	27.71.62309 E BOOKS		06.30.2025 - LIBRARY - DIGITAL		960.16	
03124	ID Cards, Inc	07/10/2025	Regular	0.00	24.00	100139
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
556203	Invoice	06/10/2025	06.10.2025 - CUSTOM PVC CARDS	0.00	24.00	
	01.12.62200 DEPARTMENTAL SUPPLIE		06.10.2025 - CUSTOM PVC CAR		24.00	
04022	Isaac Morgan	07/10/2025	Regular	0.00	1,512.00	100140
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0014937	Invoice	06/30/2025	06.30.2025 - SKATE CAMP 6/30	0.00	1,512.00	
	21.63.61183 CAMP SPORTS SERVICES		06.30.2025 - SKATE CAMP 6/30		1,512.00	
03837	Ivy Tzur	07/10/2025	Regular	0.00	16,080.00	100141
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
10	Invoice	06/30/2025	06.30.2025 - PROJECT MGMT - 06.02.25-0	0.00	16,080.00	
	01.41.61150 OUTSIDE SERVICES-OTHE		06.30.2025 - PROJECT MGMT -		4,824.00	
	14.41.63127 SAFE ROUTES		06.30.2025 - PROJECT MGMT -		2,412.00	
	15.41.63117 CONSTRUCTION - BUILDI		06.30.2025 - PROJECT MGMT -		402.00	
	15.41.63117 CONSTRUCTION - BUILDI		06.30.2025 - PROJECT MGMT -		402.00	
	41.41.63117 CONSTRUCTION - BUILDI		06.30.2025 - PROJECT MGMT -		3,216.00	
	45.41.63100 CAPITAL OUTLAY - CONST		06.30.2025 - PROJECT MGMT -		4,824.00	
00022	Jackson's Hardware Inc.	07/10/2025	Regular	0.00	43.68	100142
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
181528	Invoice	06/30/2025	07.01.2025 - FLAG BRACKET	0.00	43.68	
	01.42.62200 DEPARTMENTAL SUPPLIE		07.01.2025 - FLAG BRACKET		43.68	
00022	Jackson's Hardware Inc.	07/10/2025	Regular	0.00	27.26	100143
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
181174	Invoice	06/25/2025	06.25.2025 - VELCRO	0.00	27.26	
	01.81.62200 DEPARTMENTAL SUPPLIE		06.25.2025 - VELCRO		27.26	
03008	Jara, Inc,	07/10/2025	Regular	0.00	837.00	100144
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0014929	Invoice	06/30/2025	07.08.2025 - CAMP KIDMARIN MIGHTY/M	0.00	837.00	
	21.63.61184 CAMP KIDMARIN MIGHT		07.08.2025 - CAMP KIDMARIN		540.00	
	21.63.61207 CAMP KIDMARIN MINI SE		07.08.2025 - CAMP KIDMARIN		297.00	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03581	Jocelyn K Lee	07/10/2025	Regular	0.00	150.00	100145
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
8	Invoice	06/30/2025	06.30.2025 - MONDAY STORYTIME 06/30	0.00	150.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	06.30.2025 - MONDAY STORYTI	150.00		
02558	Kanopy	07/10/2025	Regular	0.00	717.00	100146
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
459208	Invoice	06/30/2025	06.30.2025 - VIDEOS - LIBRARY - JUN 202	0.00	717.00	
	27.71.62307	VIDEOS	06.30.2025 - VIDEOS - LIBRARY -	717.00		
00377	Luis Quezada	07/10/2025	Regular	0.00	10,094.00	100147
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0014931	Invoice	06/30/2025	06.30.2025 - USA SOCCER CAMP 6/23 - S	0.00	6,702.50	
	21.63.61183	CAMP SPORTS SERVICES	06.30.2025 - USA SOCCER CAM	6,702.50		
INV0014932	Invoice	06/30/2025	06.30.2025 - USA SOCCER CAMPS 06/16 -	0.00	3,391.50	
	21.63.61183	CAMP SPORTS SERVICES	06.30.2025 - USA SOCCER CAM	3,391.50		
04020	Marin Builders Association	07/10/2025	Regular	0.00	11,250.00	100148
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
13666	Invoice	06/25/2025	06.25.2025 - PERMIT IMPROVEMENT PRG	0.00	11,250.00	
	01.18.61150	OUTSIDE SERVICES-OTHE	06.25.2025 - PERMIT IMPROVE	11,250.00		
00145	Marin County Tax Collector	07/10/2025	Regular	0.00	1,602.83	100149
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
24-1114755	Invoice	06/24/2025	06.24.2025 - 2025-26 PROPERTY TAX - RO	0.00	1,147.85	
	34.41.62924	POSSESSORY TAX PAYME	06.24.2025 - 2025-26 PROPERTY	1,147.85		
24-1114756	Invoice	06/24/2025	06.24.2025 - 2025-26 PROPERTY TAX - RO	0.00	454.98	
	34.41.62924	POSSESSORY TAX PAYME	06.24.2025 - 2025-26 PROPERTY	454.98		
00121	Marin I J - 2072661 AD	07/10/2025	Regular	0.00	-1,397.80	100150
00121	Marin I J - 2072661 AD	07/10/2025	Regular	0.00	1,397.80	100150
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0014926	Invoice	06/05/2025	06.05.2025 - LIBRARY - SUBSCRIPTION	0.00	1,397.80	
	01.71.62305	MAGAZINES AND NEWSP	06.05.2025 - LIBRARY - SUBSCRI	1,397.80		
00029	Marin IT	07/10/2025	Regular	0.00	16,353.85	100151
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2025-126827	Invoice	03/20/2025	03.20.2025 - AGRMNT MANAGED OFFICE	0.00	3,664.00	
	01.21.61150	OUTSIDE SERVICES-OTHE	03.20.2025 - AGRMNT MANAGE	3,664.00		
2025-127176	Invoice	04/21/2025	04.21.2025 - AGRMNT MANAGED OFFICE	0.00	2,805.10	
	01.21.61150	OUTSIDE SERVICES-OTHE	04.21.2025 - AGRMNT MANAGE	2,805.10		
2025-127362	Invoice	05/09/2025	05.09.2025 - MONITOR - LEGAULT	0.00	220.68	
	01.00.48064	BUILDING TECHNICAL FEE	05.09.2025 - MONITOR - LEGAU	220.68		
2025-127951	Invoice	06/30/2025	06.30.2025 - AGMNT AUTOMATE & DEFE	0.00	2,372.50	
	42.21.61150	OUTSIDE SERVICES-OTHE	06.30.2025 - AGMNT AUTOMAT	2,372.50		
2025-127960	Invoice	06/27/2025	06.27.2025 - NEAT BAR - DOWNSTAIRS CO	0.00	7,001.57	
	01.12.61150	OUTSIDE SERVICES-OTHE	06.27.2025 - NEAT BAR - DOWN	7,001.57		
2025-127995	Invoice	06/30/2025	07.07.2025 - RECREATION LAPTOPS	0.00	290.00	
	42.21.61150	OUTSIDE SERVICES-OTHE	07.07.2025 - RECREATION LAPT	290.00		
03804	Martin/Martin Inc.	07/10/2025	Regular	0.00	6,827.50	100152

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
24.0770-00009	Invoice	06/30/2025	07.04.2025 - FH20 - CONSTRUCTION ADM	0.00	6,827.50	
	45.41.63100	CAPITAL OUTLAY - CONST	07.04.2025 - FH20 - CONSTRUC	6,827.50		
03926	Matt Ridella	07/10/2025	Regular	0.00	31.83	100153
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0014930	Invoice	06/30/2025	06.30.2025 - REIMB - DOG PARK FENCING	0.00	31.83	
	01.00.20317	DOG PARK DONATIONS	06.30.2025 - REIMB - DOG PARK	31.83		
00609	Midwest Tape	07/10/2025	Regular	0.00	25.76	100154
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
507301941	Invoice	06/11/2025	06.11.2025 - VIDEOS	0.00	25.76	
	01.71.62307	VIDEOS	06.11.2025 - VIDEOS	25.76		
01916	NATIONAL ACADEMY OF ATHLETICS	07/10/2025	Regular	0.00	3,584.00	100155
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0014933	Invoice	06/30/2025	06.30.2025 - SPORTS SUMMER CAMP 06/	0.00	2,163.00	
	21.63.61183	CAMP SPORTS SERVICES	06.30.2025 - SPORTS SUMMER	2,163.00		
INV0014934	Invoice	06/30/2025	06.30.2025 - PICKLEBALL CAMP 06/30	0.00	1,421.00	
	21.63.61183	CAMP SPORTS SERVICES	06.30.2025 - PICKLEBALL CAMP	1,421.00		
01388	NCSI	07/10/2025	Regular	0.00	203.50	100156
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
59322	Invoice	06/30/2025	07.01.2025 - REC DEPT - BACKGROUND C	0.00	203.50	
	21.65.61137	FINGERPRINTING	07.01.2025 - REC DEPT - BACKG	203.50		
00403	Nicole Diosdado	07/10/2025	Regular	0.00	1,890.00	100157
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0014936	Invoice	06/30/2025	06.30.2025 - ROSS VALLEY ART CAMP 06/	0.00	1,890.00	
	21.63.61182	ART AND MUSIC CAMP C	06.30.2025 - ROSS VALLEY ART	1,890.00		
03809	Noll & Tam Architects	07/10/2025	Regular	0.00	18,668.00	100158
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
0061538	Invoice	06/26/2025	06.26.2025 - SA LIBRARY REFRESH - MAY	0.00	18,668.00	
	01.71.61150	OUTSIDE SERVICES-OTHE	06.26.2025 - SA LIBRARY REFRES	18,668.00		
03211	ODP Business Solutions LLC	07/10/2025	Regular	0.00	146.79	100159
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
429087890001	Invoice	06/20/2025	06.20.2025 - ADMIN - OFFICE SUPPLIES	0.00	146.79	
	01.12.62000	OFFICE SUPPLIES	06.20.2025 - ADMIN - OFFICE S	146.79		
02554	Parkmobile LLC	07/10/2025	Regular	0.00	3,410.80	100160
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV-US032-2025-	Invoice	06/30/2025	06.30.2025 - END USER FEES - JUN 2025	0.00	3,410.80	
	13.42.61114	OUTSIDE SRV: PARKING	06.30.2025 - END USER FEES - J	3,410.80		
02839	Quadient Finance USA, Inc	07/10/2025	Regular	0.00	49.00	100161

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
274-06202025	Invoice	06/20/2025	06.20.2025 - POSTAGE MACHINE - LATE F	0.00	49.00	
	01.12.62003	POSTAGE	06.20.2025 - POSTAGE MACHIN	9.80		
	01.18.62003	POSTAGE	06.20.2025 - POSTAGE MACHIN	9.80		
	01.41.62003	POSTAGE	06.20.2025 - POSTAGE MACHIN	9.80		
	01.71.62003	POSTAGE	06.20.2025 - POSTAGE MACHIN	9.80		
	01.82.62003	POSTAGE	06.20.2025 - POSTAGE MACHIN	9.80		
03579	Recreation Reimagined Inc	07/10/2025	Regular	0.00	4,088.00	100162
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
06262025-2	Invoice	06/26/2025	06.26.2025 - BABYSITTER TRAINING CAM	0.00	4,088.00	
	21.63.61186	SPECIALTY CAMPS SERVIC	06.26.2025 - BABYSITTER TRAIN	4,088.00		
00181	Ross Valley Fire Department	07/10/2025	Regular	0.00	15,400.00	100163
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
06.19.25	Invoice	06/19/2025	06.19.2025 - MWPA FIRE FURE REDUCTIO	0.00	15,400.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	06.19.2025 - MWPA FIRE FURE	15,400.00		
03602	Serge Ndjemba	07/10/2025	Regular	0.00	877.50	100164
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
06262025-1	Invoice	06/26/2025	06.26.2025 - FRENCH IMMERSION CAMP	0.00	877.50	
	21.63.61186	SPECIALTY CAMPS SERVIC	06.26.2025 - FRENCH IMMERSI	877.50		
02477	Starcreek Land Stewards, Inc.	07/10/2025	Regular	0.00	13,621.92	100165
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1446	Invoice	06/24/2025	06.24.2025 - SORICH PARK - TARGETED G	0.00	13,621.92	
	35.41.61150	OUTSIDE SERVICES-OTHE	06.24.2025 - SORICH PARK - TAR	13,621.92		
04019	The Foam Crew	07/10/2025	Regular	0.00	1,250.00	100166
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0014927	Invoice	06/25/2025	06.25.2025 - FOAM PARTY 2025	0.00	1,250.00	
	21.63.61184	CAMP KIDMARIN MIGHT	06.25.2025 - FOAM PARTY 2025	1,250.00		
03207	Toni DeFrancis	07/10/2025	Regular	0.00	300.00	100167
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2025-PC616	Invoice	06/22/2025	06.22.2028 - TRANSCRIPTION PC 06/16	0.00	100.00	
	01.18.61150	OUTSIDE SERVICES-OTHE	06.22.2028 - TRANSCRIPTION P	100.00		
2025-TC624	Invoice	06/30/2025	07.01.2025 - TRANSCRIPTION TC 6/24	0.00	200.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	07.01.2025 - TRANSCRIPTION T	200.00		
00215	Transbay Lock	07/10/2025	Regular	0.00	209.02	100168
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
93846	Invoice	06/30/2025	06.30.2025 - KEYS	0.00	35.51	
	01.81.61150	OUTSIDE SERVICES-OTHE	06.30.2025 - KEYS	35.51		
93923	Invoice	06/27/2025	06.27.2025 - MEMORIAL PARK JANITOR C	0.00	173.51	
	01.81.61150	OUTSIDE SERVICES-OTHE	06.27.2025 - MEMORIAL PARK J	173.51		
00384	Van Midde & Son Concrete	07/10/2025	Regular	0.00	9,776.00	100169
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
15598	Invoice	06/24/2025	06.24.2025 - INLETS/ CATCH BASINS - 3 BE	0.00	7,600.00	
	15.41.63113	UNPROGRAMMED DRAIN	06.24.2025 - INLETS/ CATCH BA	7,600.00		

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
15599	Invoice	06/24/2025	06.24.2025 - SIDEWALK REPAIR - 60 SEQU	0.00	1,200.00	
	01.00.20304	CONCRETE CONTRACT	06.24.2025 - SIDEWALK REPAIR -		1,200.00	
15600	Invoice	06/24/2025	06.24.2025 - SIDEWALK REPAIR - 101 ROS	0.00	976.00	
	01.00.20304	CONCRETE CONTRACT	06.24.2025 - SIDEWALK REPAIR -		976.00	
03637	Verdek LLC	07/10/2025	Regular	0.00	4,380.38	100170
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
87860	Invoice	06/27/2025	06.27.2025 - EV CHARGER - UNIT/CONFIG	0.00	4,380.38	
	14.41.63100	CAPITAL OUTLAY - CONST	06.27.2025 - EV CHARGER - UNI		4,380.38	
03454	Willdan Engineering	07/10/2025	Regular	0.00	6,108.75	100171
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
002-35110	Invoice	06/25/2025	06.25.2025 - BLDG/SAFETY PLAN CHECKS	0.00	6,108.75	
	01.41.61157	PLAN CHECKING	06.25.2025 - BLDG/SAFETY PLA		6,108.75	
03052	ZUMAR	07/10/2025	Regular	0.00	5,552.54	100172
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
52850	Invoice	06/25/2025	06.25.2025 - SIGNS/SIGN CONTROLLER	0.00	5,552.54	
	01.42.62200	DEPARTMENTAL SUPPLIE	06.25.2025 - SIGNS/SIGN CONT		5,552.54	
03114	Governmentjobs.com, Inc.	07/10/2025	Regular	0.00	10,915.94	100173
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV-139382.	Invoice	06/30/2025	06.30.2025 - SOFTWARE SETUP/SUBSCRIP	0.00	10,915.94	
	01.12.61150	OUTSIDE SERVICES-OTHE	06.30.2025 - SOFTWARE SETUP/		10,915.94	
00408	Astro Jump of Northbay	07/10/2025	Regular	0.00	1,357.00	100174
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
38449837	Invoice	07/09/2025	01.29.2025 - CAMPKIDMARIN WATERSLID	0.00	429.00	
	21.63.61184	CAMP KIDMARIN MIGHT	01.29.2025 - CAMPKIDMARIN		214.50	
	21.63.61207	CAMP KIDMARIN MINI SE	01.29.2025 - CAMPKIDMARIN		214.50	
38449863	Invoice	07/09/2025	01.29.2025 - CAMPKIDMARIN WATERSLID	0.00	429.00	
	21.63.61184	CAMP KIDMARIN MIGHT	01.29.2025 - CAMPKIDMARIN		214.50	
	21.63.61207	CAMP KIDMARIN MINI SE	01.29.2025 - CAMPKIDMARIN		214.50	
38450015	Invoice	07/08/2025	01.23.2025 - CAMPKIDMARIN OBSTACLE	0.00	499.00	
	21.63.61184	CAMP KIDMARIN MIGHT	01.23.2025 - CAMPKIDMARIN O		249.50	
	21.63.61207	CAMP KIDMARIN MINI SE	01.23.2025 - CAMPKIDMARIN O		249.50	
03208	Brightly Software, Inc	07/10/2025	Regular	0.00	8,444.00	100175
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV-281229	Invoice	07/01/2025	07.01.2025 - PARKS/FACILITIES - SOFTWA	0.00	8,444.00	
	01.42.61150	OUTSIDE SERVICES-OTHE	07.01.2025 - PARKS/FACILITIES -		8,444.00	
03913	Independent Distribution Collective LLC	07/10/2025	Regular	0.00	2,100.00	100176
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
LOTA-SM-2025-0	Invoice	07/09/2025	07.09.2025 - LOTA IDC SHOW MGMT - JUL	0.00	750.00	
	60.14.62903	LIVE ON THE AVENUE	07.09.2025 - LOTA IDC SHOW M		750.00	
LOTA-TP-2025-07	Invoice	07/08/2025	07.08.2025 - LOTA IDC TECHNICAL PROD -	0.00	1,350.00	
	60.14.62903	LIVE ON THE AVENUE	07.08.2025 - LOTA IDC TECHNIC		1,350.00	
00644	MARINet	07/10/2025	Regular	0.00	113,293.57	100177

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0014928	Invoice	07/01/2025	07.01.2025 - OPERATING BUDGET FY25-2	0.00	113,293.57	
	01.71.61197	AUTOMATED CALTALOG A	07.01.2025 - OPERATING BUDG	80,178.40		
	27.71.61197	AUTOMATED CALTALOG A	07.01.2025 - OPERATING BUDG	6,319.00		
	27.71.61197	AUTOMATED CALTALOG A	07.01.2025 - OPERATING BUDG	8,962.62		
	27.71.61706	CENIC NETWORK SERVICE	07.01.2025 - OPERATING BUDG	8,358.00		
	27.71.62309	E BOOKS	07.01.2025 - OPERATING BUDG	9,475.55		
00332	MERA	07/10/2025	Regular	0.00	18,514.00	100178
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2025-15	Invoice	07/01/2025	07.01.2025 - MEMBER AGENCY CONTRIB	0.00	18,514.00	
	01.21.61113	OUTSIDE SRVS-MERA AD	07.01.2025 - MEMBER AGENCY	18,514.00		
00397	NorthNetLibrary System	07/10/2025	Regular	0.00	8,500.00	100179
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2307	Invoice	06/18/2025	06.18.2025 - NBCLS CALPERS UNFUNDED	0.00	8,500.00	
	01.71.61150	OUTSIDE SERVICES-OTHE	06.18.2025 - NBCLS CALPERS U	8,500.00		
02956	PUBLIC RISK, INNOVATION, SOLUTIONS AND M.	07/10/2025	Regular	0.00	427.20	100180
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
26400109	Invoice	07/02/2025	07.02.2025 - EMP ASST PRGRM - JUL-SEP	0.00	427.20	
	01.12.61150	OUTSIDE SERVICES-OTHE	07.02.2025 - EMP ASST PRGRM	427.20		
00362	Town of San Anselmo	07/10/2025	Regular	0.00	1.00	100181
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0014336	Invoice	03/28/2025	TEST	0.00	1.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	TEST	1.00		
00362	Town of San Anselmo	07/10/2025	Regular	0.00	-1.00	100181
03991	Claim #2025-42	07/14/2025	Regular	0.00	221.60	100182
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2025-42 REISSUE	Invoice	07/14/2025	06.20.2025 - PROPERTY TAX REBATES 202	0.00	221.60	
	01.00.40106	PENSION OVERRIDE - SEC	PENSION OVERRIDE	73.16		
	01.00.40201	MUNI SERVICES	MUNICIPAL SERVICES (GENERAL	78.00		
	27.00.40205	LIBRARY TAX	LIBRARY PARCEL TAX	70.44		
02042	Marin I J 30640450 Circulation Library	07/14/2025	Regular	0.00	1,397.80	100183
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0014938	Invoice	07/14/2025	06.05.2025 - LIBRARY SUBSCRIPTION	0.00	1,397.80	
	01.71.62305	MAGAZINES AND NEWSP	06.05.2025 - LIBRARY SUBSCRIP	1,397.80		
04025	Lotus Consulting Team Corporation	07/21/2025	Regular	0.00	12,500.00	100184
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2013	Invoice	07/15/2025	07.15.2025 - FEASABILITY STUDY - INITIAL	0.00	12,500.00	
	01.21.61150	OUTSIDE SERVICES-OTHE	07.15.2025 - FEASABILITY STUD	12,500.00		
02411	23 ELEPHANTS THEATRE COMPANY	07/24/2025	Regular	0.00	38,129.00	100185
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SUMMER 2025-2	Invoice	07/23/2025	07.22.2025 - SUMMER 2025 THEATRE PR	0.00	38,129.00	
	21.63.61186	SPECIALTY CAMPS SERVIC	07.22.2025 - SUMMER 2025 TH	38,129.00		
03861	Access Scaffolding Co.	07/24/2025	Regular	0.00	6,750.00	100186

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1267	Invoice	06/30/2025	07.05.2025 - SCAFFOLD INSTALL - 44 DAYS	0.00	6,750.00	
	15.41.63117	CONSTRUCTION - BUILDI	07.05.2025 - SCAFFOLD INSTALL	6,750.00		
02920	Amazon Business	07/24/2025	Regular	0.00	4,288.86	100187
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
139F-RHW3-7YJ9	Invoice	06/30/2025	06.30.2025 - ST&PK - SELF CLOSING GATE	0.00	43.48	
	01.81.62200	DEPARTMENTAL SUPPLIE	06.30.2025 - ST&PK - SELF CLOSI	43.48		
141H-XJR7-P9W4	Invoice	06/12/2025	06.12.2025 - ST&PK - AMERICAN FLAG/P	0.00	445.40	
	01.42.62200	DEPARTMENTAL SUPPLIE	06.12.2025 - ST&PK - AMERICA	445.40		
163R-7MWV-14Q	Invoice	07/16/2025	07.16.2025 - ST&PK - TAPE/BLADES COUN	0.00	114.16	
	41.41.61150	OUTSIDE SERVICES-OTHE	07.16.2025 - ST&PK - TAPE/BLA	114.16		
193C-XMHY-HP9	Invoice	06/30/2025	06.30.2025 - ADMIN - CERTIFICATE HOLD	0.00	42.42	
	01.12.62200	DEPARTMENTAL SUPPLIE	06.30.2025 - ADMIN - CERTIFICA	42.42		
1C3C-W4JT-1RLY	Invoice	07/08/2025	07.08.2025 - ST&PK - LABEL MAKER TAPE/	0.00	106.87	
	01.81.62200	DEPARTMENTAL SUPPLIE	07.08.2025 - ST&PK - LABEL MA	106.87		
1C9R-6G9L-FCX9	Invoice	06/30/2025	06.30.2025 - REC - LOTA CAPITAL	0.00	656.34	
	21.65.63100	CAPITAL OUTLAY - CONST	06.30.2025 - REC - LOTA CAPITA	656.34		
1C9R-6G9L-Y1NR	Invoice	06/30/2025	07.01.2025 - ST&PK - SINK TRAP	0.00	32.64	
	31.41.61506	BLDG. MAINT-OTHER	07.01.2025 - ST&PK - SINK TRAP	32.64		
1D9D-HL49-9V4V	Invoice	07/16/2025	07.16.2025 - DPW - USB HUB	0.00	21.82	
	01.41.62200	DEPARTMENTAL SUPPLIE	07.16.2025 - DPW - USB HUB	21.82		
1DD7-MHWT-7LV	Invoice	07/17/2025	07.17.2025 - REC - BASKETBALLS FOR LOT	0.00	45.28	
	60.14.62903	LIVE ON THE AVENUE	07.17.2025 - REC - BASKETBALLS	45.28		
1FG7-MLXM-4HD	Invoice	06/13/2025	06.13.2025 - ST&PK - YELLOWJACKET TRA	0.00	90.67	
	01.81.62200	DEPARTMENTAL SUPPLIE	06.13.2025 - ST&PK - YELLOWJA	90.67		
1GMK-QFQN-C7K	Invoice	06/23/2025	06.23.2025 - REC - SIDEWALK CHALK	0.00	54.60	
	21.65.62200	DEPARTMENTAL SUPPLIE	06.23.2025 - REC - SIDEWALK C	54.60		
1H1W-7Q6N-3VQ	Invoice	06/13/2025	06.13.2025 - ST&PK - YELLOWJACKET TRA	0.00	89.84	
	01.81.62200	DEPARTMENTAL SUPPLIE	06.13.2025 - ST&PK - YELLOWJA	89.84		
1KRX-D4C9-1CDV	Invoice	07/14/2025	07.14.2025 - LIBRARY - ADULT BOOKS	0.00	80.36	
	01.71.62301	ADULT BOOKS	07.14.2025 - LIBRARY - ADULT B	80.36		
1LVX-6X76-DR7L	Invoice	06/18/2025	06.18.2025 - ST&PK - BRICK EXTRACTOR/T	0.00	61.25	
	01.81.62200	DEPARTMENTAL SUPPLIE	06.18.2025 - ST&PK - BRICK EXT	61.25		
1R6M-QLFD-3G9	Invoice	06/17/2025	06.17.2025 - ST&PK - MAKITA BATTERIES	0.00	1,169.10	
	01.42.62200	DEPARTMENTAL SUPPLIE	06.17.2025 - ST&PK - MAKITA B	1,169.10		
1RKX-YW4N-DVG	Invoice	07/02/2025	07.02.2025 - ST&PK - LABEL MAKER TAPE	0.00	36.58	
	01.81.62200	DEPARTMENTAL SUPPLIE	07.02.2025 - ST&PK - LABEL MA	36.58		
1TR1-V4HJ-4J7N	Invoice	06/17/2025	06.17.2025 - REC - LOTA SOUND EQUIPME	0.00	601.06	
	21.65.63100	CAPITAL OUTLAY - CONST	06.17.2025 - REC - LOTA SOUND	601.06		
1TY4-D6WN-9J9R	Invoice	06/24/2025	06.30.2025 - ST&PK - BIKE RACK PAINT	0.00	90.98	
	01.42.62200	DEPARTMENTAL SUPPLIE	06.30.2025 - ST&PK - BIKE RACK	90.98		
1XGD-WNFM-T1F	Invoice	07/22/2025	07.22.2025 - REC - CAMP KIDMARIN MIG	0.00	316.63	
	21.63.62984	CAMP KIDMARIN MIGHT	07.22.2025 - REC - CAMP KIDM	316.63		
1XR1-V9FJ-WKYC	Invoice	07/05/2025	07.05.2025 - ST&PK - WASHERS	0.00	20.54	
	01.42.62200	DEPARTMENTAL SUPPLIE	07.05.2025 - ST&PK - WASHERS	20.54		
1YKT-FGXY-R33P	Invoice	07/22/2025	07.22.2025 - REC - CAMP KIDMARIN MINI	0.00	168.84	
	21.63.62985	CAMP KIDMARIN MINI S	07.22.2025 - REC - CAMP KIDM	168.84		
	Void	07/24/2025	Regular	0.00	0.00	100188
04026	Anna Sellenriek	07/24/2025	Regular	0.00	9,190.00	100189

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
R16205	Invoice	07/16/2025	07.16.2025 - REFUND - ROAD BOND 209 S	0.00	9,190.00	
	01.00.20314	ROAD BOND	07.16.2025 - REFUND - ROAD B	9,190.00		
02806	AQUASCAPE POOL SERVICE	07/24/2025	Regular	0.00	209.00	100190
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
34324	Invoice	06/30/2025	06.30.2025 - MONTHLY POOL SERVICE - J	0.00	209.00	
	14.81.61150	OUTSIDE SERVICES-OTHE	06.30.2025 - MONTHLY POOL SE	209.00		
03354	Arlette Castellanos	07/24/2025	Regular	0.00	805.00	100191
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
23	Invoice	07/15/2025	07.15.2025 - BILINGUAL STORYTIME - MA	0.00	805.00	
	01.71.61132	OUTSIDE SVCS-PROGRAM	07.15.2025 - BILINGUAL STORYT	805.00		
01005	Association of Bay Area Governments	07/24/2025	Regular	0.00	5,009.00	100192
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
AR039470	Invoice	07/01/2025	07.01.2025 - ABAG MEMBERSHIP FY2025-	0.00	5,009.00	
	01.21.61112	OUTSIDE SRVS: ABAG ME	07.01.2025 - ABAG MEMBERSHI	5,009.00		
00408	Astro Jump of Northbay	07/24/2025	Regular	0.00	1,287.00	100193
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
38449895	Invoice	07/01/2025	01.29.2025 - WATER SLIDE - CAMP KIDMA	0.00	429.00	
	21.63.61184	CAMP KIDMARIN MIGHT	01.29.2025 - WATER SLIDE - CA	214.50		
	21.63.61207	CAMP KIDMARIN MINI SE	01.29.2025 - WATER SLIDE - CA	214.50		
38449911	Invoice	07/01/2025	01.29.2025 - WATER SLIDE - CAMP KIDMA	0.00	429.00	
	21.63.61184	CAMP KIDMARIN MIGHT	01.29.2025 - WATER SLIDE - CA	214.50		
	21.63.61207	CAMP KIDMARIN MINI SE	01.29.2025 - WATER SLIDE - CA	214.50		
38449963	Invoice	07/01/2025	01.29.2025 - WATER SLIDE - CAMP KIDMA	0.00	429.00	
	21.63.61184	CAMP KIDMARIN MIGHT	01.29.2025 - WATER SLIDE - CA	214.50		
	21.63.61207	CAMP KIDMARIN MINI SE	01.29.2025 - WATER SLIDE - CA	214.50		
00001	AT&T Calnet	07/24/2025	Regular	0.00	786.47	100194
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
574-07102025	Invoice	06/30/2025	574 - ALL DEPTS CENTREX - 06.10.25-07.0	0.00	273.73	
	41.41.61701	UTILITIES	574 - ALL DEPTS CENTREX - 06.1	273.73		
579-07102025	Invoice	06/30/2025	579 - TRAFFIC SIGNAL MODEM - 06.10.25	0.00	31.58	
	01.41.61705	UTILITIES-TELEPHONE	579 - TRAFFIC SIGNAL MODEM -	31.58		
580-07102025	Invoice	06/30/2025	580 - ROBSON HOUSE - 06.10.25-07.09.25	0.00	61.95	
	34.41.61705	UTILITIES-TELEPHONE	580 - ROBSON HOUSE - 06.10.2	61.95		
634-07202025	Invoice	07/20/2025	634 - TRAFFIC SIGNAL MODEM - 06.20.25	0.00	419.21	
	34.41.61705	UTILITIES-TELEPHONE	634 - TRAFFIC SIGNAL MODEM -	419.21		
00388	Baker & Taylor	07/24/2025	Regular	0.00	311.40	100195
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2039143078	Invoice	06/30/2025	06.30.2025 - CHILDREN'S BOOKS	0.00	12.44	
	01.71.62302	CHILDRENS BOOKS	06.30.2025 - CHILDREN'S BOOK	12.44		
2039143079	Invoice	06/30/2025	06.30.2025 - CHILDREN'S BOOKS	0.00	15.32	
	01.71.62302	CHILDRENS BOOKS	06.30.2025 - CHILDREN'S BOOK	15.32		
2039143080	Invoice	06/30/2025	06.30.2025 - CHILDREN'S BOOKS	0.00	28.04	
	01.71.62302	CHILDRENS BOOKS	06.30.2025 - CHILDREN'S BOOK	28.04		
2039143081	Invoice	06/30/2025	06.30.2025 - CHILDREN'S BOOKS	0.00	15.30	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.71.62302 CHILDRENS BOOKS		06.30.2025 - CHILDREN'S BOOK		15.30	
2039143082	Invoice	06/30/2025	06.30.2025 - CHILDREN'S BOOKS	0.00	38.51	
	01.71.62302 CHILDRENS BOOKS		06.30.2025 - CHILDREN'S BOOK		38.51	
2039162295	Invoice	07/02/2025	07.02.2025 - ADULT BOOKS	0.00	45.09	
	27.71.62301 ADULT BOOKS		07.02.2025 - ADULT BOOKS		45.09	
2039162296	Invoice	07/02/2025	07.02.2025 - ADULT BOOKS	0.00	21.88	
	27.71.62301 ADULT BOOKS		07.02.2025 - ADULT BOOKS		21.88	
2039162297	Invoice	07/02/2025	07.02.2025 - ADULT BOOKS	0.00	20.88	
	27.71.62301 ADULT BOOKS		07.02.2025 - ADULT BOOKS		20.88	
2039162298	Invoice	07/02/2025	07.02.2025 - ADULT BOOKS	0.00	23.87	
	27.71.62301 ADULT BOOKS		07.02.2025 - ADULT BOOKS		23.87	
2039162299	Invoice	07/02/2025	07.02.2025 - ADULT BOOKS	0.00	21.23	
	27.71.62301 ADULT BOOKS		07.02.2025 - ADULT BOOKS		21.23	
2039162300	Invoice	07/02/2025	07.02.2025 - ADULT BOOKS	0.00	47.07	
	27.71.62301 ADULT BOOKS		07.02.2025 - ADULT BOOKS		47.07	
2039172879	Invoice	07/09/2025	07.09.2025 - TEEN ACCOUNTS	0.00	11.54	
	01.71.62302 CHILDRENS BOOKS		07.09.2025 - TEEN ACCOUNTS		11.54	
2039172890	Invoice	07/09/2025	07.09.2025 - CHILDREN'S BOOKS	0.00	10.23	
	01.71.62302 CHILDRENS BOOKS		07.09.2025 - CHILDREN'S BOOK		10.23	
03871	Balance Hydrologics, Inc.	07/24/2025	Regular	0.00	10,372.50	100196
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
224155-0625	Invoice	06/30/2025	07.09.2025 - SA CREEK PEER REVIEW - JU	0.00	10,372.50	
	01.41.61150 OUTSIDE SERVICES-OTHE		07.09.2025 - SA CREEK PEER RE		10,372.50	
04027	Barkley Builders	07/24/2025	Regular	0.00	2,950.00	100197
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
R16210	Invoice	07/23/2025	07.23.2025 - REFUND ROAD BOND 222 LO	0.00	1,000.00	
	01.00.20314 ROAD BOND		07.23.2025 - REFUND ROAD BO		1,000.00	
R16211	Invoice	07/23/2025	07.23.2025 - REFUND ROAD BOND 222 LO	0.00	1,950.00	
	01.00.20314 ROAD BOND		07.23.2025 - REFUND ROAD BO		1,950.00	
00058	Bay Alarm	07/24/2025	Regular	0.00	1,428.85	100198
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
22290914	Invoice	06/26/2025	06.26.2025 - FIRE MONITORING FEE Q2 2	0.00	141.94	
	41.41.61150 OUTSIDE SERVICES-OTHE		06.26.2025 - FIRE MONITORING		141.94	
22291088	Invoice	06/26/2025	06.26.2025 - INSTALLATION/EQUIPMENT	0.00	830.56	
	41.41.61150 OUTSIDE SERVICES-OTHE		06.26.2025 - INSTALLATION/EQ		830.56	
22291318	Invoice	06/26/2025	06.26.2025 - INSTALLATION/EQUIPMENT	0.00	156.35	
	41.41.61150 OUTSIDE SERVICES-OTHE		06.26.2025 - INSTALLATION/EQ		156.35	
22291508	Invoice	06/26/2025	06.26.2025 - FIRE MONITORING FEE Q3 2	0.00	300.00	
	41.41.61150 OUTSIDE SERVICES-OTHE		06.26.2025 - FIRE MONITORING		300.00	
00007	Bay Cities Joint Power Insurance Authority	07/24/2025	Regular	0.00	369.50	100199
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
BCJPIA-0300-202	Invoice	06/30/2025	07.21.2025 - WORKER'S COMP CLAIMS -	0.00	369.50	
	40.21.61907 WORKERS COMPENSATIO		07.21.2025 - WORKER'S COMP		369.50	
00276	BK Krill Corp	07/24/2025	Regular	0.00	1,970.00	100200

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
1719	Invoice	07/01/2025	06.30.2025 - GRAPHIC DESIGN - FALL REC	0.00	1,970.00	
	21.65.62004	PROGRAM BROCHURE &	06.30.2025 - GRAPHIC DESIGN -	1,970.00		
02823	Boucher Law, PC	07/24/2025	Regular	0.00	9,519.00	100201
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2807	Invoice	06/30/2025	07.14.2025 - SEIU NEGOTIATIONS - JUN 2	0.00	9,519.00	
	01.16.61196	PERSONNEL LEGAL SERVI	07.14.2025 - SEIU NEGOTIATION	9,519.00		
01345	BSN Sports Inc	07/24/2025	Regular	0.00	573.18	100202
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
930164455	Invoice	07/16/2025	07.16.2025 - SOCCER BALLS	0.00	573.18	
	21.61.62964	SOCCER SUPPLIES	07.16.2025 - SOCCER BALLS	573.18		
01534	Christine O'Rourke	07/24/2025	Regular	0.00	17,638.35	100203
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
995	Invoice	06/30/2025	07.12.2025 - GENERAL PLAN UPDATE - JU	0.00	17,638.35	
	01.18.61150	OUTSIDE SERVICES-OTHE	07.12.2025 - GENERAL PLAN UP	17,638.35		
03774	ClientFirst Consulting Group., LLC	07/24/2025	Regular	0.00	105.00	100204
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
18451	Invoice	06/30/2025	06.30.2025 - LAND MGMT SYSADMIN - JU	0.00	105.00	
	01.41.61150	OUTSIDE SERVICES-OTHE	06.30.2025 - LAND MGMT SYSA	105.00		
02581	CSG Consultants	07/24/2025	Regular	0.00	812.50	100205
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
B250877	Invoice	06/30/2025	07.01.2025 - BLDG PLAN REVIEWS - JUN 2	0.00	812.50	
	01.41.61157	PLAN CHECKING	07.01.2025 - BLDG PLAN REVIE	812.50		
00533	Davis Sign Company	07/24/2025	Regular	0.00	2,891.44	100206
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
40040-REISSUE	Invoice	06/23/2025	06.23.2025 - FH20 STICKER/PKG PERMIT/L	0.00	624.49	
	01.12.61150	OUTSIDE SERVICES-OTHE	06.23.2025 - FH20 STICKER/PKG	427.84		
	60.14.62903	LIVE ON THE AVENUE	06.23.2025 - FH20 STICKER/PKG	196.65		
40071-REISSUE	Invoice	06/27/2025	06.27.2025 - LOTA 2025 SPONSOR SIGNS	0.00	710.13	
	60.14.62903	LIVE ON THE AVENUE	06.27.2025 - LOTA 2025 SPONS	710.13		
40127	Invoice	07/09/2025	07.09.2025 - LOTA FAMILY MOVIE NIGHTS	0.00	327.75	
	60.14.62903	LIVE ON THE AVENUE	07.09.2025 - LOTA FAMILY MOVI	327.75		
40135	Invoice	07/10/2025	07.10.2025 - SAN ANSELMO AVE STREET S	0.00	1,065.19	
	01.42.62908	SUPPLIES-STREET MAINT	07.10.2025 - SAN ANSELMO AV	1,065.19		
40162	Invoice	07/17/2025	07.17.2025 - AFRAME INSERTS - PARKING	0.00	163.88	
	15.90.63100	CONSTRUCTION	07.17.2025 - AFRAME INSERTS -	163.88		
01320	DC Electric Group Inc	07/24/2025	Regular	0.00	32,732.47	100207
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
475829	Invoice	12/31/2024	12.31.2024 - SFD/BOLINAS 2070E CONTR	0.00	4,200.00	
	19.41.63123	CAPITAL OUTLAY - SIGNAL	12.31.2024 - SFD/BOLINAS 2070	4,200.00		
477316	Invoice	06/30/2025	06.30.2025 - M5007 SL ROUTINE - JUN 20	0.00	683.28	
	01.42.61131	OUTSIDE SVCS-STREET LI	06.30.2025 - M5007 SL ROUTIN	683.28		
477345	Invoice	06/30/2025	06.30.2025 - M1007 TS ROUTINE - JUN 20	0.00	8,537.22	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.42.61130	OUTSIDE SVCS-SIGNALS	06.30.2025 - M1007 TS ROUTIN		8,537.22	
477362	Invoice	06/30/2025	06.30.2025 - M1008 TS REPONSE - JUN 20	0.00	4,967.52	
	01.42.61130	OUTSIDE SVCS-SIGNALS	06.30.2025 - M1008 TS REPONS		4,967.52	
TSIP-3	Invoice	06/30/2025	07.15.2025 - TRAFFIC SIGNAL IMPROVEM	0.00	14,344.45	
	15.41.63100	CONSTRUCTION	07.15.2025 - TRAFFIC SIGNAL I		14,344.45	
04024	Dustin Piper	07/24/2025	Regular	0.00	25,000.00	100208
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
00021565	Invoice	07/15/2025	07.15.2025 - REFUND - UNDERGROUNDIN	0.00	25,000.00	
	01.00.20377	Undergrounding Deposit	07.15.2025 - REFUND - UNDERG		25,000.00	
00087	Elite Tree Service	07/24/2025	Regular	0.00	20,072.94	100209
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
2025-7-1	Invoice	06/30/2025	07.03.2025 - FIRE CLEARANCE - HAWTHO	0.00	5,792.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	07.03.2025 - FIRE CLEARANCE -		5,792.00	
2025-7-3	Invoice	07/03/2025	07.03.2025 - FIRE CLEARANCE - LOG CABI	0.00	2,550.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	07.03.2025 - FIRE CLEARANCE -		2,550.00	
2025-7-4	Invoice	07/11/2025	07.11.2025 - FIRE CLEARANCE - LOWER H	0.00	2,961.94	
	35.41.61150	OUTSIDE SERVICES-OTHE	07.11.2025 - FIRE CLEARANCE -		2,961.94	
2025-7-5	Invoice	07/11/2025	07.11.2025 - FIRE CLERANCE - CAMINO D	0.00	2,880.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	07.11.2025 - FIRE CLERANCE - C		2,880.00	
2025-7-6	Invoice	07/11/2025	07.11.2025 - GREENFIELD HEDGE TRIMMI	0.00	2,880.00	
	01.42.61144	Medians	07.11.2025 - GREENFIELD HEDG		2,880.00	
2025-7-7	Invoice	07/11/2025	07.11.2025 - FIRE CLEARANCE - WOODSID	0.00	3,009.00	
	35.41.61150	OUTSIDE SERVICES-OTHE	07.11.2025 - FIRE CLEARANCE -		3,009.00	
00092	Ewing Irrigation Products	07/24/2025	Regular	0.00	537.63	100210
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
26662440	Invoice	06/30/2025	06.30.2025 - IRRITROL ADJ BUBBLER	0.00	29.87	
	01.81.62200	DEPARTMENTAL SUPPLIE	06.30.2025 - IRRITROL ADJ BUB		29.87	
26773030	Invoice	07/08/2025	07.08.2025 - ROBSON IRRIGATION SUPPLI	0.00	507.76	
	01.81.62200	DEPARTMENTAL SUPPLIE	07.08.2025 - ROBSON IRRIGATI		507.76	
00017	Fairfax Building Supply Co. Inc.	07/24/2025	Regular	0.00	463.84	100211
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
Account Number	**Account Name**		**Item Description**	**Distribution Amount**		
298555	Invoice	06/16/2025	06.16.2025 - MAPLE ROOM - LEVER FLUS	0.00	8.82	
	31.41.61506	BLDG. MAINT-OTHER	06.16.2025 - MAPLE ROOM - LE		8.82	
299263	Invoice	07/01/2025	07.01.2025 - FLAG POLE BRACKET	0.00	19.61	
	01.42.62200	DEPARTMENTAL SUPPLIE	07.01.2025 - FLAG POLE BRACK		19.61	
299293	Invoice	07/02/2025	07.02.2025 - MOTOR OIL/DOOR HARDWA	0.00	79.09	
	31.41.61506	BLDG. MAINT-OTHER	07.02.2025 - MOTOR OIL/DOOR		79.09	
299301	Invoice	07/02/2025	07.02.2025 TOILET PAPER HOLDER/LAMP	0.00	29.41	
	31.41.61506	BLDG. MAINT-OTHER	07.02.2025 TOILET PAPER HOLD		29.41	
299328	Invoice	07/03/2025	07.03.2025 - HARDWARE/FASTENERS	0.00	5.36	
	31.41.61506	BLDG. MAINT-OTHER	07.03.2025 - HARDWARE/FASTE		5.36	
299374	Invoice	07/05/2025	07.05.2025 - FERTILIZER	0.00	41.81	
	95.41.61150	OUTSIDE SERVICES-OTHE	07.05.2025 - FERTILIZER		41.81	
299535	Invoice	07/09/2025	07.09.2025 - TRAIL SIGNS HARDWARE	0.00	42.24	
	01.81.61189	STEPS, LANES, & TRAILS	07.09.2025 - TRAIL SIGNS HARD		42.24	
299537	Invoice	07/09/2025	07.09.2025 - TRAIL SIGNS	0.00	65.23	
	01.81.61189	STEPS, LANES, & TRAILS	07.09.2025 - TRAIL SIGNS		65.23	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
299568	Invoice	07/09/2025	07.09.2025 - FLOWER BASKET FERTILIZER	0.00	41.81	
	95.41.61150	OUTSIDE SERVICES-OTHE	07.09.2025 - FLOWER BASKET F		41.81	
299639	Invoice	07/11/2025	07.11.2025 - TRAIL SIGNS	0.00	130.46	
	01.81.61189	STEPS, LANES, & TRAILS	07.11.2025 - TRAIL SIGNS		130.46	
03546	Folger Graphics, Inc	07/24/2025	Regular	0.00	7,731.56	100212
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
144419	Invoice	07/15/2025	07.15.2025 - REC GUIDE PRINTING	0.00	7,731.56	
	21.65.62004	PROGRAM BROCHURE &	07.15.2025 - REC GUIDE PRINTI		7,731.56	
01062	Forster Pump & Well, A Division of Arolo Compa	07/24/2025	Regular	0.00	2,824.45	100213
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
2506166-IN	Invoice	06/19/2025	06.19.2025 - SOL TANK POT PERM/FILTER	0.00	411.95	
	01.81.61150	OUTSIDE SERVICES-OTHE	06.19.2025 - POTASSIUM PERM		411.95	
2507058-IN	Invoice	06/30/2025	06.30.2025 - MAV VALVE FOR FILTER BACK	0.00	1,965.00	
	01.81.61104	OUTSIDE SERVICES-GROU	06.30.2025 - MAV VALVE FOR FI		1,310.00	
	14.81.61150	OUTSIDE SERVICES-OTHE	06.30.2025 - MAV VALVE FOR FI		655.00	
2507059-IN	Invoice	06/30/2025	06.30.2025 - CITY CROSS IRRIGATION REC	0.00	447.50	
	01.42.61144	Medians	06.30.2025 - CITY CROSS IRRIGA		447.50	
02278	Gardeners' Guild	07/24/2025	Regular	0.00	1,141.00	100214
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
122045	Invoice	06/30/2025	07.02.2025 - IMAGINATION PARK - PLANT	0.00	991.00	
	14.81.61150	OUTSIDE SERVICES-OTHE	07.02.2025 - IMAGINATION PAR		991.00	
122063	Invoice	07/10/2025	07.10.2025 - IMGTN PK/MAG LOT - IRRIG	0.00	150.00	
	01.81.61104	OUTSIDE SERVICES-GROU	07.10.2025 - IMGTN PK/MAG L		150.00	
00206	George Zahorsky	07/24/2025	Regular	0.00	3,377.50	100215
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0014968	Invoice	06/30/2025	07.07.2025 - ADULT TENNIS - SUMMER 20	0.00	3,377.50	
	21.61.61166	TENNIS SERVICES	07.07.2025 - ADULT TENNIS - SU		3,377.50	
00021	Good & Clean Company Inc	07/24/2025	Regular	0.00	14,155.00	100216
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
75394	Invoice	06/30/2025	07.03.2025 - GENERAL CLEANING - JUNE	0.00	12,835.00	
	31.41.61501	BLDG. MAINT-JANITORIAL	07.03.2025 - GENERAL CLEANIN		2,975.00	
	34.41.61501	BLDG. MAINT-JANITORIAL	07.03.2025 - GENERAL CLEANIN		1,775.00	
	41.41.61150	OUTSIDE SERVICES-OTHE	07.03.2025 - GENERAL CLEANIN		6,705.00	
	60.14.62903	LIVE ON THE AVENUE	07.03.2025 - GENERAL CLEANIN		1,380.00	
75939	Invoice	06/30/2025	07.03.2025 - LOWER TH CLEANING - JUN	0.00	1,320.00	
	41.41.61501	BLDG. MAINT-JANITORIAL	07.03.2025 - LOWER TH CLEANI		1,320.00	
00020	Hannibal's Inc Electrical Construction	07/24/2025	Regular	0.00	300.00	100217
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
25354	Invoice	07/07/2025	07.07.2025 - TOWN HALL ADA DOOR REP	0.00	300.00	
	01.41.61506	BLDG. MAINT-OTHER	07.07.2025 - TOWN HALL ADA D		300.00	
04028	Jaime Fabian Lopez San Juan	07/24/2025	Regular	0.00	600.00	100218
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
INV0014976	Invoice	07/08/2025	07.08.2025 - SOCCER ASSESSMENTS	0.00	600.00	
	21.61.61164	SOCCER SERVICES	07.08.2025 - SOCCER ASSESSME		600.00	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03008	Jara, Inc,	07/24/2025	Regular	0.00	882.00	100219

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0014972	Invoice	07/23/2025	07.23.2025 - CAMP KIDMARIN - WEEKS 4/	0.00	882.00
	21.63.61184	CAMP KIDMARIN MIGHT	07.23.2025 - CAMP KIDMARIN -	567.00	
	21.63.61207	CAMP KIDMARIN MINI SE	07.23.2025 - CAMP KIDMARIN -	315.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00880	Jasmine Gavam	07/24/2025	Regular	0.00	1,890.00	100220

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0014970	Invoice	06/26/2025	06.26.2025 - ROSS VALLEY ART CAMP	0.00	1,890.00
	21.63.61186	SPECIALTY CAMPS SERVIC	06.26.2025 - ROSS VALLEY ART	1,890.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03549	Kid's Choice Camps LLC	07/24/2025	Regular	0.00	1,239.00	100221

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
07212025-2	Invoice	07/21/2025	07.21.2025 - DUNGEONS & DRAGONS CA	0.00	1,239.00
	21.63.61186	SPECIALTY CAMPS SERVIC	07.21.2025 - DUNGEONS & DRA	1,239.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00377	Luis Quezada	07/24/2025	Regular	0.00	6,184.50	100222

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0014969	Invoice	06/30/2025	07.14.2025 - USA SOCCER CAMPS	0.00	2,572.50
	21.63.61183	CAMP SPORTS SERVICES	07.14.2025 - USA SOCCER CAM	2,572.50	
INV0014975	Invoice	07/14/2025	07.14.2025 - USA SOCCER CAMPS 7/7	0.00	3,612.00
	21.63.61183	CAMP SPORTS SERVICES	07.14.2025 - USA SOCCER CAM	3,612.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
02500	MacLeod Watts Inc.	07/24/2025	Regular	0.00	2,150.00	100223

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
071725SanAn	Invoice	07/17/2025	07.17.2025 - GASB 75 ACTUARIAL REPORT	0.00	2,150.00
	01.12.61150	OUTSIDE SERVICES-OTHE	07.17.2025 - GASB 75 ACTUARI	2,150.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03893	Maraby Tanguay	07/24/2025	Regular	0.00	22.06	100224

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0014943	Invoice	07/22/2025	07.22.2025 - REIMB - TOWN COUNCIL SU	0.00	22.06
	01.11.62200	DEPARTMENTAL SUPPLIE	07.22.2025 - REIMB - TOWN CO	22.06	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00145	Marin County Tax Collector	07/24/2025	Regular	0.00	12,254.11	100225

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
21577-07162025	Invoice	07/16/2025	07.16.2025 - LAFCO CHARGES FY 2025-20	0.00	12,254.11
	01.21.61124	OUTSIDE SVCS-LAFCO	07.16.2025 - LAFCO CHARGES F	12,254.11	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00121	Marin I J - 2072661 AD	07/24/2025	Regular	0.00	593.46	100226

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
0001449392	Invoice	06/30/2025	06.30.2025 - COLUMN PUBLIC NOTICES - J	0.00	593.46
	01.12.61151	LEGAL NOTICES	06.30.2025 - COLUMN PUBLIC N	593.46	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00029	Marin IT	07/24/2025	Regular	0.00	1,127.00	100227

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
2025-128006	Invoice	07/10/2025	07.10.2025 - CISCO SMARTNET FY25-26	0.00	127.00
	42.21.62200	DEPARTMENTAL SUPPLIE	07.10.2025 - CISCO SMARTNET	127.00	
2025-128084	Invoice	06/30/2025	07.11.2025 - AGREEMENT HOSTED BACK	0.00	1,000.00
	42.21.61150	OUTSIDE SERVICES-OTHE	07.11.2025 - AGREEMENT HOST	1,000.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00142	Marin Municipal Water District	07/24/2025	Regular	0.00	27,761.00	100228

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
073-07102025	Invoice	06/30/2025	073 - CENTER BLVD/FORREST AVE - 05.07.	0.00	83.52	
	01.81.61703	UTILITIES-WATER	073 - CENTER BLVD/FORREST AV	83.52		
119-07142025	Invoice	06/30/2025	119 - MULTIPLE - 05.10.25-07.09.25	0.00	2,418.07	
	41.41.61701	UTILITIES	119 - MULTIPLE - 05.10.25-07.0	2,418.07		
120-07142025	Invoice	06/30/2025	120 - MULTIPLE - 05.10.25-07.09.25	0.00	1,317.94	
	41.41.61701	UTILITIES	120 - MULTIPLE - 05.10.25-07.0	1,317.94		
152-07142025	Invoice	06/30/2025	152 - SAN FRANCISCO BLVD - 05.10.25-07.	0.00	682.45	
	41.41.61701	UTILITIES	152 - SAN FRANCISCO BLVD - 05	682.45		
216-07112025	Invoice	06/30/2025	216 - 237 CRESCENT RD - 05.08.25-07.08.	0.00	1,228.05	
	01.81.61703	UTILITIES-WATER	216 - 237 CRESCENT RD - 05.08.	1,228.05		
307-07112025	Invoice	06/30/2025	307 - 237 CRESCENT RD - 05.08.25-07.08.	0.00	168.88	
	34.41.61703	UTILITIES-WATER	307 - 237 CRESCENT RD - 05.08.	168.88		
495-07142025	Invoice	06/30/2025	495 - MAGNOLIA AVE - 05.10.25-07.09.25	0.00	94.19	
	41.41.61701	UTILITIES	495 - MAGNOLIA AVE - 05.10.25	94.19		
665-07142025	Invoice	06/30/2025	665 - SAN FRANCISCO BLVD - 05.10.25-07.	0.00	165.43	
	41.41.61701	UTILITIES	665 - SAN FRANCISCO BLVD - 05	165.43		
752-07142025	Invoice	06/30/2025	752 - SUNNY HILLS DR - 05.10.25-07.09.2	0.00	14,298.49	
	01.81.61703	UTILITIES-WATER	752 - SUNNY HILLS DR - 05.10.2	14,298.49		
761-07212025	Invoice	06/30/2025	761 - RED HILL AVE/SEQUOIA DR - 05.10.2	0.00	3,462.16	
	41.41.61701	UTILITIES	761 - RED HILL AVE/SEQUOIA D	3,462.16		
808-07142025	Invoice	06/30/2025	808 - 525 SAN ANSELMO AVE - 05.10.25-0	0.00	874.51	
	41.41.61701	UTILITIES	808 - 525 SAN ANSELMO AVE - 0	874.51		
939-07142025	Invoice	06/30/2025	939 - 634 SAN ANSELMO AVE - 05.10.25-0	0.00	83.52	
	41.41.61701	UTILITIES	939 - 634 SAN ANSELMO AVE - 0	83.52		
943-07142025	Invoice	06/30/2025	943 - 237 CRESCENT RD - 05.10.25-07.09.	0.00	2,883.79	
	32.81.61703	UTILITIES-WATER	943 - 237 CRESCENT RD - 05.10.	1,441.90		
	41.41.61701	UTILITIES	943 - 237 CRESCENT RD - 05.10.	1,441.89		
03926	Matt Ridella	07/24/2025	Regular	0.00	78.91	100229
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0014973	Invoice	07/14/2025	07.14.2025 - REIMB - DOG PARK QRS/WO	0.00	78.91	
	01.00.20317	DOG PARK DONATIONS	07.14.2025 - REIMB - DOG PARK	78.91		
00609	Midwest Tape	07/24/2025	Regular	0.00	27.94	100230
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
507236819	Invoice	05/28/2025	05.28.2025 - VIDEOS	0.00	27.94	
	01.71.62307	VIDEOS	05.28.2025 - VIDEOS	27.94		
03419	MMANC	07/24/2025	Regular	0.00	75.00	100231
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
12701	Invoice	07/14/2025	07.14.2025 - CGL PROGRAM APPLICATION	0.00	75.00	
	01.12.61000	TRAINING	07.14.2025 - CGL PROGRAM AP	75.00		
01916	NATIONAL ACADEMY OF ATHLETICS	07/24/2025	Regular	0.00	2,807.00	100232
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0014971	Invoice	07/22/2025	07.22.2025 - JR SPORTS ACADEMY	0.00	1,131.90	
	21.63.61183	CAMP SPORTS SERVICES	07.22.2025 - JR SPORTS ACADE	1,131.90		
INV0014974	Invoice	07/14/2025	07.14.2025 - ALL SORTS OF SPORTS 7/7	0.00	1,675.10	
	21.63.61183	CAMP SPORTS SERVICES	07.14.2025 - ALL SORTS OF SPO	1,675.10		

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00397	NorthNetLibrary System	07/24/2025	Regular	0.00	1,273.00	100233

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
2369	Invoice	07/01/2025	07.01.2025 - NLS MEMBERSHIP FEES FY25	0.00	1,273.00
	01.71.61150	OUTSIDE SERVICES-OTHE	07.01.2025 - NLS MEMBERSHIP	1,273.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03524	Northwest Cascade, Inc.	07/24/2025	Regular	0.00	4,796.12	100234

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
0554960214	Invoice	06/30/2025	07.01.2025 - UNIT RENTALS 06.09.25-07.2	0.00	4,796.12
	01.81.61150	OUTSIDE SERVICES-OTHE	07.01.2025 - UNIT RENTALS 06.0	3,908.53	
	01.81.61150	OUTSIDE SERVICES-OTHE	CREDIT MEMO #0554947945	-1,330.41	
	60.14.62903	LIVE ON THE AVENUE	07.01.2025 - UNIT RENTALS 06.0	2,218.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00160	OCLC	07/24/2025	Regular	0.00	318.05	100235

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
1000445327	Invoice	07/01/2025	07.01.2025 - CATALOG/METADATA/WRLD	0.00	318.05
	01.71.61150	OUTSIDE SERVICES-OTHE	07.01.2025 - CATALOG/METADA	318.05	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03211	ODP Business Solutions LLC	07/24/2025	Regular	0.00	134.28	100236

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
428386013001	Invoice	07/11/2025	07.11.2025 - ADMIN - PENS/ENVELOPES	0.00	134.28
	01.12.62000	OFFICE SUPPLIES	07.11.2025 - ADMIN - PENS/EN	134.28	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00992	OverDrive Inc.	07/24/2025	Regular	0.00	1,072.63	100237

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
02883CO252180	Invoice	07/11/2025	07.11.2025 - LIBRARY - AUDIOBOOKS	0.00	192.48
	27.71.62309	E BOOKS	07.11.2025 - LIBRARY - AUDIOB	192.48	
02883CO252180	Invoice	07/11/2025	07.11.2025 - LIBRARY - AUDIOBOOKS/EB	0.00	880.15
	27.71.62309	E BOOKS	07.11.2025 - LIBRARY - AUDIOB	880.15	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03884	Pacific Mobile Structures, Inc.	07/24/2025	Regular	0.00	6,209.77	100238

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV-00467816	Invoice	08/01/2025	08.01.2025 - FH20 RENTAL CONTAINER - A	0.00	92.86
	15.32.63100	CONSTRUCTION	08.01.2025 - FH20 RENTAL CON	92.86	
INV-00467997	Invoice	08/01/2025	08.01.2025 - FH20 TEMP FACILITIES - AUG	0.00	6,116.91
	15.32.63100	CONSTRUCTION	08.01.2025 - FH20 TEMP FACILIT	6,116.91	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00165	Pacific Telemanagement Services - PTS	07/24/2025	Regular	0.00	93.00	100239

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
2143895	Invoice	07/01/2025	06.26.2025 - TH PAYPHONE - JUL 2025	0.00	93.00
	01.42.61705	UTILITIES-TELEPHONE	06.26.2025 - TH PAYPHONE - JU	93.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03523	Parametrix, Inc	07/24/2025	Regular	0.00	167.50	100240

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
68995	Invoice	06/30/2025	07.15.2025 - PROFESSIONAL SERVICES - J	0.00	167.50
	01.41.61150	OUTSIDE SERVICES-OTHE	07.15.2025 - PROFESSIONAL SE	167.50	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
03297	PBC Guru	07/24/2025	Regular	0.00	3,500.00	100241

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV-505442	Invoice	07/10/2025	07.10.2025 - LIBRARY SPEAKERS CONSOR	0.00	3,500.00
	27.71.61132	OUTSIDE SVCS-PROGRAM	07.10.2025 - LIBRARY SPEAKERS	3,500.00	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01139	Phillips Seabrook Associates	07/24/2025	Regular	0.00	3,520.00	100242
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
250259	Invoice	06/30/2025	07.07.2025 - INTERIM BLDG OFFCL/FH CA	0.00	3,520.00	
	01.41.61150	OUTSIDE SERVICES-OTHE	07.07.2025 - INTERIM BLDG OFF	3,520.00		
00038	Rafael Lumber	07/24/2025	Regular	0.00	62.67	100243
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
102611	Invoice	07/10/2025	07.10.2025 - TRAILHEAD SIGNS	0.00	62.67	
	01.81.61189	STEPS, LANES, & TRAILS	07.10.2025 - TRAILHEAD SIGNS	62.67		
03579	Recreation Reimagined Inc	07/24/2025	Regular	0.00	3,832.50	100244
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
07142025-1	Invoice	07/14/2025	07.14.2025 - CAMP WILDFLOWER - WEEK	0.00	2,555.00	
	21.63.61186	SPECIALTY CAMPS SERVIC	07.14.2025 - CAMP WILDFLOWE	2,555.00		
07212025-1	Invoice	07/21/2025	07.21.2025 - CAMP WILDFLOWER - WEEK	0.00	1,277.50	
	21.63.61186	SPECIALTY CAMPS SERVIC	07.21.2025 - CAMP WILDFLOWE	1,277.50		
00339	Redwood Security Systems	07/24/2025	Regular	0.00	825.00	100245
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
4168280	Invoice	07/01/2025	07.01.2025 - FIRE MONITORING/MNTNC -	0.00	825.00	
	01.41.61506	BLDG. MAINT-OTHER	07.01.2025 - FIRE MONITORING	615.00		
	34.41.61506	BLDG. MAINT-OTHER	07.01.2025 - FIRE MONITORING	210.00		
00181	Ross Valley Fire Department	07/24/2025	Regular	0.00	30,879.37	100246
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0014942	Invoice	06/30/2025	07.15.2025 - RVFD FEES COLLECTED - JUN	0.00	5,070.99	
	01.00.20354	DUE TO ROSS VALLEY FIR	07.15.2025 - RVFD FEES COLLEC	5,070.99		
SABM2425	Invoice	06/30/2025	07.14.2025 - REIMB - STN MAINT/IMPRV	0.00	25,808.38	
	01.32.61506	BLDG. MAINT-OTHER	07.14.2025 - REIMB - STN MAIN	25,808.38		
01563	SCA	07/24/2025	Regular	0.00	12,227.90	100247
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
25000514	Invoice	06/15/2025	06.15.2025 - RES STREET SWEEPER - JUN	0.00	12,227.90	
	01.42.61135	STREET SWEEPING	06.15.2025 - RES STREET SWEEP	12,227.90		
02134	Scott Schneider	07/24/2025	Regular	0.00	19.61	100248
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0014941	Invoice	06/26/2025	06.26.2025 - REIMB - MPWA MEETING LU	0.00	19.61	
	01.41.61000	TRAINING	06.26.2025 - REIMB - MPWA ME	19.61		
02936	SMITH'S PEST MANAGEMENT	07/24/2025	Regular	0.00	640.00	100249
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
351292	Invoice	06/27/2025	06.27.2025 - MEMORIAL PARK - PEST CON	0.00	340.00	
	01.81.61150	OUTSIDE SERVICES-OTHE	06.27.2025 - MEMORIAL PARK -	340.00		
351400	Invoice	06/28/2025	06.28.2025 - IMAGINATION PARK - PEST C	0.00	300.00	
	14.81.61150	OUTSIDE SERVICES-OTHE	06.28.2025 - IMAGINATION PAR	300.00		
02474	T2 SYSTEMS CANADA INC.	07/24/2025	Regular	0.00	16,750.12	100250

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INVSTD00000695	Invoice	03/31/2025	03.31.2025 - ONSTREET SOLAR PAY STATI	0.00	15,951.61	
	13.41.63000	EQUIPMENT	03.31.2025 - ONSTREET SOLAR P	15,951.61		
INVSTD00000695	Invoice	03/31/2025	03.31.2025 - CLEANER CREDIT CARD-C	0.00	88.87	
	13.41.61150	OUTSIDE SERVICES-OTHE	03.31.2025 - CLEANER CREDIT C	88.87		
INVSTD00000702	Invoice	07/14/2025	07.14.2025 - MODEM KIT INTERNAL LTE/S	0.00	709.64	
	13.41.61150	OUTSIDE SERVICES-OTHE	07.14.2025 - MODEM KIT INTER	709.64		
03557	Tamalpais Environmental Consultants	07/24/2025	Regular	0.00	1,490.00	100251
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
967	Invoice	07/14/2025	07.14.2025 - GROUNDWATER CNSLTG - JU	0.00	1,490.00	
	15.41.63100	CONSTRUCTION	07.14.2025 - GROUNDWATER C	1,490.00		
00215	Transbay Lock	07/24/2025	Regular	0.00	66.59	100252
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
93936	Invoice	07/01/2025	07.01.2025 - REC DEPT - KEY LOCK BOX	0.00	66.59	
	01.81.61150	OUTSIDE SERVICES-OTHE	07.01.2025 - REC DEPT - KEY LO	66.59		
00470	Transportation Authority of Marin	07/24/2025	Regular	0.00	26,847.00	100253
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
TAM FY2025-26 C	Invoice	07/15/2025	07.15.2025 - TAM CONGESTION MGMT A	0.00	26,847.00	
	01.21.61126	OUTSIDE SVCS-TRAN AUT	07.15.2025 - TAM CONGESTION	26,847.00		
02983	W. Bradley Electric Inc.	07/24/2025	Regular	0.00	320.00	100254
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
217686	Invoice	06/26/2025	06.26.2025 - IT SHEET BLDG PLANS	0.00	320.00	
	15.32.63100	CONSTRUCTION	06.26.2025 - IT SHEET BLDG PLA	320.00		
02905	Wells Fargo Vendor Financial Services, LLC	07/24/2025	Regular	0.00	925.01	100255
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
5035090926	Invoice	07/11/2025	07.11.2025 - CANON COPIER - JUL 2025	0.00	925.01	
	42.21.63003	COMPUTER HARDWARE/	07.11.2025 - CANON COPIER - J	925.01		
03421	West End Nursery	07/24/2025	Regular	0.00	584.60	100256
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
57658	Invoice	04/17/2025	04.17.2025 - KWANZAN CHERRY TREE	0.00	165.18	
	01.42.61105	OUTSIDE SERVICES-TREES	04.17.2025 - KWANZAN CHERRY	165.18		
57671	Invoice	04/24/2025	04.24.2025 - PLANTS	0.00	268.70	
	01.81.62200	DEPARTMENTAL SUPPLIE	04.24.2025 - PLANTS	268.70		
57673	Invoice	04/24/2025	04.24.2025 - WINE BARREL/PLANTS	0.00	150.72	
	01.81.62200	DEPARTMENTAL SUPPLIE	04.24.2025 - WINE BARREL/PLA	150.72		
03454	Willdan Engineering	07/24/2025	Regular	0.00	7,408.00	100257
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
010-62746	Invoice	06/30/2025	07.23.2025 - COST ALLCTN PLAN/COMP C	0.00	7,408.00	
	01.12.61150	OUTSIDE SERVICES-OTHE	07.23.2025 - COST ALLCTN PLA	7,408.00		

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00391	Verizon Wireless	07/01/2025	Bank Draft	0.00	1,482.93	DFT06169

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
6115891731	Invoice	06/12/2025	07.01.2025 - CELLULAR - 05.13.25-06.12.2	0.00	1,482.93
	01.12.61705	UTILITIES-TELEPHONE	07.01.2025 - CELLULAR - 05.13.	51.48	
	01.41.61705	UTILITIES-TELEPHONE	07.01.2025 - CELLULAR - 05.13.	1,078.83	
	01.42.61705	UTILITIES-TELEPHONE	07.01.2025 - CELLULAR - 05.13.	122.98	
	01.81.62206	Snack Shack	07.01.2025 - CELLULAR - 05.13.	68.41	
	21.63.61179	PARKSIDE SERVICES	07.01.2025 - CELLULAR - 05.13.	51.48	
	21.63.61187	ROBSON AFTER SCHOOL	07.01.2025 - CELLULAR - 05.13.	109.75	

01102	Central Marin Police Authority	07/01/2025	Bank Draft	0.00	1,368,617.25	DFT06170

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0014868	Invoice	07/01/2025	07.01.2025 - CMPA MEMBER CONTRIBUTI	0.00	1,368,617.25
	01.30.61199	POLICE SERVICES CONTR	07.01.2025 - CMPA MEMBER C	1,368,617.25	

01102	Central Marin Police Authority	07/02/2025	Bank Draft	0.00	107,942.50	DFT06173

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0014880	Invoice	07/02/2025	07.01.2025 CMPA Member Contribution J	0.00	107,942.50
	01.30.61199	POLICE SERVICES CONTR	07.01.2025 CMPA Member Cont	107,942.50	

00072	Comcast	07/05/2025	Bank Draft	0.00	162.20	DFT06174

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
426-07052025	Invoice	06/30/2025	426 - CREEK CAMERA - 06.14.25-07.13.25	0.00	162.20
	42.21.61150	OUTSIDE SERVICES-OTHE	426 - CREEK CAMERA - 06.14.25	162.20	

03344	CSG Forte Payments Inc.	07/10/2025	Bank Draft	0.00	3,478.70	DFT06199

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
0013867116	Invoice	07/10/2025	06.30.2025 - REC DEPT - CREDIT CARD PR	0.00	3,478.70
	21.65.61177	PROCESSING FEES	06.30.2025 - REC DEPT - CREDIT	3,478.70	

03344	CSG Forte Payments Inc.	07/10/2025	Bank Draft	0.00	1,831.49	DFT06200

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
0013866811	Invoice	07/10/2025	06.30.2025 - REC DEPT - CREDIT CARD PR	0.00	1,831.49
	21.65.61177	PROCESSING FEES	06.30.2025 - REC DEPT - CREDIT	1,831.49	

00128	Pacific Gas & Electric	07/10/2025	Bank Draft	0.00	20.88	DFT06201

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
717-07102025	Invoice	06/30/2025	717 - CORPYARD UTILITIES - 06.04.25-07.0	0.00	20.88
	41.41.61701	UTILITIES	717 - CORPYARD UTILITIES - 06.	20.88	

00348	The Bank of New York Mellon	07/28/2025	Bank Draft	0.00	209,484.38	DFT06203

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0014939	Invoice	07/28/2025	06.03.2025 - GOB REFUNDING SERIES 201	0.00	209,484.38
	29.40.64000	DEBT SERVICE: PRINCIPAL	06.03.2025 - GOB REFUNDING S	205,000.00	
	29.40.64100	DEBT SERVICE: INTEREST	06.03.2025 - GOB REFUNDING S	4,484.38	

03303	U.S. Bank Corporate Trust	07/23/2025	Bank Draft	0.00	596,120.07	DFT06204

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
2919284	Invoice	07/23/2025	07.23.2025 - POB SERIES 2021 - DEBT SER	0.00	596,120.07
	01.40.64000	DEBT SERVICE: PRINCIPAL	07.23.2025 - POB SERIES 2021 -	510,000.00	
	01.40.64100	DEBT SERVICE: INTEREST	07.23.2025 - POB SERIES 2021 -	86,120.07	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00181	Ross Valley Fire Department	07/15/2025	Bank Draft	0.00	515,240.92	DFT06205

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
SA2526	Invoice	07/15/2025	07.15.2025 - MONTHLY BASE CONTRIBUTI	0.00	515,240.92
	01.32.61139	RVFS CONTRACT	07.15.2025 - MONTHLY BASE CO	491,686.50	
	15.32.61150	OUTSIDE SERVICES-OTHE	07.15.2025 - MONTHLY BASE CO	23,554.42	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00348	The Bank of New York Mellon	07/28/2025	Bank Draft	0.00	179,700.00	DFT06207

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
INV0014940	Invoice	07/28/2025	06.03.2025 - 2020 GENERAL OBLIGATION	0.00	179,700.00
	28.40.64000	DEBT SERVICE: PRINCIPAL	06.03.2025 - 2020 GENERAL OB	165,000.00	
	28.40.64100	DEBT SERVICE: INTEREST	06.03.2025 - 2020 GENERAL OB	14,700.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00072	Comcast	07/12/2025	Bank Draft	0.00	266.16	DFT06225

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
583-07122025	Invoice	07/12/2025	583 - CORPYARD INTERNET - 07.20.25-08.	0.00	266.16
	41.41.61701	UTILITIES	583 - CORPYARD INTERNET - 07.	266.16	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00128	Pacific Gas & Electric	07/15/2025	Bank Draft	0.00	1,987.55	DFT06226

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
146-07152025	Invoice	06/30/2025	146 - EV CHARGING - 06.06.25-07.05.25	0.00	1,987.55
	13.42.61114	OUTSIDE SRV: PARKING	146 - EV CHARGING - 06.06.25-0	1,987.55	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00128	Pacific Gas & Electric	07/15/2025	Bank Draft	0.00	1,021.61	DFT06227

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
355-07152025	Invoice	06/30/2025	355 - CORPYARD UTILITIES - 06.02.25-07.0	0.00	1,021.61
	41.41.61701	UTILITIES	355 - CORPYARD UTILITIES - 06.	1,021.61	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01662	CalPERS	07/28/2025	Bank Draft	0.00	32,708.00	DFT06229

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
10000001796992	Invoice	07/28/2025	FY25-26 UNFUNDED ACCRUED LIABILITY	0.00	32,708.00
	01.21.60100	RETIREMENT	FY25-26 UNFUNDED ACCRUED L	32,708.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01662	CalPERS	07/28/2025	Bank Draft	0.00	8,767.00	DFT06230

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
10000001796946	Invoice	07/28/2025	FY25-26 UNFUNDED ACCRUED LIABILITY	0.00	8,767.00
	01.21.60100	RETIREMENT	FY25-26 UNFUNDED ACCRUED L	8,767.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01662	CalPERS	07/28/2025	Bank Draft	0.00	157,208.00	DFT06231

Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**	
10000001796991	Invoice	07/28/2025	FY25-26 UNFUNDED ACCRUED LIABILITY	0.00	157,208.00
	01.21.60100	RETIREMENT	FY25-26 UNFUNDED ACCRUED L	157,208.00	

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
00362	Town of San Anselmo	07/23/2025	Bank Draft	0.00	325,379.25	DFT06255

Check Report **Date Range: 07/01/2025 - 07/31/2025**

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
	INV0014967 Invoice	07/23/2025	7-31-2025 TSA To Fund Payroll	0.00	325,379.25	
	01.00.20299	PAYROLL PAYABLE	7-31-2025 TSA To Fund Payroll	228,068.63		
	01.00.20299	PAYROLL PAYABLE	7-31-2025 TSA To Fund Payroll	3,519.60		
	01.00.20299	PAYROLL PAYABLE	7-31-2025 TSA To Fund Payroll	435.08		
	01.00.20299	PAYROLL PAYABLE	7-31-2025 TSA To Fund Payroll	-1,280.37		
	13.00.20299	PAYROLL PAYABLE	7-31-2025 TSA To Fund Payroll	642.13		
	13.00.20299	PAYROLL PAYABLE	7-31-2025 TSA To Fund Payroll	-1.38		
	15.00.20299	PAYROLL PAYABLE	7-31-2025 TSA To Fund Payroll	10,399.59		
	15.00.20299	PAYROLL PAYABLE	7-31-2025 TSA To Fund Payroll	-41.25		
	19.00.20299	PAYROLL PAYABLE	7-31-2025 TSA To Fund Payroll	13,172.49		
	21.00.20299	PAYROLL PAYABLE	7-31-2025 TSA To Fund Payroll	62,042.62		
	27.00.20299	PAYROLL PAYABLE	7-31-2025 TSA To Fund Payroll	4,998.49		
	31.00.20299	PAYROLL PAYABLE	7-31-2025 TSA To Fund Payroll	277.95		
	34.00.20299	PAYROLL PAYABLE	7-31-2025 TSA To Fund Payroll	277.95		
	41.00.20299	PAYROLL PAYABLE	7-31-2025 TSA To Fund Payroll	277.97		
	42.00.20299	PAYROLL PAYABLE	7-31-2025 TSA To Fund Payroll	652.05		
	95.00.20299	PAYROLL PAYABLE	7-31-2025 TSA To Fund Payroll	1,937.70		
00362	Town of San Anselmo	07/28/2025	Bank Draft	0.00	135,639.00	DFT06262
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
	INV0014983 Invoice	07/28/2025	8-1-2025 TSA To Fund Payroll - one time p	0.00	135,639.00	
	01.00.20299	PAYROLL PAYABLE	8-1-2025 TSA To Fund Payroll - o	97,014.21		
	13.00.20299	PAYROLL PAYABLE	8-1-2025 TSA To Fund Payroll - o	242.21		
	15.00.20299	PAYROLL PAYABLE	8-1-2025 TSA To Fund Payroll - o	4,602.03		
	19.00.20299	PAYROLL PAYABLE	8-1-2025 TSA To Fund Payroll - o	6,006.86		
	21.00.20299	PAYROLL PAYABLE	8-1-2025 TSA To Fund Payroll - o	23,252.40		
	27.00.20299	PAYROLL PAYABLE	8-1-2025 TSA To Fund Payroll - o	3,875.40		
	31.00.20299	PAYROLL PAYABLE	8-1-2025 TSA To Fund Payroll - o	161.48		
	34.00.20299	PAYROLL PAYABLE	8-1-2025 TSA To Fund Payroll - o	161.48		
	41.00.20299	PAYROLL PAYABLE	8-1-2025 TSA To Fund Payroll - o	161.46		
	42.00.20299	PAYROLL PAYABLE	8-1-2025 TSA To Fund Payroll - o	161.47		
00128	Pacific Gas & Electric	07/23/2025	Bank Draft	0.00	95,280.40	DFT06263
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
	130964563 Invoice	07/23/2025	07.23.2025 - FH20 ELECTRIC CONTRACT #	0.00	95,280.40	
	15.32.63100	CONSTRUCTION	07.23.2025 - FH20 ELECTRIC CO	95,280.40		
00128	Pacific Gas & Electric	07/07/2025	Bank Draft	0.00	20,101.90	DFT06264
Payable #	**Payable Type**	**Post Date**	**Payable Description**	**Discount Amount**	**Payable Amount**	
	Account Number	**Account Name**	**Item Description**	**Distribution Amount**		
	130941095 Invoice	07/07/2025	07.07.2025 - FH20 GAS CONTRACT #5012	0.00	20,101.90	
	15.32.63100	CONSTRUCTION	07.07.2025 - FH20 GAS CONTRA	20,101.90		
00128	Pacific Gas & Electric	07/28/2025	Bank Draft	0.00	15,228.70	DFT06265

Check Report **Date Range: 07/01/2025 - 07/31/2025**

Vendor Number / Payable #	Vendor Name / Payable Type / Account Number	Post Date	Payment Date / Payable Description / Account Name	Payment Type / Item Description	Discount Amount / Discount Amount / Distribution Amount	Payment Amount / Payable Amount	Number
461-07282025	Invoice	06/30/2025	461 - TH UTILITIES - 06.05.25-07.04.25		0.00	15,228.70	
	21.65.61701		UTILITIES-ELECTRICITY	461 - TH UTILITIES - 06.05.25-07		458.38	
	21.65.61701		UTILITIES-ELECTRICITY	461 - TH UTILITIES - 06.05.25-07		712.70	
	31.41.61701		UTILITIES-ELECTRICITY	461 - TH UTILITIES - 06.05.25-07		1,265.50	
	31.41.61702		UTILITIES-GAS	461 - TH UTILITIES - 06.05.25-07		801.03	
	34.41.61701		UTILITIES-ELECTRICITY	461 - TH UTILITIES - 06.05.25-07		286.30	
	34.41.61702		UTILITIES-GAS	461 - TH UTILITIES - 06.05.25-07		182.74	
	41.41.61701		UTILITIES	461 - TH UTILITIES - 06.05.25-07		11,522.05	

Bank Code AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	324	165	0.00	1,794,404.83
Manual Checks	0	0	0.00	0.00
Voided Checks	0	5	0.00	-1,620.40
Bank Drafts	22	22	0.00	3,777,668.89
EFT's	0	0	0.00	0.00
	346	**192**	**0.00**	**5,570,453.32**

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	324	165	0.00	1,794,404.83
Manual Checks	0	0	0.00	0.00
Voided Checks	0	5	0.00	-1,620.40
Bank Drafts	22	22	0.00	3,777,668.89
EFT's	0	0	0.00	0.00
	346	**192**	**0.00**	**5,570,453.32**

Fund Summary

Fund	Name	Period	Amount
99	POOLED CASH - OPERATING	7/2025	5,570,453.32
			5,570,453.32

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.5

MEETING DATE: July 22, 2025

AGENDA TITLE: Agreement with Sleepy Hollow Fire Protection District for Contribution Toward Fire Station 20 Renovation Project

FROM: Dave Donery, Town Manager
Jeff Zuba, Finance & Admin Services Director

RECOMMENDATION: That the Town Council approve and authorize the Town Manager to execute the Contribution Agreement with the Sleepy Hollow Fire Protection District (SHFPD) for $1,500,000 toward the Fire Station 20 Renovation Project.

BACKGROUND

Fire Station 20, located at 150 Butterfield Road and situated over Sleepy Hollow Creek, began construction in 1959. The Town of San Anselmo owns and, together with the Ross Valley Fire Department (RVFD), operates the facility. Station 20 provides fire suppression, emergency medical, and rescue services and is the closest fire station to the unincorporated area of Sleepy Hollow.

The current Fire Station 20 living area has two dormitory-style bedrooms, one dormitory-style bathroom, an entryway office, a kitchen, and a living room. The fire truck apparatus bay is adjacent to the living area, and part of the space is currently used as a workout area. The building is nearly 65 years old and requires significant repair to all exterior materials (windows, siding, and roof) as well as reconfigured interior space to accommodate additional personnel and a diverse workforce.

On October 11, 2023, the RVFD Board of Directors approved increasing staffing from two-person to three-person engine companies effective July 1, 2025, coinciding with the closure of Station 18 in Ross. This change requires modifications to Station 20 to accommodate additional personnel and apparatus, and to extend the facility's useful life.

On March 14, 2023, the Town Council authorized funding for the renovation project, with a total estimated cost of $3,355,000, including construction and additional facility improvements.

On October 22, 2024, the Town Council authorized award of a construction contract to Argo Construction, Inc. as the lowest responsible bidder. The contract was executed in December 2024, and construction commenced in March 2025. Construction progress remains on pace for July 2026 completion.

The SHFPD benefits directly from Station 20's proximity and has expressed interest in contributing financially to ensure timely project completion and to enhance services for Sleepy Hollow residents.

DISCUSSION/ANALYSIS

The new fire station living area will be approximately 2,400 square feet—865 square feet larger than the current living area. The apparatus bay will remain the same size at 1,980 square feet, and the bid alternate Personal Protective Equipment (PPE) Room will be a 170-square-foot addition to the apparatus bay. The living area will require most of the construction work: lifting the floor and roof, reconfiguring interior space to add an additional bedroom and accessible bathroom, constructing a rear addition to allow for a gym, and enlarging the kitchen, living, and dining spaces. Additional improvements to the apparatus bay include fireproofing the demising wall between the living area and the apparatus bay and constructing the PPE Room. The proposed design also incorporates Wildland Urban Interface (WUI)–compliant exterior materials to safeguard this essential service building.

The proposed Contribution Agreement outlines SHFPD's commitment to contribute up to $1,500,000 toward the Station 20 renovation project, with payments tied to the achievement of specific construction milestones defined in the agreement.

Key provisions include:

Purpose: Contributions may only be used for the public purpose of constructing the project in accordance with the Project Execution Plan.

"Last Dollar" Use: Town funds will be applied first, with SHFPD funds supplementing only when Town resources are exhausted for specific project costs.

Milestone Payments: Disbursements occur within 30 business days after SHFPD receives a Town-certified Milestone Achievement Notice.

Limitations: Funds cannot be used for unrelated Town purposes, JPA obligations, or the purchase of the planned Type 7 off-road fire truck.

Project Management: The Town remains solely responsible for project execution, including cost overruns, permitting, and contractor management.

Type 7 Truck Support: The agreement acknowledges mutual interest in acquiring a Type 7 Truck—to be purchased by the Ross Valley Fire Department—to be housed at Station 20 for off-road and open space emergency response.

Reporting Requirements: The Town must provide SHFPD with periodic project progress reports, including milestone status, expenditures, and any material changes to the project scope or budget.

Insurance & Indemnification: The Town will maintain appropriate insurance coverage for the project and indemnify SHFPD from certain claims arising from construction or project execution.

Audit Rights: SHFPD may audit Town records related to the use of contribution funds to ensure compliance with the agreement's terms.

Termination & Refund: If the project is materially altered, terminated, or if funds are not used in accordance with the agreement, SHFPD may terminate its funding commitment and request a refund of unspent or improperly spent funds.

Not a JPA Obligation: The agreement clarifies that this funding is separate from Ross Valley Fire Department JPA obligations and is a direct agreement between the Town and SHFPD.

The construction milestones that trigger SHFPD payments are outlined in Appendix A to the Contribution Agreement. As of the Town Council meeting date on August 26, 2025, five of the ten milestones have been achieved, with corresponding payment requests submitted pursuant to the agreement terms. Once this agreement is approved by the Town Council, the payment requests for Milestones 1 through 5 will be sent to SHFPD in accordance with the agreement terms.

FISCAL IMPACT

The total project cost is estimated at $3,449,000, including base construction and alternates. The current change orders on the project are at 5%. Project funding sources include $1,500,000 from SHFPD under this agreement, $1,650,000 from American Rescue Plan Act State & Local Fiscal Relief Funds, $250,000 from the Town's Building Maintenance Fund, and $1,000,000 budgeted in fiscal year 2025-2026 from Measure J funds for construction, utility costs, and temporary living facilities.

GENERAL PLAN CONSISTENCY

Not applicable

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Authorizing the Town Manager to execute the attached agreement is not a “project” under the California Environmental Quality Act, because it does not involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Pub. Res. Code § 21065).

ATTACHMENTS

Attachment #1: Contribution Agreement between Town of San Anselmo and Sleepy Hollow Fire Protection District

CONTRIBUTION AGREEMENT

This CONTRIBUTION AGREEMENT (the "**Agreement**") is made and entered into this ____ day of July 2025 (the "**Effective Date**") by and between the TOWN OF SAN ANSELMO, a California Municipal Corporation (the "**Town**") and the SLEEPY HOLLOW FIRE PROTECTION DISTRICT, a California Special Service District (the "**District**", collectively, the "**Parties**")

RECITALS

This Agreement is made with reference to the following facts, understandings, and objectives:

A. The Town is a municipal corporation organized and existing under the laws of the State of California which exercises governmental functions and powers.

B. The District is an autonomous Special District organized and existing under the Fire Protection District Law of the State of California (Cal. Health & Safety Code §§13800 *et seq.*) responsible for fire protection and emergency services in the unincorporated area of Sleepy Hollow in Marin County.

C. The Ross Valley Fire Department (the "**RVFD**") is a California Joint Powers Authority, organized and existing under the Joint Exercise of Powers Act of the State of California (Cal. Gov. Code §§6500 *et seq.*). The Authority operates the Ross Valley Fire Department pursuant to the *Ross Valley Fire Department Amended and Restated Joint Powers Agreement* dated July 1, 2010, as amended (the "**JPA Agreement**"). Together with the Town of Fairfax and the Town of Ross, the District and the Town are parties to the JPA Agreement (each a "**JPA Member**", and collectively, the "**JPA Members**").

D. The Town owns and, together with RVFD, operates a full-service fire station located at 150 Butterfield Road in San Anselmo ("**Station 20**") providing fire suppression, emergency medical, and rescue services. Station 20 is closest fire station to the unincorporated area of Sleepy Hollow and is approximately one (1) mile away from the District's jurisdictional border. Station 20 currently includes two drive-through apparatus bays and space for equipment, personnel, and training activities.

E. On October 11, 2023, the RVFD's Board of Directors unanimously directed an increase in RVFD staffing levels from two-person to three-person engine companies effective July 1, 2025 in conjunction with the scheduled closure of the RVFD fire station located in the Town of Ross, Station 18. The staffing level increase together with the closure of Station 18 necessitate that certain modifications and improvements be made to Station 20 to accommodate additional personnel and apparatus and to ensure that the useful life of Station 20 is extended for a significant number of years (the "Project" as defined more specifically herein.)

F. On March 14, 2023 the Town Council authorized and directed the expenditure of Town funds for the Project. The total initial cost estimate for the Project as of the Effective Date is $3,498,800, comprised of (1) $3,168,000 for construction costs; (2) $190,000 for the costs of certain additional improvements including a dedicated Personal Protective Equipment Room, an emergency back-up generator, and a rolling gate; and (3) $163,000 for the cost of temporary living facilities for RVFD personnel at Station 20 during the construction of the Project (collectively, the "**Initial Cost Estimate**").

G. The Town has requested that the District assist the Town in funding the Project by making cash contributions, as defined herein, toward the Project, and the District desires to make said cash contributions pursuant the terms of this Agreement.

H. On October 22, 2024, the Town Council authorized the Town to award a contract to construct and deliver the completed Project. On December 12, 2024, the Town named Argo Construction, Inc. ("**Argo**") as the winning bidder for the contract to construct the Project (the "**General Contract**"). In December 2024, the General Contract was executed by the Town and by Argo and work on the Project commenced in March 2025. The District did not participate in the Town's bid selection criteria, scoring of bids, evaluation of bidders' qualifications, or negotiations leading to the General Contract's terms and conditions or its execution. The District is a not party to the General Contract or the Project Contracts, as defined herein, and did not participate in the selection of Argo.

I. The District has the power and authority to enter into and to perform contracts with other public agencies for fire protection services, emergency medical services, or other services for the protection of lives and property when the District's Board of Directors determines that it is in the public interest to do so. (Cal. Health & Safety Code §13861(f); Cal. Public Contract Code §20811.)

J. The District finds and declares that this Agreement and the District's Contributions hereunder to the Project serve a direct and substantial public interest and further the District's mission to provide fire protection and emergency services to the unincorporated area of Sleepy Hollow by improving fire protection and emergency services in the unincorporated Sleepy Hollow area given the direct and close proximity of Station 20 to the District's jurisdictional borders, and helping to ensure continued fire protection services for the direct benefit of District residents.

K. The District further finds and declares that this Agreement is in the public interest, appropriate, necessary, convenient, and advisable to encourage the acquisition of a Type 7 Truck by the RVFD, as defined herein, to be housed at Station 20 and serve the off-road, open-space areas surrounding the Sleepy Hollow area and the Town of San Anselmo.

L. The relationship of the Parties for purposes of this Agreement is discrete in nature, *i.e.*, notwithstanding the Parties' status as fellow JPA Members or the public purpose of the Project, the individual interests of each Party may or may not be coextensive with the individual interests of the other Party or with the Parties' overall relation. The Parties therefore intend that by entering into this Agreement, (1) each Party shall obtain benefits for itself individually and not for any other **Person** (as defined below); (2) each Contribution shall be a singular transaction requiring a specific exchange and a specific time and manner of performance; and (3) each Contribution shall be part of a series of related Transactions (as defined below) entered into with the mutual objective of enabling the timely completion of the Project.

M. The Parties agree that it is desirable that the RVFD is aware of and understands this Contribution Agreement for the improvement of Station 20 between the Town and the District, given RVFD's direct role in the operation of Station 20, and that the RVFD, therefore, signs this Agreement in acknowledgement and consent.

NOW, THEREFORE, in consideration of the foregoing Recitals, which collectively shall be considered an integral part of this Agreement, and in consideration of the terms and conditions contained in this Agreement, and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the District and the Town agree as follows:

ARTICLE I
DEFINITIONS

1.1 Defined Terms. In addition to the terms defined elsewhere in this Agreement, for all purposes of and under this Agreement, the following terms shall have the meanings set forth below except as otherwise expressly required or unless the context clearly indicates a contrary intent. The meanings shall be equally applicable to the singular and plural forms of the defined terms. Capitalized terms used in this Agreement and not otherwise defined herein will have the meaning ascribed thereto in the JPA Agreement or, if not defined in the JPA Agreement, then as defined in the Project Execution Plan (as defined below).

"**Applicable Law**" means all laws applicable to the Person, conduct, transaction, covenant, document, or contract in question, including all applicable common law and equitable principles, all provisions of all applicable California and federal constitutions, statutes, rules, regulations, directives, orders, resolutions, ordinances, codes, edicts, decrees, requirements, or interpretative or advisory opinions or letters issued, enacted, adopted, promulgated, implemented, or otherwise put into effect by or under the authority of any Governmental Authority and any Orders or Judgment applicable to a Party or to any of its assets, properties or businesses.

"**Approved Budget**" shall initially mean and be a reference to the Project budget or cost schedule prepared by the Town in form and content satisfactory to the Town Council sufficient to complete the Project, in an amount not to exceed the Cost Estimate, and in conformity with the Construction Drawings and the provisions of the Project Contracts, and specifying (1) that portion of the Cost Estimate to be paid by the Town utilizing Town Funds, and (2) that portion, if any, of the Cost Estimate to be paid by the Town utilizing any Contributions, and thereafter shall mean, as of any date of determination, the most recently delivered "**Approved Budget Update**".

"**Approved Cash Flow Schedule**" shall initially mean and be a reference to the cash flow forecast prepared by the Town in form and content satisfactory to the Town Council pursuant to the provisions of the General Contract, and specifying (and thereafter shall mean, as of any date of determination, the most recently delivered "**Approved Cash Flow Schedule Update**".

"**Authority**" shall have the meaning set forth in the preamble and shall also include shall include the successors, assigns, trustees, and legal representatives of the Ross Valley Fire Department Joint Powers Authority that renders "First Alarm", "Emergency Medical", "Rescue", or "Wildland" response (as those terms are understood in fire service terminology) services in the District and in the Town.

"**Business Day**" means a day (a) other than Saturday or Sunday, and (b) on which commercial or business activities occur.

"**Construction Drawings**" means the construction plans, specifications, and drawings for the Project prepared by the individual or firm or company (presently Fairchild Broms Design) engaged by the Town to prepare the same.

"**Contractor**" means the individual or firm or company (presently Argo) whose tender has been accepted by the Town and to whom the General Contract has been awarded by the Town and is named and has entered into the General Contract directly with the Town to perform all of the services, work, or furnish supplies in the furtherance of the Project. The Contractor includes the legal successor of such individual or firm or company, whether incorporated or not, but not (except with the consent of the Town) any assignee of such individual, firm, or company.

"**Cooperation Period**" means the period from the execution of this Agreement until the last to occur of (a) the date the Town delivers to the District evidence satisfactory to the District certifying that the Town has completed the Project in accordance with the Project Execution Plan or (b) the date the

Town delivers to the District a copy of the Certificate of Occupancy, or (c) the date the New Apparatus is accommodated, based, and placed into service at Station 20 upon completion of the Project. The Cooperation Period may be extended by agreement of the Parties until a date that the Parties jointly deem to be advisable.

"**Fire Chief**" means RVFD Chief of Department Daniel J. Mahoney or his successors in office.

"**Force Majeure Event**" means, with respect to either Party, an event or occurrence meeting both of the following criteria: (a) An event or occurrence caused by any of the following: (i) catastrophic weather conditions or other extraordinary elements of nature or acts of God (other than localized fire, hurricane, typhoon, cyclone, tornado, flood, or other localized catastrophic weather conditions or extraordinary elements of nature or acts of God); (ii) acts of war, acts of terrorism, insurrection, riots, civil disorders or rebellion; (iii) pandemic, epidemic, quarantines, or embargoes (not including the COVID-19 pandemic/epidemic and related quarantines and embargoes); or (iv) compliance with any Applicable Law adopted to address any of the other foregoing Force Majeure Events; *provided, however*, that the Parties expressly acknowledge and agree that Force Majeure Events do not include: (A) vandalism; (B) any Applicable Law (except as set forth above); (C) the Town's inability to obtain hardware, software, equipment, or services, on its own behalf or on behalf of the Authority or the RVFD, or its inability to obtain or retain sufficient qualified personnel, except to the extent such inability to obtain hardware, software, equipment, or services or retain qualified personnel results directly from the causes outlined in (i) through (iv) above; (D) any failure to perform caused solely as a result of a Party's lack of funds or financial ability or capacity to carry on operations; or (E) cybercrime, cyber-terrorism, or other cyber security events; and (b) the non-performing Party is without fault in causing or failing to prevent the occurrence of such event, and such occurrence could not have been circumvented by reasonable precautions and could not have been prevented or circumvented through the use of commercially reasonable alternative sources, workaround plans, or other means.

"**GAAP**" means generally accepted accounting principles in the United States of America as in effect from time to time and consistently applied.

"**Governmental Authority**" means any means any federal, state, local, municipal, or other political subdivision thereof or any entity, authority, agency, division, or department exercising the executive, legislative, judicial, taxing, regulatory, or administrative powers or functions of, or pertaining to, a government and any group or authority, court of competent jurisdiction, quasi-governmental authority, or arbitral authority (public or private).

"**JPA Members**" shall have the meaning set forth in the Recital C incorporated herein and shall also include each JPA Member's respective successors and assigns and direct and indirect transferees who, individually or collectively, whether in the form of the Authority as currently comprised or in any other form, render(s) "first-in" fire protection services, emergency medical services, or any other emergency services within the District and within the Town.

"**Judgment**" means any orders, writs, injunctions, awards, judgments, settlements, stipulations, determinations, and decrees entered by or with any Governmental Entity.

"**Knowledge**" means (a) when used in reference to the Town, the present, actual, present knowledge of Town Manager David P. Donery and Town Public Works Director Sean Condry, in each case, after reasonable inquiry; and (b) when used in reference to the District, the actual, present knowledge of Director Richard C. Shortall, Jr. and Director Thomas J. Finn, in each case, after reasonable inquiry.

"**Last Dollar**" means that (i) all funding other than Contributions that the Town receives or controls including, without limitation, Town Funds, are first applied to discharge Liabilities including, without limitation, Project Costs, and that (ii) only to the extent such funds have been exhausted and are insufficient to pay Liabilities, may Contributions be utilized to pay remaining unpaid Liabilities.

"**Liabilities**" means all debts, liabilities, and obligations, whether presently in existence or arising hereafter, accrued or fixed, absolute or contingent, matured or unmatured, determined or determinable, asserted or unasserted, liquidated or unliquidated, incurred or consequential, or due or to become due including, without limitation, Project Costs (as defined below) and costs arising under any Legal Requirement, any Action, the General Contract, or any Project Contract.

"**Lien**" means any hypothecation, lien, charge, preference, priority, license, mortgage, security interest, security agreement, pledge, deed of trust, easement, covenant restriction, or other encumbrance of any kind or nature whatsoever or right of first refusal, preemptive right, or other restriction.

"**Losses**" means any claims, Liabilities, Taxes, damages, losses, and reasonable, documented out-of-pocket costs and expenses including amounts paid in satisfaction of judgments, in compromises, and in settlements, as fines and penalties and legal or other costs, and reasonable expenses of investigating or defending against any claim or alleged claim.

"**Malfeasance**" means with respect to any Governmental Authority or Person, any act or omission of an unlawful and harmful act including, without limitation, fraud, bad faith, willful misconduct, gross negligence, or wrongful conduct that affects, interrupts, or interferes with the performance of the official duties of such Governmental Authority or Person or with the official duties of another public official, whether in respect of the Town, the JPA, or the RVFD. By way of example and not by limitation, Malfeasance includes embezzlement, fraud, dishonesty, nonpayment of any obligation owed under any Transaction Documents, breach of fiduciary duty, or deliberate disregard of any Applicable Law.

"**Material Adverse Effect**" means any event, change, circumstance, occurrence, effect, condition, development, or state of facts that, individually or in the aggregate, has, or would reasonably be expected to have, a material adverse effect on (a) the business, assets, liabilities, properties, results of operations, privileges (whether contractual or otherwise), condition (financial or otherwise), or results of operations of the Town, taken as a whole, or the Town's ability to facilitate and complete the Project as contemplated by this Agreement; *provided, however*, that none of the following shall constitute or be taken into account in determining whether a Material Adverse Effect has occurred or would reasonably be expected to occur for the purposes of this definition: (i) changes in general economic conditions or the credit, financial, or capital markets, including changes in interest or exchange rates; (ii) general conditions in the construction industry; (iii) any natural or man-made disaster, epidemic or pandemic (including related to the COVID-19 pandemic and actions taken in response thereto), act of terrorism, sabotage, military action or war, or any escalation or worsening thereof; (iv) changes in general legal, regulatory, or political conditions after the date hereof; (v) changes in GAAP or Applicable Law or the interpretation thereof after the date hereof; or (vi) the taking of any action, or any failure to act, as expressly permitted by this Agreement or consented to by the Parties in writing.

"**Material Permits**" shall have the meaning assigned to such term in Section 4.1(f), below, and includes, without limitation, if and as required by Applicable Law: (a) a Building Permit including an Erosion Control Plan, a Watercourse Permit, and a Floodplain Development Permit, each issued by the Town, together with a "final" of each such Permit issued by the Town; (b) agency-specific permits and agreements issued by the U.S. Army Corps of Engineers, the California State Water Resources Control

Board, the California Department of Fish and Wildlife, and/or the Marin County Department of Public Works pursuant to a Joint Aquatic Resource Permit Application (collectively, the "**JARPA Permits**"); and (c) any other Permits (as defined below).

"**Milestone(s)**" means those certain stages of construction of the Project to be completed within a certain time frame as more specifically set forth in Exhibit "A" attached hereto and incorporated herein by reference.

"**Milestone Achievement Notice**" is a written notice by the Town to the District attesting that a specific Milestone has been achieved and that the Town is in compliance with all material provisions of this Agreement including, but not limited to, all applicable conditions as set forth in this Agreement and incorporated herein by reference.

"**Misfeasance**" means with respect to any Governmental Authority or Person, engaging in a lawful action that affects, interrupts, or interferes with the performance of the official duties of such Governmental Authority or Person or with the official duties of another public official, whether in respect of the Town, the JPA, or the RVFD. By way of example and not by limitation, Misfeasance includes unintentional mistakes, negligence, or carelessness.

"**Order**" means any order, decree, edict, injunction, writ, award or judgment of any Governmental Authority.

"**Permits**" means all permits, licenses, franchises, approvals, authorizations, registrations, certificates, variances, and similar rights obtained, or required to be obtained, from a Governmental Authority.

"**Permitted Liens**" means (a) Liens imposed by any Governmental Authority for any tax, assessment, or other charge to the extent not yet past due and payable, unless being contested in good faith by appropriate proceedings and for which appropriate amounts have been reserved on the Town's books and records in accordance with GAAP; (b) materialmen's, mechanics', warehousemen's, workers', repairmen's, employees', or other like Liens arising in the ordinary course of business or in the restoration, repair or replacement of Station 20 or the construction of the Upgrades, in each case for amounts not yet due unless being contested in good faith and for which appropriate amounts have been reserved in accordance with GAAP; (c) Liens arising out of judgments or awards so long as an appeal or proceeding for review is being prosecuted in good faith; (d) easements, covenants, conditions, right of way restrictions, title imperfections, encroachments, minor defects or irregularities in title, and similar matters, in each case, that do not or would not reasonably be expected to materially impair or interfere with the use or occupancy of Station 20 in the ordinary course of operations; (f) zoning and other land use governmental rules of any municipality or Governmental Authority that do not materially interfere with the construction, development, operation or maintenance of the Upgrades; (g) rights of the Authority and/or the RVFD in Station 20 pursuant to the terms of the applicable agreements between the Town and the Authority; (h) Liens securing the obligations for purchase money or obligations under any capital lease to the extent incurred in the ordinary course of business to finance items of equipment not comprising an integral part of Station 20 or the Upgrades (*provided*, that (A) if such obligations are secured, they are secured only by Liens upon the equipment being financed, and (B) the aggregate principal amount and the capitalized portion of such obligations do not at any time exceed Fifty Thousand Dollars ($50,000.00); and (i) Liens arising in the ordinary course of business and not incurred in connection with the borrowing of money and not adversely impacting the operation of Station 20.

"**Person**" means any individual, corporation (including a municipal corporation), limited partnership, general partnership, limited liability company, joint stock company, joint venture, association, company, estate, trust, bank trust company, land trust, business trust, or other organization, whether or not a legal entity, custodian, trustee-executor, administrator, nominee, or entity in a representative capacity and any government or agency or political subdivision thereof.

"**Proceeding**" means an action, claim, suit, investigation, or proceeding (including, without limitation, an informal investigation or partial proceeding, such as a deposition), whether commenced or threatened.

"**Project**" means the Town's *Station 20 Design, Repair, and Renovation Project* including, without limitation, the Upgrades.

"**Project Contract(s)**" means, collectively, those certain engineering, procurement, and construction contracts including, without limitation, the General Contract (as may be amended from time to time) effective as of (and conditioned upon) the commencement of the construction of the Project by and between the Town and the respective engineering, procurement and construction services provider(s) executed by the Town in its capacity as the party solely responsible for construction of the Project and not in any other capacity.

"**Project Execution Plan**" means the governing document that establishes the means to execute, monitor, and control the construction of the Upgrades, updated as the Parties may mutually agree to describe current and future processes and procedures as the construction of the Upgrades moves through implementation stages including, without limitation, plans, drawings, and related design documents; construction process, costs, and time schedules; and Milestones and Contributions corresponding thereto.

"**Reasonable Detail**" means in such level of detail as would satisfy prudent Town officials in the conduct of the Town's own affairs.

"**Representative**" means, with respect to any Person, any directors, managers, officers, employees, and other representatives and agents (including attorneys, accountants, consultants, and financial advisors) of such Person.

"**Required Approvals**" means all Governmental Approvals required by law for the construction of the Project.

"**RVFD**" shall have the meaning set forth in the preamble and shall also include the successors, assigns, trustees, and legal representatives of the Ross Valley Fire Department.

"**Parties**" shall have the meaning set forth in the preamble used to designate any of the Parties and shall also include the respective successors, assigns, trustees, and legal representatives of such Parties.

"**Station 20**" means all land together with all buildings, structures, improvements, and fixtures thereon, and all easements and other rights and interests appurtenant thereto, located at the street address commonly known as 150 Butterfield Road, San Anselmo, California. Whenever the context requires, the term "Station 20" shall also mean and include those temporary accommodations and facilities at Station 20 occupied by firefighters, apparatus, and equipment pending completion of the Project.

"**Third Party**" means an entity or Person that is neither a Party, nor an Affiliate of a Party.

"**Town Council**" means the legislative body of the Town.

"**Town Financing Sources**" means, either in the singular or collectively, as applicable, the Persons or entities granting funding (including in the form of the ARPA Funds (as defined below)), lending money, extending credit, or providing debt, equity, or lease financing, or any other source of funds (including the Town's Building Maintenance Fund) to the Town for the construction of the Project.

"**Town Funds**" means Town-owned or Town-controlled funds deployable to successfully complete the Project as proposed on a timely basis including, without limitation, (a) American Rescue Plan Act State & Local Fiscal Relief funds in the amount of $1,650,000 ("**ARPA Funds**"); (b) funds from the Town's Building Maintenance Fund in the amount of $250,000 ("**Building Maintenance Funds**"); and (c) if required due to an Overage (as defined below) having occurred or anticipated to occur, additional funds from the Town's Financing Sources, at such times and in amounts to be determined by the Town based on the Town's then-current financial position, to discharge any Overage.

"**Town Manager**" means San Anselmo Town Manager David P. Donery or his successors in office.

"**Transactions**" means, collectively, the transactions contemplated by this Agreement and the other Transaction Documents.

"**Transaction Documents**" means, collectively, this Agreement, the Project Execution Plan, the General Contract, the Project Contracts, and any other agreement, document, or instrument delivered hereunder and contemplated by this Agreement.

"**Type 7 Truck**" means that certain new four-wheel drive off-road-capable automotive fire vehicle commonly known as a Type 7 Truck, customized for RVFD use during firefighting and medical operations under emergency conditions that can (a) rapidly access steep fire roads leading to ridgetops that surround the District, (b) transport RVFD personnel and evacuate one patient on a backboard simultaneously, (c) support the suppression of fires and the mitigation of other hazardous situations, including by providing a rapid attack on small fires while equipped with a fire pump, hose, and water; and (d) be accommodated and based at Station 20.

"**Upgrades**" means the completion of construction of those certain purpose-built modifications and improvements specified by the District to be made to Station 20 in the Project Execution Plan.

1.2 Rules of Construction

(a) Unless the context requires otherwise: (i) definitions in Section 1.1, above, shall apply equally to both the singular and plural forms and to correlative forms of the terms defined; (ii) references to Articles, Sections, paragraphs, clauses, Schedules, Exhibits, or Annexes shall refer to an Article, Section, paragraph or clause of, or Schedule, Exhibit, or Annex to, this Agreement; (iii) references to Schedules, Exhibits, and Annexes refer to the items identified separately in writing by the Parties hereto as the described Schedules, Exhibits, or Annexes attached to this Agreement, each of which is hereby incorporated herein and made a part hereof for all purposes as if set forth in full herein; (iv) any reference to any contract, agreement, or other instrument (including this Agreement) or law shall refer to such contract, instrument or law as amended, modified, or supplemented from time to time in accordance with its terms, as applicable, and in effect at any given time (and, in the case of any Law, to any successor provisions); *provided* that any reference to Applicable Laws shall be to such law as of the Execution Date; (v) any reference to any federal, state, or local Law shall be deemed also to refer to all rules, regulations, and exemptions promulgated thereunder; and (vi) any reference to "writing" or

comparable expressions includes a reference to electronic writings, such as e-mail, .pdf copies, and other comparable means of communication.

(b) Any reference in this Agreement to a "day" or a number of "days" (without explicit reference to "Business Days") shall be interpreted as a reference to a calendar day or number of calendar days. For all purposes of this Agreement, if any action is to be taken or given on or by a particular calendar day, and such calendar day is not a Business Day, then such action may be deferred until the next Business Day.

(c) The Parties have participated jointly in the negotiation and drafting of this Agreement. In the event that an ambiguity or question of intent or interpretation arises under this Agreement, this Agreement shall be construed as if drafted jointly by the Parties hereto and no presumption or burden of proof shall arise favoring or disfavoring any Party hereto by virtue of the authorship of any of the provisions of this Agreement. The Parties acknowledge and agree that prior drafts of this Agreement and the documents referred to herein will not be deemed to provide any evidence as to the meaning of any provision hereof or the intent of the Parties with respect hereto and that such drafts will be deemed to be the joint work product of the Parties. Furthermore, the Parties hereto each hereby acknowledge that this Agreement embodies the justifiable expectations of sophisticated parties derived from arm's-length negotiations.

(d) The descriptive headings contained in this Agreement are provided for convenience of reference only and shall not affect in any way the meaning or interpretation of this Agreement.

ARTICLE II
DISTRICT RESPONSIBILITIES, CONTRIBUTIONS, AND CONDITIONS

2.1 Contribution Amount. Upon the compliance with all applicable conditions precedent and all other applicable conditions and terms contained in this Agreement, the District shall make specified Contributions in an aggregate amount not to exceed One Million Five Hundred Thousand Dollars ($1,500,000.00) (collectively, the "**Aggregate Contribution**"). Each such Contribution is subject to the Town's achievement of a specific corresponding construction Milestone (as defined below) (each, a "**Contribution Amount**"), and the terms and conditions of this Agreement. The District has no obligation to fund any amount in excess of the Aggregate Contribution for the Project.

2.2 District Disbursement of Contributions.

(a) **Disbursement.** When the District has received a Milestone Achievement Notice from the Town and a Milestone has been achieved to the reasonable satisfaction of the District, the District shall distribute to the Town the Contribution Amount pursuant to the corresponding Milestone as soon as practicable but in no event later than thirty (30) Business Days after the District's receipt of the Milestone Achievement Notice. Each Contribution Amount shall be paid by wire transfer of immediately available funds to the Town in a designated account. On or prior to the disbursement of Contributions under this Agreement, the Town and the District shall each deliver to the other all documents, instruments, and writings required to be delivered or reasonably requested by either of them in order to implement and effect the transactions contemplated in this Agreement. The District in its reasonable and good faith discretion consistent with prudent procedures, may determine the manner in which individual Contribution Amounts in excess of One Hundred Thousand Dollars ($100,000.00) in any one payment are disbursed to the Town. The Town shall promptly and accurately record in its books and records each

such Contribution Amount received from the District and shall confirm promptly to the District the Town's receipt of such Contribution Amount.

(b) **Modification of Milestones.** If as a result of requirements of Applicable Law (including any changes under the requirements of Applicable Law) or guidance by any Governmental Authority, the Town must in its good faith determination extend the date(s) by which the Milestones will be achieved, the Town shall provide reasonably prompt notice to the District and shall have the right to modify the date(s), in each case solely to the extent necessary to comply with such Applicable Law or guidance, and provide the District with advance notice, as promptly as is practicable, setting forth in reasonable detail the modified date(s) and the reasons therefor, *provided, however*, that if such modification shall materially adversely affect the timeliness or quality of the Project, then the Parties shall cooperate in good faith to agree on modifications to such date(s) as are commercially reasonable in consideration of the circumstances. Any incremental cost or expense incurred by the Town (for the avoidance of doubt, in excess of any cost or expense that would be incurred notwithstanding the construction and delivery of the Project) in making any such good faith modifications shall be paid solely by the Town in accordance with Section 4.6, above, in addition to all other Project Costs. Notwithstanding anything contained herein to the contrary, the construction of the Project shall at all times be subject to the Town's receipt of all Permits, Material Permits, and Required Approvals.

2.3 Limitations on Use of Contributions.

(a) Public Purpose of Contributions. Each Contribution is subject to the continuing condition that Contributions shall be used exclusively for the public purpose of constructing the Project. The Town shall accept and assume each Contribution in the Town's capacity as the Project sponsor, owner, and manager and not in any other capacity, including as a JPA Member.

(b) Proper Use of Contributions. The Town shall utilize Contributions exclusively to pay, prior to delinquency, Project Costs due and payable to vendors or other Persons in accordance with the Approved Budget and the Approved Cash Flow Schedule (except where such Project Costs are being contested in good faith by appropriate Proceedings). Unless and until the Last Dollar of all available Town Funds has been exhausted to discharge such Project Costs, the Town shall not utilize Contributions, it being the intent of the Parties that each Contribution (i) shall be supplemental to Town Funds, and (ii) shall not be utilized, either wholly or in part, unless and until there exists a the difference between what the Person or vendor to whom the Town is indebted has already received from Town Funds and the remaining amount due to such Person for goods or services provided in connection with the Project. Contributions shall be applied only to the last and final amount of the Project Costs that the Town pays in the following order: (i) first, to the discharge of that portion of the Town's then-current obligations under the Project Contracts which are not otherwise available to be paid from immediately available Town Funds; and (ii) second, to the discharge of the remaining then-current Project Costs which are not otherwise available to be paid from immediately available Town Funds.

(c) Improper Uses of Contributions. Without the prior written consent of the District, no Contributions may be utilized, either wholly or in part, by the Town for any purpose other than constructing the Project in accordance with the Project Execution Plan. By way of example and not by limitation, Contributions may not be utilized, directly or indirectly, (i) for general Town working capital, business, or operations purposes, (ii) for the satisfaction of any portion of the Town's debts in the ordinary course of the Town's business in accordance with the Town's prior practices, (iii) for the satisfaction of any portion of the Town's Percentage Share under the JPA Agreement, (iv) for the settlement of any outstanding Proceeding, or (v) in violation of Applicable Law. For clarity, no

Contributions may be utilized, directly or indirectly, to purchase, lease, or otherwise procure the Type 7 Truck.

(d) Cap on Contributions. The District has no obligation to any Person to fund, contribute, or disburse to the Town any amount greater than the Aggregate Contribution, and the Town shall not request from the District any funding in excess of the Aggregate Contribution for the Project. Each Contribution Amount payable to the Town shall be independent of all past or future Contribution Amounts and shall be payable if, and only if, the Milestone corresponding to such Contribution Amount is achieved in accordance with the Project Execution Plan.

(e) No Guaranty. The Town does not have the authority to make any financial or funding commitments to any Person for, on behalf of, or binding upon the District. Nothing in this Agreement, express or implied, creates or is intended to create any obligation of the District to become a signatory to the General Contract, any Project Contract nor to guaranty any financial obligations of the Town under the General Contract or any Project Contract or other agreement.

2.4 Suspension of Contributions; Clawback. For so long as an Event Default pursuant to this Agreement is continuing, the District shall have the right to demand the return of any Contributions previously paid to the Town except to the extent that the Town can provide reasonable assurances that such Contributions were not utilized in violation of this Agreement. Notwithstanding anything to the contrary contained in this Agreement, the District shall be entitled to modify, postpone, suspend, withhold, or retain payment of, and to decline to remit, any Contribution Amount that the District would otherwise be obligated to pay, remit, or deliver to the Town pursuant to this Agreement, without notice to any Project Personnel (as defined below), sureties, or assignees, and the Town shall not be entitled to payment of any such Contribution Amount (unless otherwise agreed to by the District) so modified or suspended, in the event that the District reasonably believes in its sole reasonable discretion that:

(a) Legal Prohibition. At all times, an Applicable Law, Judgment, or Order prohibits construction of the Project as set forth in the Project Execution Plan;

(b) Breach of Obligations. At all times, in each case until such time as the District determines otherwise, if the Town has breached any of its obligations under this Agreement or under the General Contract and/or any Project Contracts including, without limitation, any payment obligation in connection with the General Contract and/or any Project Contract, or if the Town makes a false or fraudulent statement, representation, or warranty while carrying out its obligations under the General Contract, any Project Contract ,or this Agreement, with immediate effect for a reasonable period during which the District investigates such suspected breach;

(c) Misfeasance or Misconduct. While any disciplinary procedure or regulatory investigation is outstanding, in each case until such time as the District determines otherwise, if during any period in which the Town and/or the RVFD is investigating any disciplinary matter involving any Town and/or RVFD personnel serving in an operational role in connection with the Project and/or any counterpart(ies) to any Project Contract(s) including, without limitation, (i) any material act or omission by involving Misfeasance or Malfeasance in the performance of his or her duties to, or material deviation from, any of the policies or directives of the Town or such other entity, as applicable, or (ii) any illegal act by him or her which materially and adversely affects the completion of construction of the Project or the operation of Station 20, or (iii) such other or any felony committed by such personnel, as evidenced by conviction thereof or the suspension of such personnel pending a determination of whether an act of Misfeasance or Misconduct has been committed;

(d) Adverse Effect on Project or Station 20 Operations. At all times, if any activity by the Town, the RVFD, or any of their respective personnel that has or, in the District's reasonable assessment is likely to have, an adverse effect on the construction of the Project in accordance with the Project Execution Plan or on the operation of Station 20, the District will notify the Town as soon as reasonably practical and the Town will collaborate with the District in good faith to remedy the cause of the adverse effect; or

(e) No Liability re: Suspended Contributions. In the event that the District reasonably believes that any of the circumstances described in subsections (a) through (d), above, has occurred, and the District has elected to modify or halt its payment of any Contribution Amount as a result thereof, the District shall not be liable for any impairment of the achievement of any Milestone(s) or the Project Execution Plan to the extent caused by or relating to the Town not receiving, either timely or at all, the payment of any Contribution Amount so modified or halted.

2.5 Termination of Contributions. In the event that the District reasonably and in good faith determines that the Town or any of its personnel has committed an act constituting Malfeasance resulting in loss, damage, or injury to the District or engages in any conduct that induces any Project Personnel that may be the Town counterparty's to any Project Contract to terminate such relationship:

(a) Obligations Extinguished. The District's obligations under this Agreement including, without limitation, payment obligations with respect to any or all Contribution(s), shall be immediately extinguished and this Agreement shall be immediately terminated and the Town shall have no right after such election to receive Contributions under this Agreement; and

(b) Return of Contributions. On the date of such termination of this Agreement or at any time prior thereto that any of the Conditions set forth in Section 2.6, below, have not been satisfied or waived by the District, the District may, in its sole and absolute discretion, immediately suspend payment of further Contributions and/or require the Town to relinquish, refund, and return to the District such remaining or prospective Contribution(s) as the District may request, up to and including the amount of the Aggregate Contribution, whether or not such Contribution(s) have been disbursed by the Town to pay any amounts then due and owing under the Project Contracts, together with applicable supporting documentation. In the event that the District requires any Contribution(s) to be so returned, the Town shall do so within thirty (30) days of the date of the Town's receipt of the District's written request therefor. Such Contribution(s) shall be returned in full without withholding, proration, deduction, offset, defense, or counterclaim, and neither Party shall have any further duties or obligations with respect to such returned Contribution(s) except for any obligation expressly surviving the termination of this Agreement. This Section 2.8 shall apply notwithstanding any filing of a plan for the adjustment of the Town's debts and/or the existence of any bankruptcy, insolvency, rehabilitation, conservatorship, or comparable proceeding by or against the Town. For clarity, the District has and shall retain one hundred percent (100%) of any Contribution Amount returned to, or suspended, or terminated by the District pursuant to this Article II and the District may expend such Contribution Amount as it deems fit in its sole and absolute discretion but in compliance with Applicable Law.

2.6 Conditions to Disbursement of Contributions. The District shall not be obligated to make any Contribution(s) and the Town shall not be entitled to payment of any Contribution(s), in the event that any of the conditions set forth in this Section are not satisfied or waived on or before each respective Contribution Date (the "**Condition(s)**"). The Parties acknowledge and agree that the benefits contemplated by this Agreement will not be conferred upon the District nor will the refund of the Contribution(s) constitute a forfeiture of the Project (in whatever stage of completion) upon the Town.

Each Party therefore agrees not to assert that the Town's obligation to refund any Contribution(s) to the District is unenforceable, invalid, contrary to Applicable Law, or inequitable for any reason.

(a) Conditions Precedent. The Town acknowledges and agrees that the obligation of the District to disburse any Contribution to the Town is subject to the satisfaction of the following conditions precedent (each, a "**Condition Precedent**" and collectively, the "**Conditions Precedent**"):

(i) Council Approval. The Town Council shall have adopted resolutions approving the execution and delivery of this Agreement, the General Contract, the Project Contracts, and all other resolutions relating to the Project and the Transaction (collectively, the "**Resolutions**"), and such Resolutions shall not have been amended, modified, or rescinded, and shall remain in full force and effect as of each respective Contribution Date.

(ii) Execution of Transaction Documents. The Town shall have executed this Agreement and the Transaction Documents and delivered the same to the District and this Agreement shall have become effective and enforceable in accordance with its terms.

(iii) Town Performance. The Town shall have performed, satisfied, and complied with the covenants, agreements, and conditions required by this Agreement and by the Transaction Documents to be performed, satisfied, or complied with by the Town necessary to construct the Project in accordance with the Project Execution Plan and shall not have received any notice of proceedings relating to the revocation or modification of any Material Permit.

(iv) Representations and Warranties Accurate. The representations and warranties of the Town contained in this Agreement and in the Transaction Documents shall be true and correct in all material respects (without duplicating any materiality qualifiers therein).

(v) No Event of Default. Each of the General Contract, the Project Contracts, this Agreement, and the JPA Agreement shall be in full force and effect and no Event of Default of any kind has occurred and is continuing under any such Agreement as a result of any act or omission by the Town or by any counterparty to a Project Contract or would result from the disbursement of such Contribution.

(vi) No Violation of Applicable Law. Such Contribution does not violate any Applicable Law, and there shall not be any Action commenced or pending by a Governmental Authority seeking to prohibit, limit, delay, or otherwise restrain the construction of the Project or the consummation of this Agreement and/or the Transactions.

(vii) Milestone Achievement Notice Delivered. The Town shall have delivered to the District a duly executed, factually correct Milestone Achievement Notice in connection with the applicable Milestone in accordance with the requirements of this Agreement.

(b) Conditions Concurrent. The performance or tender of performance of all matters applicable to a Party under this Agreement shall be deemed a Condition Concurrent (as defined below) and no Party shall be required to perform, or tender performance of, the obligations of such Party unless, coincident therewith, the other Party for whom performance is required under this Agreement performs or tenders performance of its obligations under this Agreement. The Town acknowledges and agrees that at the time of and immediately following the District's disbursement of any Contribution, the obligation of the District to disburse any Contribution to the Town is and was subject to the satisfaction of the following conditions concurrent as of the applicable Contribution Date (each, a "**Condition**

Concurrent" and collectively, the "**Conditions Concurrent**"), it being understood by the Parties that the failure by the Town to perform or cause to be performed any such Condition Concurrent as of the Contribution Date shall constitute an Event of Default):

(i) Town Performance. The Town shall have performed, satisfied, and complied with the covenants, agreements, and conditions required by this Agreement and by the Transaction Documents to be performed, satisfied, or complied with by the Town as of each respective Contribution Date and the Town shall not have received any notice of proceedings relating to the revocation or modification of any Material Permit.

(ii) No Prohibition. No Applicable Law or injunction shall have been invoked, enacted, entered, promulgated, or endorsed by any court or Governmental Authority which prohibits the construction of the Project in accordance with the Project Execution Plan or the consummation of any of the transactions contemplated by this Agreement.

(iii) Accuracy of Representations and Warranties. The representations and warranties of the Town set forth in Section 8.1, below, shall be true and correct. The District may at any time request from the Town, and the Town shall promptly provide to the District, an update in writing (including in electronic form such as e-mail) regarding the accuracy of any Town representation and warranty as of each respective Contribution Date.

(c) Conditions Subsequent. The Town acknowledges and agrees that the obligation of the District to make or have made the Aggregate Contribution or any portion thereof or to take any action is subject to the satisfaction of the following conditions subsequent as of the Completion Date (each, a "**Condition Subsequent**" and collectively, the "**Conditions Subsequent**"), it being understood by the Parties that the failure by the Town to perform or cause to be performed any such condition subsequent shall constitute an Event of Default):

(i) Project Completion. Not later ten (10) Business Days following the completion of construction of the Project, the Town shall deliver to the District a copy of a Notice of Completion approved by the Town certifying that the Town has completed construction of the Project in accordance with the Project Execution Plan.

(ii) Certificate of Occupancy. Not later thirty (30) days following the completion of construction of the Project, the Town shall deliver to the District a copy of a signed Certificate of Occupancy issued by the Town Building Department certifying to the compliance of both the Project and Station 20 with applicable building codes and Applicable Law and stating that Station 20 is in a condition suitable for occupancy and operation by the RVFD as a full-service fire station as of the date of such delivery (the "**Certificate of Occupancy**").

ARTICLE III
TOWN RESPONSIBILITIES

3.1 Construction and Completion of Project.

(a) Project Implementation. Notwithstanding the payment of Contributions to the Town by the District under this Agreement, without any cost whatsoever to the District, the Town shall cause and complete the construction and delivery of the Project in a good and workmanlike manner substantially in accordance with the Construction Drawings, all Required Approvals, and the Project Execution Plan in compliance with the time periods set forth therein as the same may be extended

pursuant to Excluded Factors (as defined below) (the "**Construction Schedule**"). On or before the Completion Date (as defined below), the Town shall deliver the completed Project and Station 20 in good condition and repair, safe, and fully operational for the RVFD's immediate use for its intended purpose, free and clear of all mechanics' liens, materialmen's liens, and similar liens, and in accordance with and without violating any Material Permit or Applicable Law. The Town shall cause the construction and delivery of the Project in accordance and compliance with the Approved Budget, the Approved Cash Flow Schedule, and the Project Execution Plan.

(b) Commencement Date; Completion Date. The Town has commenced construction of the Project as of the date of this Agreement. The Town shall cause the completion of the Project on or about September 1, 2026 (the "**Completion Date**"). If construction of the Project is suspended without completion for an unreasonable period of time, or remains uncompleted six (6) months after the Completion Date, then the Town shall compensate the District for the District's costs and expenses, including reasonable attorneys' fees and Board and staff time incurred in connection with negotiating, drafting, and preparation of this Agreement.

(c) Project Management. The Town shall be solely responsible and fully liable for any and all decisions or actions the Town takes in connection with the management and implementation of the Project including, without limitation, the design, construction, and delivery of the completed Project and the Town's performance of its obligations under the Project Contracts. With respect to the management of the Project, the following provisions apply:

(i) Approvals. The Town shall be solely responsible for obtaining all applicable Permits, Material Permits, and Required Approvals necessary to construct the Project, together with any necessary written consents, permissions, certifications required by Applicable Law, by any Governmental Authority, and by this Agreement. The Town shall maintain all such consents, permissions, certifications, and approvals required to timely complete the Project. The Town shall provide all legally required written notices to members of the public in connection with the activities described in this Agreement.

(ii) Construction Personnel; General Contract. The Town shall be solely responsible for investigating, selecting, hiring, training, paying, supervising, and discharging all personnel required in order to perform the Town's obligations under this Agreement including, without limitation, the Contractor and such architects, subcontractors, laborers, materialmen, and suppliers as may be utilized by the Town and/or by the Contractor in connection with the construction of the Project (collectively, "**Project Personnel**"). Such Project Personnel shall in every instance be deemed independent contractors or employees, as the case may be, of the Town and not of the District, and all matters pertaining to the employment, supervision, compensation, promotion, and discharge of such employees or independent contractors shall be the sole responsibility of the Town including, without limitation, all withholding, employment, or payroll taxes; unemployment insurance, workers' compensation, and other insurance; and fringe benefits with respect to all personnel classified by the Town as its employees. Accordingly, the District shall have no liability whatsoever in connection the Town's selection and retention of the Project Personnel and shall not be responsible for any acts, omissions, or errors committed by Project Personnel. The Town shall execute the General Contract with the Contractor (as may be amended from time to time) and the Project Contracts (as may be amended from time to time) in the Town's capacity as the party solely responsible for directing, managing, controlling, and owning the Project. The Town shall require all Project Personnel to perform their respective obligations under the terms of their respective Project Contracts and other agreements, and to be licensed in accordance with Applicable Law. If requested by the District, the Town shall promptly submit to the District complete and accurate execution copies of the General Contract and each of the Project Contracts for the District's records.

(iii) Project Coordination. In connection with the Town's obligations under this Agreement, the Town shall regularly apprise the District of the progress and performance of the Contractor and the Project Personnel and provide such oversight as may be required to assure completion of the work to be performed by them; coordinate the performance of all Project Personnel and perform such other acts as are customarily performed by a municipality to ensure timely performance by the contractors under the respective Project Contracts; attend progress meetings to discuss procedures, progress, problems, and scheduling; review and monitor safety programs for the Project, which safety programs shall be the responsibility of the Town; and conduct special inspections and obtain testing to guard against defects and deficiencies in workmanship.

(iv) Project Monitoring. The Town shall be solely responsible for all recordkeeping and reporting with respect to the Project and for maintaining the official books and records of the Project. The Town shall allow the District full access on a continuing basis to the Town's accounting and expense records of the construction of the Project. The District, in its sole discretion, may engage, at its own expense. a third-party inspector to perform certain construction monitoring services in connection with the Project, the achievement of the Milestones, and the disbursement of the Contributions, including reviewing all Project construction documents maintained by the Town and the progress of the construction.

(v) Prevailing Wage Compliance. The Parties agree that the Project is a "public work" as that term is defined by California prevailing wage law (set forth in the California Labor Code including section 1720 *et seq.;* the "**Prevailing Wage Law**") and that construction of the Project shall comply with all applicable provisions the Prevailing Wage Law including, but not limited to, Chapter 1 of Part 7 of Division 2 of the California Labor Code, and all related regulations, including requirements pertaining to wages, working hours, nondiscrimination, payroll records, apprentices, and workers' compensation insurance. Subcontractors working on the Project performing "public works" as defined in the Prevailing Wage Law shall also comply with this Section. All applicable workers on the Project shall be paid the prevailing wage applicable to Marin County for each craft, classification, or type of worker. The prevailing wage requirements shall be maintained on file with the Town and are also available online at http://www.dir.ca.gov/DLSR. A copy of the prevailing rate of per diem wages shall also be posted at the Project job site.

(d) Project Costs.

(i) Town Responsibilities For Costs. The Town shall be solely responsible, at its own expense, for any and all direct and indirect costs, fees, and expenses of any type or nature whatsoever incurred in connection with all or any part of the construction, installation, equipping, commissioning, and maintenance of the Project and the Upgrades, whether incurred prior to or after the Effective Date including, without limitation, the Final Costs (collectively, the "**Project Costs**"). The Project Costs shall be deemed to include, without limitation: (i) the cost of acquiring, by construction or purchase, all land, interests in land, property, rights, buildings, structures, equipment, furnishings, and other tangible and intangible property comprising the Upgrades; (ii) the expenses of site preparation including demolishing, removing, or relocating any buildings or structures; (iv) the expenses for test borings, surveys, test and pilot operations, estimates, plans, and specifications and preliminary investigations therefor; (iii) the cost of architectural, engineering, financial, accounting, and legal expenses; (iv) the cost of all Permits and Material Permits; (v) all Liabilities incurred for labor, materials, and other expenses to contractors, builders, and materialmen; (vi) the cost of all contract bonds and of insurance of all kinds that may be required or necessary during the course of construction of the Upgrades which are not paid by the Contractor or contractors or otherwise provided for; (vii) administrative

expenses and the cost of supervising construction of the Upgrades as well as the performance of all other duties required by or reasonably necessary in connection with the construction of the Upgrades, (viii) any sums required to reimburse the District for advances made for any of the above items or for other costs incurred or for work done by the District in connection with the construction of the Upgrades; and (ix) the cost of establishing and maintaining any necessary Town Funds with respect to the construction or operation of the Upgrades, including financing charges and other costs of financing, working capital, or other Town capital needs related to the cost of the Upgrades. The Town shall at all times maintain adequate capital for its financial obligations reasonably foreseeable in connection with this Agreement including all Project Costs and the costs of operating and maintaining Station 20 following completion of the Project (except as provided in the JPA Agreement). The Town shall finance and pay all Project Costs by appropriating Town Funds from the Town's Financing Sources and from its own cash flow. The Town shall pay any and all Project Costs connected with the Project when due, regardless of the amount. If Town Funds are not sufficient to pay the Project Costs in full, then the Town shall nonetheless complete the Project and pay that portion of the Project Costs in excess of available Town Funds and shall not be entitled to any reimbursement therefor from the District. Except to the extent of the Contributions by the District to the Town under this Agreement, the District shall have no responsibility to the Town or to any Third Party for any Project Costs including, without limitation, any Liabilities arising under the General Contract, any Project Contract, any Legal Requirement, or any Action. The District shall not be required to contribute any funds, costs, fees, or materials, or be obligated to make available any general or reserve funds of the District to financially support the implementation, accomplishment, and delivery of the Project or the procurement, operation, or maintenance of the Upgrades aside from the Contributions under this Agreement. The District shall not assume and shall not be liable or responsible to pay, perform, or discharge any Liabilities whatsoever, all of which are retained exclusively by the Town in accordance with the terms of this Agreement.

(ii) Cost Overages and Enhancements. The Town shall be solely responsible for all Project Costs necessary to complete and deliver the Project including, without limitation, any amount in excess of the Approved Budget ("**Overages**"); *provided, however,* that enhancements (meaning specific cost increases which are set forth in a timely written notice by the Town to the District, together with such written justification as to why such proposed enhancement is specifically beneficial to the timely construction of the Project ("**Enhancements**") shall be deemed added to the Approved Budget and may be partially funded by Contributions, subject to the Aggregate Contribution limitation. The Town shall present to the District in a timely and good faith manner, and the Parties shall thereupon discuss in good faith, the District's potential funding of one or more Overages to the Approved Budget, with the mutual good faith objective of enabling the timely completion of the construction and delivery of the Project. Any agreement by the District to fund such Overages, and the terms upon which District might agree, shall be in the District's sole discretion, exercised in good faith along with the Town's good faith in presenting such Overage to the District. Notwithstanding anything to the contrary contained herein, the District shall not be responsible for Overages caused by Excluded Factors.

(iii) Cost Recordkeeping. The Town shall be solely responsible for maintaining accurate, current, and complete official books and records of all Project Costs including, without limitation, properly executed payrolls, time records, invoices, contracts, vouchers, and other appropriate records, and detailed justifications for those Project Costs. The Town shall monitor Project cost accounting records on work performed by the Contractor under unit costs, actual costs for labor and materials, or other appropriate basis. The Town shall afford the District access to such records at all times.

(e) Completion of Project. At the conclusion of construction of the Project and prior to the Town and the RVFD's commissioning of the completed Project, the Town shall (a) cause the architect and Contractor to update the Construction Drawings as necessary to reflect all changes made to the Construction Drawings during the course of construction, and to certify to the best of their knowledge that the "record-set" of as-built drawings are true and correct, (b) deliver to the District written certification by the Town Manager stating that construction of the Project has been substantially completed in accordance with the Project plans, which certification shall include the Final Costs Statement; (c) deliver to the District written certification by Contractor stating all Project Personnel and materialmen supplying labor or materials for construction of the Project have been paid in full and that all liens therefore that have been or might be filed have been discharged of record or waived, and that no security interests relating thereto are outstanding, (d) deliver to the District written certifications and approvals with respect to construction of the Project and the Town's and the RVFD's right to use and occupy Station 20 that may be required for any Governmental Authority, Financing Sources, Board of Fire Underwriters, or similar body, and (f) furnish to the District evidence that the insurance required to be maintained by the Town by this Agreement remains in force. Within ninety (90) days following issuance of a Certificate of Occupancy for the Project, the Town shall deliver to the District a computer data storage device containing the as-built Construction Drawings. The Town's obligations set forth in this Section shall survive the completion of construction of the Project, the expiration of the Cooperation Period, and expiration or termination of this Agreement.

3.2 Budget.

(a) Approved Budget. The Town shall prepare the Approved Budget. The budget shall only be deemed an "Approved Budget" when it is approved in writing by the District, and an initial Budget that is presumptively deemed approved shall become an Approved Budget as such detailed, line-by-line budget items are populated.

(b) Budget Adjustments. The Town may, in the ordinary course of constructing the Project, in good faith allocate reasonable amounts of reserve/contingency to cover unanticipated line-item or category overages; but the Town may not make material re-allocations of Approved Budget items (e.g., make a material increase to one line item or category, offset by reduction(s) to other line items or categories) without review by the District if such would adversely affect the timely completion of construction of the Project as set forth in the Project Execution Plan.

(c) Budget Updates. Not less frequently than monthly commencing as of the Effective Date, and not less frequently than biweekly during the period between the Commencement Date and the Completion Date, as each revised and updated budget is prepared by the Town, the Town shall provide the District with each material update to the initial Budget or, if an initial Budget has been approved, as to an Approved Budget. The District shall timely review and, in the event a revised budget and update is prepared, if any, make timely comments or input as the District in its discretion deems appropriate.

(d) Approved Cash Flow Schedule. Beginning with the Town's presentation of the initial Budget to the District, the Town shall deliver to the District a written proposed cash flow schedule for construction of the Project ("**Initial Cash Flow Schedule**"). As the Town updates the initial Budget or Approved Budget, the Town shall provide the District with requisite changes to the cash flow schedule. The District shall timely review the Initial Cash Flow Schedule and each revised cash flow schedule and make timely comments or input (if any) as it determines in its sole discretion. The District and the Town shall use timely good faith efforts to agree a District-approved cash flow schedule (the "**Approved Cash Flow Schedule**") from the Initial Cash Flow Schedule and any updates thereto, anticipated to be agreed

concurrently with the Approved Budget. With respect to the Approved Cash Flow Schedule, the District and the Town shall consult in good faith as to Contributions from the District (in accordance with reasonable industry custom and practice), including any advance or deposit amounts required and shall include the particulars of any such funding advance or cushion in the Approved Cash Flow Schedule (i.e., funding of needed cash flow some days or weeks in advance, and/or with reserves).

(e) Cost of Upgrades. The actual construction costs of the Project through and including complete and satisfactory delivery of the Project are referred to herein as the "**Final Cost of Project**". As soon as is practicable following the Effective Date, the Town shall provide to the District a written cost breakdown, by trade, in Reasonable Detail (the "**Final Costs Statement**"), of the final costs to be incurred, or which have been incurred, in connection with the design and construction of the Project performed by or at the direction of the Town and/or by the Contractor, which costs form a basis for the amount of the General Contract and the Project Contracts (the "**Final Costs**"). To the extent the Final Costs exceed the Approved Budget, the Town shall make payments for such additional costs (the "**Over-Allowance Amount**") out of the Town Funds. If the Final Cost of Upgrades is less than the Approved Budget, then the District and the Town shall each be entitled to receive an amount equal to Fifty Percent (50%) (such amount, if any, an "**Underage**"). Unused contingency reserve (as reflected in the Approved Budget) shall be considered an Underage, and the District shall be entitled its Fifty Percent (50%) share of any such Underage. The Parties agree to cause, if required, the Approved Budget and the Approved Cash Flow Schedule to be revised to reflect the actual cost of construction of the Upgrades.

3.3 Type 7 Truck.

(a) Acquisition. It is the Parties' understanding that at the time of this Agreement, the RVFD intends to seek approval of the RVFD's purchase of a Type 7 Truck to be housed at Station 20. The Type 7 truck is a highly specialized, four-wheel drive, off-road fire vehicle customized to be used for firefighting, medical, and emergency response (including evacuation) purposes. Due to its off-road capabilities, the Type 7 truck would provide valuable emergency, firefighting, and medical/evacuation services in the open-space areas surrounding the Sleepy Hollow and San Anselmo communities including, but not limited to, the 680 and Loma Alta Trails and surrounding area, which areas are steep, dirt terrain, inaccessible by traditional vehicles. As such, the Parties agree that the Type 7 Truck based at Station 20 would be for the direct public benefit of the Sleepy Hollow and Town of San Anselmo residents.

(b) Town Recommendations. The Town agrees to take all appropriate and reasonable actions within its legal authority including, but not limited to, Town staff and Town Manager recommendations to the Town Council, that the RVFD acquire the Type 7 Truck to be housed at Station 20.

3.4 Continued Operation of Station 20.

(a) Public Interest. The Parties agree that Station 20, located on Butterfield Road and near the main throughway of Sir Francis Drake Boulevard in San Anselmo, California, serves as a critical fire and emergency services station for the Town of San Anselmo and the Sleepy Hollow community, providing rapid fire and emergency response times to the northwest areas of San Anselmo (including Sleepy Hollow) and surrounding open space areas. As such, the Parties agree that the maintenance of Station 20 at its current location and its current fire-fighting and emergency services capacity (at a minimum) is in the public interest of Sleepy Hollow and San Anselmo residents.

(b) Service Level. The Town agrees to use its best and reasonable efforts to take all actions within its legal authority to maintain Station 20 at its current location and at its current service level (at a minimum), and to refrain from taking any action, other than action required by Applicable Law, to move, relocate, or reduce the service level of Station 20 in any capacity.

ARTICLE IV
REPRESENTATION AND WARRANTIES

4.1 Representations and Warranties of the Town. The Town hereby represents and warrants to the District, as of the Effective Date and as of each Contribution Date on which a Contribution is made (except for the representations and warranties that are made as of a specific date, which are made only as of such date), as follows:

(a) Authority to Enter Into Agreement. The Town has the requisite power and authority to execute and deliver this Agreement, the General Contract, the Project Contracts, and the Transaction Documents and to perform all of its obligations hereunder and thereunder and to consummate the Transaction contemplated by this Agreement. The Town's execution, delivery, and performance of this Agreement and of the General Contract, the Project Contracts, and the Transaction Documents has been duly authorized by all necessary action of the Town Council and no other proceedings are required by or on the part of the Town, the Town Council, the Town Manager, or the Town's residents in connection herewith or therewith.

(b) Binding Effect. This Agreement has been duly executed and delivered by the Town and constitutes a legal, valid, and binding obligation of the Town, enforceable against the Town in accordance with its terms except as enforceability may be affected by bankruptcy, insolvency, fraudulent conveyance, reorganization, moratorium, and other similar laws relating to or affecting creditors' rights generally and general equitable principles as limited by laws relating to the availability of specific performance, injunctive relief, or other equitable remedies, and insofar as indemnification and contribution provisions may be limited by Applicable Law.

(c) No Consents Required. No consent, order, license, or permit from, notice to, or registration, declaration, or filing with, is required on the part of the Town in connection with the execution, delivery, or performance of this Agreement and the Transaction Documents or the consummation of the Transaction except as would not reasonably be expected to prevent or materially delay the consummation of any of the Transactions contemplated by this Agreement. At the time of this Agreement, the Project will not require the consent of any Governmental Authority including, without limitation, the U.S. Army Corps of Engineers, the California State Water Resources Control Board, the California Department of Fish and Wildlife, or the Marin County Department of Public Works.

(d) No Conflicts. The Town is authorized and empowered to execute and deliver this Agreement and to do all things necessary and appropriate to fulfill and implement the terms and conditions of this Agreement. The execution, delivery, and performance by the Town of this Agreement and the Transaction Documents, and the consummation by the Town of the Transaction do not and will not (i) conflict with or violate any provision of the Town's organizational or charter documents, (ii) conflict with, or constitute a default (or an event that with notice or lapse of time or both would become a default) under or result in the creation of any Lien upon any of the properties or assets of the Town, or give to others any rights of termination, amendment, or similar adjustments, acceleration, or cancellation (with or without notice, lapse of time or both) of, any agreement, credit facility, debt, or other instrument (evidencing a Town debt or otherwise) or other understanding to which the Town is a party or by which any property or asset of the Town is bound or affected, or (iii) conflict with or result in a violation of any

Applicable Law, injunction, or other restriction of any court or Governmental Authority to which the Town is subject or by which any property or asset of the Town is bound or affected. The Town is not a party to any contract or agreement the performance of which could reasonably be expected to have a Material Adverse Effect.

(e) Applicable Law Compliance. The Town is, and at all times has been, in material compliance with each Applicable Law that is or was applicable to the Town's conduct, acts, or omissions with respect to the Project. The Town has not received any written notice or, to the Town's Knowledge, other communication from any Person regarding any actual, alleged, possible, or potential violation of, or failure to comply with, any such Applicable Law (it being understood, for the avoidance of doubt, that any violation of, or failure to comply with, any Applicable Law that would affect the construction of the Project or the Town's and the RVFD's unencumbered use of Station 20 shall be deemed "material").

(f) Regulatory Permits. The Town possess all certificates, authorizations, and permits issued by the appropriate Governmental Authority necessary to construct the Project as set forth in the Project Execution Plan except where the failure to possess such permits could not reasonably be expected to result in a Material Adverse Effect (collectively, the "**Material Permits**"). The Town has not received any notice of proceedings relating to the revocation or modification of any Material Permit.

(g) Legal Proceedings. To the Town's Knowledge, there is no threatened Action with respect to Station 20, the real property on which Station 20 is located, or the construction of the Project before or by any Governmental Authority (individually, an "**Action**" and collectively, the "**Actions**") that (i) involves or affects (or would reasonably be expected to involve or affect) the ownership, title, or use of Station 20, including any such Action or Judgment that seeks to prohibit or limit in any respect, or place any conditions on, the ownership or use by the Town of Station 20, in each case, as a result of the Transactions contemplated by this Agreement, (ii) that otherwise challenges or seeks to restrain, prohibit, prevent, enjoin, alter, or delay the consummation of the Transactions contemplated by this Agreement, or (iii) that seeks to obtain from the Town or from the District in connection with the Transactions contemplated by this Agreement any Damages (as defined below) or which would result in the Transactions contemplated hereby being rescinded following consummation. To the Town's Knowledge, there is no fact or circumstance that would reasonably be expected to serve as a basis for any of the foregoing Actions or subject to any Order of any Governmental Authority or arbitrator.

(h) Labor Relations. No labor dispute exists or, to the knowledge of the Town, is threatened or imminent with respect to any of the Project Personnel which could reasonably be expected to result in a Material Adverse Effect. The Town Public Works Director has not notified the Town that such Director intends to leave the Town's employ or otherwise terminate such Director's employment with the Town.

(i) Insurance. The Town is self-insured or insured by insurers of recognized financial responsibility against such losses and risks and in such amounts as the Town Council and the Town Manager reasonably believe to be prudent and customary in connection with the construction of the Project. The Town has not been refused any insurance coverage sought or applied for and the Town has no reason to believe that it will not be able to renew its existing insurance coverage as and when such coverage expires or to obtain similar coverage from similar insurers as may be necessary to continue its operations at a cost that would not have a Material Adverse Effect.

(j) Financing. The obligations of the Town under this Agreement and the Transaction Documents are not contingent on the availability of financing to the Town. The Town has sufficient cash on hand or other sources of immediately available funds to enable it to pay any amount that may be required from the Town as a deposit or other security for the performance of its obligations under the General Contract and the Project Contracts. The Town had, at the commencement date of the construction of the Project, cash and other sources of immediately available funds, less the amount of the District's Aggregate Contribution, sufficient to permit the Town to pay and all related fees and expenses of the Town necessary to complete the Project in accordance with the Project Execution Plan on the terms and subject to the conditions set forth herein.

(k) Project Contracts. The Project Contracts were entered into and are controlled and administered exclusively by the Town and do not require any action or participation on the part of the District. For purposes of this Agreement and the Project, the District shall be deemed to be in privity with the Town only, and in no event whatsoever shall the District be construed to be in privity with any of the Project Personnel counterparties to the Project Contracts. The Town shall be solely responsible to pay all Project Personnel and all counterparties to the Project Contracts according to said contracts and the District shall have no payment obligation to any Project Personnel or to any counterparties to the Project Contracts.

(l) No Material Adverse Effect. No Material Adverse Effect affecting the Project is extant.

(m) Station 20 Matters. The Town has valid and unencumbered title in and to all the real property on which Station 20 is located and good and marketable title to all personal property owned by the Town that is material to the current operation of Station 20, in each case free and clear of all Liens, except for Liens as do not materially affect the value of such property and do not materially interfere with the use made, and proposed to be made, of such property by the Town and the RVFD following construction of the Project. Any portion of the real property and facilities on which Station 20 is located that is held under lease by the Town is held under valid, subsisting, and enforceable leases with which the Town is in compliance. All of the material properties, equipment, and systems owned, leased, or managed by the Town or by the RVFD and based at Station 20 are, and to the Town's Knowledge, all such property, equipment, and systems to be acquired or added in connection with the construction of the Project will be in good repair, working order, and condition (reasonable wear and tear excepted) and are and will be in material compliance with all terms and conditions of this Agreement and Applicable Law or as imposed under any agreements to which the Town and/or the RVFD are parties.

(n) Accuracy of Representations and Warranties. The representations and warranties of the Town contained in this Agreement are true and correct in all material respects (without duplication of any materiality qualifiers contained therein), in each case on and as of the date hereof (except in the case of any representation and warranty which expressly relates to a given date, such representation and warranty will be true and correct in all material respects as of such specified date, if earlier).

(o) Survival of Representations and Warranties. All representations and warranties of the Town contained in this Agreement and in the Transaction Documents shall survive the execution, delivery, and acceptance thereof by the Parties, the payment and delivery of any Contributions, and the completion of construction of the Project.

4.2 Representations and Warranties of the District. The District hereby represents and warrants to the Town, as of the Effective Date and as of each Contribution Date on which a Contribution

is made (except for the representations and warranties that are made as of a specific date, which are made only as of such date), as follows:

(a) Authority to Enter Into Agreement. The District has the requisite power and authority to execute and deliver this Agreement and to perform all of its obligations hereunder and thereunder and to consummate the Transaction contemplated by this Agreement. The District's execution, delivery, and performance of this Agreement has been duly authorized by all necessary action of the District's Board of Directors and no other proceedings are required by or on the part of the District, the district's Board of Directors, or the District's residents in connection herewith or therewith.

(b) Binding Effect. This Agreement has been duly executed and delivered by the District and constitutes a legal, valid, and binding obligation of the District, enforceable against the District in accordance with its terms except as enforceability may be affected by bankruptcy, insolvency, fraudulent conveyance, reorganization, moratorium, and other similar laws relating to or affecting creditors' rights generally and general equitable principles as limited by laws relating to the availability of specific performance, injunctive relief, or other equitable remedies, and insofar as indemnification and contribution provisions may be limited by Applicable Law.

(c) No Consents Required. No consent, order, or license, or permit from, notice to, or registration, declaration, or filing with, is required on the part of the District in connection with the execution, delivery, or performance of this Agreement or the consummation of the Transaction except as would not reasonably be expected to prevent or materially delay the consummation of any of the Transactions contemplated by this Agreement.

(d) No Conflicts. The District is authorized and empowered to execute and deliver this Agreement and to do all things necessary and appropriate to fulfill and implement the terms and conditions of this Agreement. The execution, delivery, and performance by the Town of this Agreement and the consummation by the District of the Transaction do not and will not (i) conflict with or violate any provision of the District's organizational or charter documents, (ii) conflict with, or constitute a default (or an event that with notice or lapse of time or both would become a default) under or result in the creation of any Lien upon any of the properties or assets of the District, or give to others any rights of termination, amendment, or similar adjustments, acceleration, or cancellation (with or without notice, lapse of time or both) of, any agreement, credit facility, debt, or other instrument (evidencing a District debt or otherwise) or other understanding to which the District is a party or by which any property or asset of the District is bound or affected, or (iii) conflict with or result in a violation of any Applicable Law, injunction, or other restriction of any court or Governmental Authority to which the District is subject or by which any property or asset of the District is bound or affected. The District is not a party to any contract or agreement the performance of which could reasonably be expected to have a Material Adverse Effect.

(e) Applicable Law Compliance. The District is, and at all times has been, in material compliance with each Applicable Law that is or was applicable to the District's conduct, acts, or omissions with respect to the JPA Agreement and the Project. The District has not received any written notice or, to the District's Knowledge, other communication from any Person regarding any actual, alleged, possible, or potential violation of, or failure to comply with, any such Applicable Law (it being understood, for the avoidance of doubt, that any violation of, or failure to comply with, any Applicable Law that would affect the construction of the Project shall be deemed "material").

4.3 No Other Representations and Warranties. Neither the Town nor the District or their respective Representatives is making any representation or warranty of any kind or nature whatsoever, oral or written, express or implied, including with respect to merchantability or fitness for any particular

purpose, or in connection with the Project, or the accuracy or completeness of any information provided in connection with the Project, except as otherwise expressly set forth in this Article IV. The Town and the District and their respective Representatives hereby disclaim any such other representations or warranties.

ARTICLE V
COVENANTS OF THE TOWN

5.1 Affirmative Covenants. The Town hereby covenants and agrees that the Town shall:

(a) Books and Records. Keep and maintain proper books of record and account in which full, true, and correct entries will be made of all dealings or transactions of or in relation to the Project, all in accordance with, or as required by, GAAP consistently applied in the opinion of such independent public accountant as shall then be regularly engaged by the Town.

(b) Required Deliveries. If requested by the District, deliver to the District within five (5) days of preparation or receipt by the Town, and in no later than thirty (30) days after such information is requested by the District, copies of: (i) all expenditures made by the Town in connection with the construction of the Project, in sufficient detail at the discretion of the Town, specifically including all payments made in the immediately preceding month pursuant to the General Contract and each Project Contract with accompanying notes with at least the level of detail as currently contained in the Town's own books and records; (ii) any cost projections prepared by the Town from time to time for purposes of construction of the Project; (iii) data and financial information within the scope of the Project Execution Plan along with the financial condition of the Town to the extent requested by the District in its reasonable discretion and provided such requests are not overly burdensome on the Town including, without limitation: (A) copies of all reimbursement forms and backup materials of monthly expenditures as requested by the District; (B) detailed invoices in connection with construction of the Project; and (C) all costs paid by the Town in connection with construction of the Project.

(c) Inspections. At any time during regular business hours and as often as reasonably requested by the District upon reasonable prior notice, permit the District or its Representatives to examine, audit, and make copies and abstracts from the Town's records and books of account and to visit and inspect Station 20 (subject to the rights of the RVFD) and, upon reasonable written request, furnish promptly to the District true copies of all financial information and internal management reports with respect to Station 20 and/or the Project that are made available to the Town Manager and/or the Town Council (or any committee thereof), other than information and reports that involve the attorney-client privilege.

(d) Financial Sufficiency. Cause to be maintained in the Designated Account cash and other sources of immediately available funds, less the amount of the District's Contribution Amounts made as of such date, sufficient to permit the Town to pay and all related fees and expenses necessary to complete the Project in accordance with the Project Execution Plan on the terms and subject to the conditions set forth in this Agreement.

(e) Compliance with Laws. Comply with Applicable Law, the non-compliance with which could reasonably be expected to have a Material Adverse Effect, and make all such reports and do all such other acts and things as may be lawfully required to maintain its rights, powers, and properties under Applicable Law.

(f) Continued Operation and Maintenance of Station 20. The Town, at its sole cost and expense, will continue the operation of Station 20 consistent in all material respects with past

practice and according to current RVFD practices, and maintain Station 20 in good working order and condition. The Town's obligation to continuously operate Station 20 pursuant to this subsection shall terminate in the event of a duly approved amendment to the JPA Agreement changing operational responsibility for Station 20 from the Town to another entity, or other legally binding action requiring the transfer of operational responsibility from the Town to another entity. The Town acknowledges and agrees that the District shall have no obligation or liability whatsoever with respect to (i) any maintenance, repairs, replacements, additions, restorations, changes, installations, alterations, or improvements at or to Station 20, or (ii) any trade fixtures, office supplies and movable office furniture, or equipment at Station 20, whether removable or not removable.

(g) Insurance. Prior to commencement of the Project and at all times thereafter, procure and maintain all customary insurance as is necessary to cover any and all claims arising in connection with the construction of the Project (including, without limitation, errors and omissions insurance, commercial general liability, and employers' liability policies). Such policy limits shall be no less than those which were in effect at prior to the commencement of the Project. The Parties agree that the costs of such insurances shall be covered by the Approved Budget. Each of the District and any of its current or former directors, officers, Representatives, successors and assigns and their respective members, officers, directors, Representatives, employees, contractors, partners, and agents shall be included as named insureds on the Project-specific insurances.

5.3 Change of Financial Circumstances. The Town hereby covenants and agrees that if at any time prior to the Completion Date there is a change in the financial resources of the Town which gives the District reasonable grounds for believing that the Town has ceased to have the financial resources to meet its obligations contained in this Agreement, then the District may give notice to the Town stating its grounds for insecurity with respect to the Town's performance and requesting adequate assurances of performance in a form acceptable to the District. In the event the Town does not provide adequate assurances of performance within five (5) Business Days following receipt of such notice, the District may suspend or reduce deliveries of Contributions with immediate effect *provided*, that the District shall promptly notify the Town in writing of the commencement of such suspension or reduction until such time as the Town provides such adequate assurance of performance including financial assurances if reasonably requested by the District. In the event the Town is unable or unwilling to provide adequate assurance of performance satisfactory to the District within thirty (30) days of the Town's receipt of the District's notice, the Town shall have the right to cancel and terminate this Agreement with immediate effect upon providing notice of such cancellation to the Town but without notice to any Project Personnel, sureties, or assignees. Such cancellation shall be without prejudice to any other rights and remedies that accrued to each Party prior to cancellation including, without limitation, the right of a Party to receive payment for all claims which arose or accrued prior to such cancellation.

5.4 Survival of Covenants. Except as expressly set forth herein, all covenants of the Parties set forth in this Article V (each, a "**Covenant**" and collectively, the "**Covenants**"), and liability for the breach thereof, shall survive the completion of construction of the Project, the transaction, and the expiration or termination of this Agreement for any reason and shall remain in full force and effect as follows: (a) Covenants contained in this Agreement which have a definitive term associated with such Covenant shall survive the Completion Date for such term. All other covenants of the Parties contained in this Agreement shall survive the Completion Date until fully performed. The representations and warranties of the Town contained in this Agreement shall survive the Completion Date for the applicable statute of limitations. Notwithstanding the above limitations, indemnification for matters fraudulently concealed shall extend indefinitely or until the applicable statute of limitations or tolling period.

ARTICLE VI

INDEMNIFICATION

6.1 Indemnification by the Town. From and after the Effective Date, the Town will indemnify, defend with counsel selected by the District in its sole discretion, and hold the District, its Representatives, each present and former director, officer, successors, and assigns of the District (each, a "**District Indemnitee**") harmless for, from, and against any and all Liabilities, losses, damages, claims, costs, expenses, and amounts paid in settlement in connection with any threatened, pending, or completed claim or investigation arising out of or pertaining to any costs, and expenses (such Liabilities, losses, damages, claims, costs, and expenses (including reasonable attorneys' fees)(collectively "**Damages**") arising from, relating or pertaining to, or otherwise in connection with any act or omission of the Town, any Project Personnel, or any other Claim (as defined below) including, without limitation, any of which arise out of or relate to this Agreement, which any District Indemnitee may suffer, incur, sustain, or become subject to, to the extent arising out of or resulting from (a) any breach of the Town's representations, warranties, covenants, responsibilities, or obligations under this Agreement or any certificate or document delivered by or on behalf of the Town hereunder, and (b) the Town's Misfeasance, Malfeasance, fraud, grossly negligent acts, omissions, or misrepresentations, or willful misconduct, in each case, in connection with this Agreement, to the full extent permitted or required under Applicable Law.

6.2 Indemnification by the District. From and after the Effective Date, the District will indemnify, defend, and hold the Town, its Representatives, successors, and assigns (each, a "**Town Indemnitee**") harmless for, from, and against any and all Damages arising from, relating to, or otherwise in connection with a Third Party Claim which any Town Indemnitee may suffer, incur, sustain, or become subject to, to the extent arising out of or resulting from any breach of the District's representations, warranties, covenants, or obligations under this Agreement.

6.3 Indemnification Procedures for Claims

(a) Notice of Claims. A Person entitled to indemnification pursuant to this Article VI will hereinafter be referred to as an *"***Indemnitee**." A Party obligated to indemnify an Indemnitee hereunder will hereinafter be referred to as an *"***Indemnitor**." An Indemnitee shall inform an Indemnitor of any claim ("**Claim**") as soon as reasonably practicable after the Claim arises, it being understood and agreed that the failure to give such notice will not relieve the Indemnitor of its indemnification obligation under this Agreement except and only to the extent that such Indemnitor is actually and materially prejudiced as a result of such failure to give notice.

(b) Defense of Claims. If the Indemnitor has acknowledged in writing to the Indemnitee the Indemnitor's responsibility for defending such Claim and such Claim is not a class action or criminal matter, nor an Action seeking injunctive relief, then the Indemnitor shall have the right to defend, at its sole cost and expense (with counsel reasonably selected by the Indemnitor and approved by the Indemnitee, such approval not to be unreasonably withheld, conditioned, or delayed), such Claim by all appropriate proceedings, which proceedings shall be prosecuted diligently by the Indemnitor to a final conclusion or settled at the discretion of the Indemnitor; *provided*, *however*, that the Indemnitor may not enter into any compromise or settlement unless (i) such compromise or settlement includes as an unconditional term thereof, the giving by each claimant or plaintiff to the Indemnitee a release from all liability in respect of such Claim; and (ii) the Indemnitee consents to such compromise or settlement, which consent shall not be unreasonably withheld, conditioned, or delayed unless such compromise or settlement involves (A) any admission of legal wrongdoing by the Indemnitee, (B) any payment by the Indemnitee that is not indemnified hereunder, or (C) the imposition of any equitable relief against the Indemnitee, in which case ((A) – (C)) the Indemnitee may withhold its consent in its sole discretion. If Indemnitee determines in good faith that the defense is not being or ceases to be conducted diligently and

in good faith, then the Indemnitee shall have the right, at the expense of the Indemnitor, upon at least ten (10) Business Days' (or earlier if reasonably necessary to appropriately defend the Claim) prior written notice to the Indemnitor of its intent to do so, to undertake the defense of such Claim for the account of the Indemnitor (with counsel reasonably selected by the Indemnitee and approved by the Indemnitor, such approval not to be unreasonably withheld, conditioned, or delayed). If the Indemnitee is defending such Claim, the Indemnitee shall keep the Indemnitor apprised of all material developments with respect to such Claim and promptly provide the Indemnitor with copies of all correspondence and documents exchanged by the Indemnitee and the opposing part(ies) to such litigation. If the Indemnitor has elected to defend such Claim or if the Indemnitor has otherwise acknowledged in writing its responsibility for indemnifying a Claim, then the Indemnitee may not compromise or settle such litigation without the prior written consent of the Indemnitor, such consent not to be unreasonably withheld, conditioned, or delayed. The Indemnitee may participate in, but not control, any defense or settlement of any Claim controlled by the Indemnitor pursuant to this Section and shall bear its own costs and expenses with respect to such participation; *provided, however,* that the Indemnitor shall bear such costs and expenses if counsel for the Indemnitor shall have reasonably determined that such counsel may not properly represent both the Indemnitor and the Indemnitee. The right to indemnification pursuant to this Article VI shall not be affected by any investigation conducted or any knowledge acquired by a Party or its respective Representatives at any time, whether before or after the execution and delivery of this Agreement or the issuance of the Certificate of Occupancy, with respect to the accuracy or inaccuracy of, or compliance with, any representation, warranty, covenant, or obligation under this Agreement.

6.4 Non-Third Party Claims. A claim for indemnification for any matter not involving a Claim may be asserted by written notice to the Indemnitor. Such notice shall include the facts constituting the basis for such claim for indemnification, the Sections of this Agreement upon which such claim for indemnification is then based, and an estimate, if possible, of the amount of Damages suffered by the Indemnitee; *provided,* that the failure to give such notification or any deficiency in such notification will not relieve such Indemnitor from any obligations under this Article VI, except (a) to the extent such failure to give such notification or any deficiency in such notification actually and materially prejudices such Indemnitor, or (b) as provided below. If the Indemnitor does not notify the Indemnitee within twenty (20) Business Days following its receipt of such notice from the Indemnitee that the Indemnitor objects to the claim received, then such indemnity claim specified by the Indemnitee in such notice shall be deemed accepted by the Indemnitor, in which case, the Indemnitee may pursue its right to indemnification with respect to such indemnity claim under this Article VI in accordance with the terms hereof.

6.5 Exclusivity. Other than in the event of fraud by a Party to this Agreement on the basis of the representations and warranties contained in this Agreement, this Article VI will provide the exclusive remedy against either Party hereto for any breach of any representation, warranty, covenant, or other claim arising out of or relating to this Agreement and/or the transactions contemplated herein, except nothing in this Agreement will prevent or otherwise limit either Party from seeking or obtaining injunctive or other equitable relief for any breach of any covenant or agreement set forth herein. The Parties agree that the provisions in this Agreement relating to indemnification, and the limits imposed on the Town's remedies with respect to this Agreement and the Transaction contemplated herein were specifically bargained for between sophisticated parties and were specifically taken into account in the determination of the amounts to be paid to the Town hereunder.

6.6 Limits on Indemnification. Notwithstanding anything to the contrary contained in this Agreement, (a) the aggregate monetary liability for which the Town shall be liable under this Agreement and the maximum aggregate amount of indemnifiable Damages that may be recovered from the Town pursuant to this Article IV, shall not exceed the amount of the Aggregate Contribution, and (b) the

aggregate monetary liability for which the District shall be liable under this Agreement and the maximum aggregate amount of indemnifiable Damages that may be recovered from the District pursuant to this Article IV shall equal the total Contribution Amount actually received by the Town as of the date that the Town becomes aware of any event that could reasonably be expected to give rise to any Damages that are indemnifiable or recoverable in connection with this Agreement. Notwithstanding anything to the contrary set forth herein, except to the extent actually awarded against an Indemnitee pursuant to a judgment with respect to a Claim, in no event shall any Party have any liability under any provision of this Agreement (including this Article VI) for any punitive, incidental, special, or indirect Damages, including loss of future revenue or income, loss of business reputation, or opportunity relating to the breach or alleged breach of this Agreement, or diminution of value or any Damages based on any type of multiple; *provided*, that this shall not limit any equitable remedy available to either Party nor shall it limit any termination right or remedy that a Party has pursuant to the terms of this Agreement. Each Person entitled to indemnification pursuant to this Agreement will take commercially reasonable steps, to the extent required by Applicable Law, to mitigate all Damages after becoming aware of any event that could reasonably be expected to give rise to any Damages that are indemnifiable or recoverable in connection with this Agreement. Payments by a Party in respect of any monetary damage and/or monetary loss which is covered by the Indemnitor's insurance shall be limited to the amount of any monetary liability or monetary damage that remains after deducting therefrom any insurance proceeds received or reasonably expected to be received by the other Party in respect of any such Claim. Such other Party shall use its commercially reasonable efforts to recover under insurance policies for any monetary Damages and/or monetary losses.

ARTICLE VII
EVENTS OF DEFAULT

7.1 Events of Town Default. The Town will be deemed in default of this Agreement if the Town is not complying with all material terms of this Agreement. In addition, each of the following shall constitute a Town default under this Agreement:

(a*)* Failure to Perform. A failure of the Town to timely produce and cause delivery of the completed Project in accordance with the Project Execution Plan (subject to the provisions of this Agreement respecting the Excluded Factors (as defined below);

(b) Failure of Standards. A failure of the Town to construct the Project in substantial accordance with the Construction Drawings; and such failure (if capable of being cured) is not cured by the Town in accordance with any cure provision of this Agreement; or

(c) Material Adverse Effect. The occurrence of an event causing a Material Adverse Effect that remains uncured for a period exceeding thirty (30) days.

(d) District Remedies. If the Town is in default of this Agreement, and it is continuing without cure by the Town for a period of not less than sixty (60) days from the Town's receipt of written notice thereof from the District, then the District may take any or all of the following actions: (a) terminate this Agreement; and (b) exercise any and all other rights and remedies available to it under this Agreement (including specific performance or injunctive relief) or otherwise under Applicable Law or in equity. The District in its sole discretion may grant additional time to cure a Town default under this Section.

7.2 District Breach of Obligations. If the District fails to perform or comply with its obligations under this Agreement including, without limitation, it obligations with respect to the disbursement of Contribution Amounts, then the Parties shall discuss and work with each other in good

faith to implement remedies with the objective of enabling the construction and delivery of the Project to continue through completion as contemplated by this Agreement, *provided, however*, that if the Parties are unable to implement mitigation remedies following such good faith discussions, and if such failure is not due to the reasons set forth in (A)-(G), below (collectively, the "**Excluded Factors**"), then notwithstanding any other provision in this Agreement, the Town shall have the right to make such commercially reasonable modifications to the Project Execution Plan solely to the extent and for the period of time necessary to reach a mitigation of the District's failure, with the objective that such mitigation resolution enables the completion of the Project as contemplated under this Agreement, including according to the Project construction schedule and the Approved Budget. The Excluded Factors shall mean material delays proximately caused by any of the following (A) delays caused as a result of a Force Majeure Event; (B) delays caused as a result of new or changed features, components, or changes in the Project construction schedule made at the request of the Town; (C) delays caused as a result of any breach of contract by any Third Party; (D) delays caused by the Town's failure to fund the Approved Budget in accordance with the Approved Cash Flow Schedule, or (F) delays caused by an Event of Town Default.

7.3 Events of District Default. The District will be deemed in default of this Agreement if the District is not complying with all material terms of this Agreement, except as set forth in Section 7.2 above. In addition, each of the following shall constitute a District default under this Agreement:

(a) Insolvency Proceedings. The District shall (i) be dissolved, (ii) fail or shall be unable to pay its debts generally as they become due, (iii) admit in writing its inability to pay its debts generally as they become due, (iv) make a general assignment for the benefit of creditors, (v) commence a voluntary case in bankruptcy, insolvency, receivership, reorganization or any other action or proceeding for any other relief under any law affecting creditors' rights that is similar to a bankruptcy law (including, without limitation, requesting a moratorium or suspension of payment of debts from any court or instituting proceedings or taking any form of corporate action to be liquidated, adjudicated bankrupt or insolvent), (vi) consent by answer or otherwise to the commencement against it of an involuntary case in bankruptcy, receivership, insolvency, reorganization or any other such action or proceeding or (vii) otherwise become insolvent.

(b) Government Intervention. Any Governmental Authority shall take any action to condemn, seize, attach, compulsory purchase, occupy, intervene with respect to or expropriate all or substantially all of the assets of the District (either with or without payment of compensation); or if all or substantially all of the District's business is prohibited or suspended by any Governmental Authority.

(c) Failure to Fund. If the District wrongfully fails to fund a Contribution and to disburse the corresponding Contribution Amount following the delivery of a factually correct Milestone Achievement Notice certifying the achievement of the applicable Milestone in accordance with the Project Execution Plan.

(d) Town Remedies. If the District is in default of this Agreement, and it is continuing without cure by the District for a period of no less than sixty (60) days from the District's receipt of written notice thereof from the Town, then the Town may take any or all of the following actions: (a) terminate this Agreement; and (b) exercise any and all other rights and remedies available to it under this Agreement (including specific performance or injunctive relief) or otherwise under Applicable Law or in equity. The Town in its sole discretion may grant additional time to cure a District default under this Section.

7.4 No Waiver. Neither any delay nor any omission by either Party to exercise any right or remedy described in this Article VII shall operate as a waiver thereof, nor shall a single or partial exercise thereof preclude any other or further exercise thereof or any exercise of any other right or remedy.

ARTICLE VIII
TERM AND TERMINATION

8.1 Term. This Agreement shall commence on the Effective Date and will terminate upon the expiration of the Cooperation Period, if and as extended. Except as otherwise expressly provided in this Agreement, upon such termination, this Agreement shall have no further force and effect.

8.2 Termination. Notwithstanding anything in this Agreement to the contrary, the respective obligations of the Parties to consummate the transactions contemplated by this Agreement may be terminated and abandoned at any time prior to the completion of construction of the Project only as follows:

(a) Mutual Consent. Upon the mutual written consent of the Town and the District.

(b) District Breach. By the Town, if the Town is not in material breach of its obligations under this Agreement and there has been a violation or breach by the District of any of its representations, warranties, covenants, or other agreements contained in this Agreement, which has prevented or would prevent the satisfaction of any Condition, and (i) such violation or breach has not been waived by the Town, (ii) the Town has provided written notice to the District of such violation or breach, and (iii) such violation or breach cannot be or has not been cured by the District within twenty (20) Business Days after receiving written notice thereof from the Town (the "**District Cure Period**"); *provided, however*, that in no event shall such Cure Period extend beyond the Cooperation Period.

(c) Failure of Condition. By the District, by written notice to the Town if any Condition has not been satisfied or waived on or before the time set forth in the Project Execution Plan for any Contribution Date to occur or such later date as the Town and the District shall agree.

(d) Town Breach. By the District, if the District is not in material breach of its obligations under this Agreement and there has been a violation or breach by the Town of any of its representations, warranties, covenants, or other agreements contained in this Agreement that has prevented or would prevent the satisfaction of any Condition, and (i) such violation or breach has not been waived by the District, (ii) the District has provided written notice to the Town of such violation or breach, and (iii) such violation or breach cannot be or has not been cured by the Town within twenty (20) Business Days after receiving written notice thereof from the District (the "**Town Cure Period**"); *provided, however*, that in no event shall such twenty (20) Business Days extend beyond the Cooperation Period; and *provided further*, that if the Town is the breaching Party, then, during the Town Cure Period, upon written notice to the Town, the District may suspend the Contributions without terminating the Agreement. During the period of suspension of Contributions, the District shall have no obligation to accept any Milestone Achievement Notice or to disburse any Contribution Amount, it being understood that such suspension shall not affect the District's rights and remedies under this Agreement.

(e) Force Majeure Failure. By either Party upon delivery of a notice of suspension or termination pursuant to a Force Majeure Event effective as of the termination date specified in such notice, if any Force Majeure Event lasting longer than Twenty (20) consecutive Business Days substantially prevents, hinders, or delays the construction of the Project.

8.3 Effect of Termination

(a) Surviving Provisions. Notwithstanding anything to the contrary in this Agreement, in the event of the termination of this Agreement, written notice thereof shall be given promptly to the other Party specifying the provision of this Agreement pursuant to which such termination is made. This Agreement shall thereafter become null and void except for the provisions of Sections 2.3 (a)-(c); 3.1(d)(i)-(iii); 4.1(o); 5.4; this Section 8.3; and Section 10.5, which shall survive any such termination (together, the "**Surviving Provisions**") and there shall be no liability on the part of the Town or the District except for Damages resulting from any breach of this Agreement prior to termination of this Agreement by the Town or by the District, and Damages incurred after the termination of this Agreement with respect to the Surviving Provisions.

(b) Obligations Not Released. The expiration or termination of this Agreement, for any reason, shall not release either Party from any obligation or liability to the other Party, including any payment and delivery obligation, that (i) has already accrued hereunder; (ii) comes into effect due to the expiration or termination of the Agreement; or (iii) otherwise survives the expiration or termination of this Agreement.

ARTICLE IX
MISCELLANEOUS PROVISIONS

9.1 Relationship of the Parties.

(a) No Partnership or Joint Venture. This Agreement shall not be construed as constituting either Party as partner, joint venture, or fiduciary of the other Party or to create any other form of legal association that would impose liability upon one Party for the act or failure to act of the other Party, or as providing either Party with the right, power, or authority, express or implied, to create any duty or obligation of the other Party. The relationship of the Town and the District under this Agreement is that of independent parties, each acting in its own best interests. Notwithstanding anything in this Agreement to the contrary, this Agreement is not intended to create, and does not create (nor has it created), any partnership, joint venture, agency, fiduciary, or other form of legal association or enterprise that would impose liability upon one Party for the act or failure to act of the other Party, either expressly or by implication. Neither Party shall have authority to make any statements, representations, or commitments of any kind on behalf of the other Party, nor does any Party have or had any power to bind the other Party or to assume or to create any obligation of responsibility, express or implied, on behalf of the other Party, except as may be expressly provided for in this Agreement or expressly authorized in writing. The Parties' respective rights and obligations hereunder shall be limited to the contractual rights and obligations expressly set forth herein on the terms and conditions set forth herein. The Town acknowledges and agrees that the execution of this Agreement by the District, and the District's performance of its obligations under this Agreement, shall not be deemed to constitute the District as a lender, guarantor, joint venturer, or partner of the Town nor shall privity of contract be presumed to have been established by the District with any Third Party as a result of this Agreement.

(b) Absence of Fiduciary Relationship. The Town, having been advised by its counsel, acknowledges and agrees that: (i) the District has no duties in connection with the construction of the Project and that no fiduciary, advisory, or agency relationship between the District, on the one hand, and the Town, on the other, has been created or will be created in respect of any of the Transactions contemplated by this Agreement, irrespective of whether the District has advised or is advising the Town on other matters; (ii) the District shall have no duty or obligation to the Town except as set forth in this Agreement; (iii) Contribution Amounts and other terms of any Contribution disbursed pursuant to this

Agreement, as well as the terms of this Agreement, are deemed acceptable to the Town and its counsel, following discussions and arms-length negotiations with the Town; (iv) the Town has been advised that the Town and the District are engaged in a broad range of activities and transactions which may involve interests that differ from those of the Town and that the District has no obligation to disclose any such interests and transactions to the Town by virtue of any fiduciary, advisory, or agency relationship or otherwise; (v) the Town has been advised that the District is acting, in respect of the Project and the Transactions contemplated by this Agreement, solely for the benefit of the District, and not on behalf of the Town; and (vi) the Town and the Town Representatives waive, to the fullest extent permitted by Applicable Law, any claims that they may have against the District and or the District Representatives for breach of fiduciary duty or alleged breach of fiduciary duty with respect to the construction of the Project or any of the Transactions contemplated by this Agreement and agree that the District and the District Representatives shall have no liability (whether direct or indirect, in contract, tort, or otherwise) to the Town or any of the Town Representatives in respect of any Person asserting any claim of breach of any fiduciary duty on behalf of or in right of the Town or any of the Town Representatives.

(c) Management and Control. The Parties acknowledge and agree that the District is not controlling or directing, and the District has not controlled or directed, the Town or the Project Personnel with respect to the performance of the work to construct the Project or related activities nor are any of the Project Personnel a contractor of the District with respect to such work or related activities.

9.2 Union Matters. Nothing in this Agreement, express or implied, creates or is intended to create any obligation on the part of the District to become a signatory to any union or collective bargaining agreement, nor to guaranty any financial obligations of the Town or any Town contractor with respect to any such union. In the event that any union requests that the District provide financial assurances or documents from the District with respect to the construction of the Project, the District and the Town shall cooperatively meet and confer with each other in good faith to resolve such union requests toward the mutual objective of the uninterrupted continuation of construction of the Project.

9.3 Public Announcements. The Town and the District shall, to the fullest extent practicable, consult with one another before issuing any press release or otherwise making any public statement with respect to this Agreement and shall not issue any such press release or make any such public statement prior to such consultation, except as may be required by Applicable Law after consultation with counsel.

9.4 Concurrent Representation; Expenses. The Town and the District each acknowledge that (a) it has been represented by legal counsel of its choosing in connection with this Agreement and the Transaction, (b) its legal counsel also concurrently represents the other Party in connection with this Agreement and the Transaction, and (c) its legal counsel has informed it in writing of the actual and reasonably foreseeable adverse consequences to each Party arising from such concurrent representation of each Party and has obtained the informed written consent of each Party to such concurrent representation. Except as otherwise expressly provided herein, all fees, costs, and expenses including, without limitation, fees and disbursements of legal counsel, financial advisors, and accountants, incurred in connection with this Agreement and the Transactions shall be paid by the Party incurring such fees, costs, and expenses, whether or not construction of the Project shall have been completed and the Certificate of Occupancy shall have been issued.

ARTICLE X
GENERAL PROVISIONS

10.1 Notices. Any notices or other communications required or permitted to be given under the terms of this Agreement must be in writing and will be deemed to have been delivered (a) upon receipt, when delivered personally; (b) upon receipt, when sent by email; or (c) one (1) day after deposit with a nationally recognized overnight delivery service, in each case properly addressed to the party to receive the same. The addresses for such communications shall be:

If to the Town:

Town of San Anselmo
525 San Anselmo, Avenue
San Anselmo, California 94960
Attention: David P. Donery, Town Manager
E-mail: *ddonery@townofsananselmo.org*

with a copy (which shall not constitute notice) to:

Acevedo & Longfellow LLP
Post Office Box 72
Corte Madera, California 94976
Attention: Megan Acevedo, Esq.
E-mail: *megan@alpubliclaw.com*

If to the District:

Sleepy Hollow Fire Protection District
1371 Butterfield Road
San Anselmo, California 94960
Attention: Thomas J. Finn, Director/Secretary
E-mail: *tfinn@well.com*

with a copy (which shall not constitute notice) to:

Acevedo & Longfellow LLP
Post Office Box 72
Corte Madera, California 94976
Attention: Emily Longfellow, Esq.
E-mail: *emily@alpubliclaw.com*

At any time, any Party may, by notice given in accordance with this Section to the other Party, provide updated information for notices under this Agreement.

10.2 Assignment. No assignment of this Agreement or of any duty or obligation of performance under this Agreement shall be made in whole or in part by a Party without the prior written consent of the other Party, which consent shall not be unreasonably withheld, conditioned, or delayed. Any attempt to assign this Agreement without such consent, shall be null and void. Subject to the foregoing, this Agreement will bind and inure to the benefit of each Party's successors and permitted assigns.

10.3 Remedies.

(a) Cumulative. Except as otherwise provided in this Agreement, any and all remedies herein expressly conferred upon a Party shall be deemed cumulative with and not exclusive of any other remedy conferred hereby or by law or equity upon such Party, and the exercise by a Party of any one remedy shall not preclude the exercise of any other remedy and nothing in this Agreement shall be deemed a waiver by any Party of any right to specific performance or injunctive relief.

(b) Equitable Remedies. The Parties agree that irreparable harm may occur if any of the provisions of this Agreement are not performed in accordance with their specific terms or otherwise breached, and that money damages or other legal remedies may not be an adequate remedy for any such harm. Accordingly, the Parties acknowledge and hereby covenant and agree that in the event of any breach or threatened breach of the covenants, agreements, or obligations set forth in this Agreement, then in addition to any other remedy available at law or in equity, the non-breaching Party will be entitled to seek an injunction or injunctions to prevent or restrain any breaches or threatened breaches of this Agreement, and to specifically enforce the terms and provisions of this Agreement to enforce compliance with the covenants, agreements, and obligations under this Agreement. Each Party hereby covenants and agrees not to raise, and irrevocably waives, any objections to the availability of such relief that a remedy at law would be adequate and that a bond or other security will be required.

10.4 Governing Law. This Agreement shall be governed by, and construed in accordance with, the laws of the State of California, regardless of the laws that might otherwise govern under applicable principles of conflicts of law. The Parties irrevocably and unconditionally submit to the exclusive jurisdiction of the Superior Court of California for the County of Marin solely and specifically for the purposes of any Action or proceeding arising out of or in connection with this Agreement.

10.5 Dispute Resolution.

(a) Negotiation; Mediation. The Parties shall attempt in good faith to negotiate a settlement to any controversy, dispute or claim between them arising out of or relating to this Agreement. Any such controversy, dispute or claim arising out of or relating to this Agreement or the termination thereof shall, if not settled by direct negotiation between the Parties, be subject to non-binding mediation under the Mediation Procedures of the American Arbitration Association ("**AAA**") as in effect on the date of the notice of demand for mediation. Any demand for mediation by either Party shall be made in writing and served upon the other Party and shall set forth with reasonable specificity the basis of the dispute and the relief sought. Any mediation hereunder shall be conducted before an independent mediator mutually selected by the Parties. If the Parties are unable to agree to a mediator within ten (10) days after the receipt of a demand for mediation by either Party, then the mediator will be chosen by alternatively striking from a list of five (5) mediators obtained by the Town from AAA, and the District shall have the first strike. The mediation hearing will occur at a time and place convenient to the Parties in Marin County.

(b) Venue. In the event that any controversy, dispute or claim arising out of or relating to this Agreement or the termination thereof is not settled through mediation pursuant to Section 10.5(a), above, both the Town and the District agree to appear before and submit exclusively to the jurisdiction of the Marin County Superior Court with respect to such controversy, dispute, or claim. Both the Town and the District also agree to waive, to the fullest possible extent, the defense of an inconvenient forum or lack of jurisdiction.

(c) Waiver of Jury Trial. EACH PARTY, TO THE EXTENT PERMITTED BY LAW, KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVES ITS RIGHT TO A TRIAL BY JURY IN ANY PROCEEDING ARISING OUT OF OR RELATING TO THIS

AGREEMENT AND THE TRANSACTIONS CONTEMPLATED HEREBY. THIS WAIVER APPLIES TO ANY PROCEEDING, WHETHER SOUNDING IN CONTRACT, TORT, OR OTHERWISE. NO PARTY SHALL SEEK TO CONSOLIDATE, BY COUNTERCLAIM OR OTHERWISE, ANY ACTION IN WHICH A JURY TRIAL HAS BEEN WAIVED WITH ANY OTHER ACTION IN WHICH A JURY TRIAL CANNOT BE OR HAS NOT BEEN WAIVED.

10.6 No Third Party Beneficiaries or Other Rights. This Agreement is for the sole benefit of the Parties and their successors and permitted assigns and nothing in this Agreement, express or implied, shall give or shall be construed to confer any legal or equitable rights or remedies to any person other than the Parties and such successors and permitted assigns. There are no intended third-party beneficiaries of this Agreement, and this Agreement is not enforceable by any other Person, except that each District Indemnitee shall have the right to enforce the obligations of the Town with respect to Section 6.1, above. For clarity, no Milestone Achievement Notice or Milestone Payment Determination Date is intended to confer upon any Person or entity the right to enforce any rights or remedies hereunder. An intended third-party beneficiary may enforce this Agreement as a third-party beneficiary solely with respect to its use of the Station 20. The Town and the District shall use best efforts to prevent and/or halt the modification or termination of the RVFD's rights or obligations in a way that would adversely impact the RVFD's rights to operate Station 20 in the manner contemplated by this Agreement, unless required by law.

10.7 Severability. If any provision of this Agreement, or the application thereof, becomes or is declared by a court of competent jurisdiction to be illegal, void, or unenforceable, then the remainder of this Agreement shall continue in full force and effect and shall be interpreted so as reasonably to effect the intent of the Parties. The Parties shall use commercially reasonable efforts to replace such void or unenforceable provision of this Agreement with a valid and enforceable provision that shall achieve, to the extent possible, the economic, business, and other purposes of such void or unenforceable provision.

10.8 Amendment; Extension. This Agreement may be modified, amended, suspended, or terminated, and any terms or conditions may be waived, but only by a written instrument executed by the Parties. At any time, any Party may, to the extent legally allowed, (a) extend the time for the performance of any of the obligations or other acts of the other Party, (b) waive any inaccuracies in the representations and warranties made to such Party contained herein, and/or (c) waive compliance with any of the agreements or Conditions for the benefit of such Party contained in this Agreement. Any agreement on the part of a Party to any such extension or waiver shall be valid only if set forth in an instrument in writing signed on behalf of such Party. Without limiting the generality or effect of the preceding sentence, no delay in exercising any right under this Agreement shall constitute a waiver of such right, and no waiver of any breach or default shall be deemed a waiver of any other breach or default of the same or any other provision in this Agreement.

10.9 Further Assurances. The Parties shall cooperate reasonably with each other in connection with any steps required to be taken as part of their respective obligations under this Agreement. Each Party agrees, at their own expense, to execute and deliver such additional documents and instruments and to perform such additional acts as may be necessary or appropriate to effectuate, carry out, and perform all of the terms, provisions, and conditions of this Agreement and the Transaction contemplated by it. In addition to specific assurances herein or in the Transaction Agreements, the Parties agree to execute any and all further documents or instruments consistent herewith, and to perform such ministerial and administrative tasks which are not in conflict herewith and which are materially necessary to carry out the expressed purposes of this Agreement.

10.10 Mutuality of Drafting; Headings. The Parties have participated jointly in the negotiation and drafting of this Agreement. In the event an ambiguity or question of intent or interpretation arises, this Agreement shall be construed as jointly drafted by the Parties, and no presumption or burden of proof shall arise favoring or disfavoring any Party by virtue of the authorship of any provision of the Agreement and each such provision shall be interpreted neutrally with no presumption arising in favor of one Party or the other based upon which Party prepared the drafts or the final version hereof or thereof. The headings in this Agreement are for convenience of reference only and shall not form part of, or affect the interpretation of, this Agreement.

10.11 Counterparts. This Agreement may be executed in two or more counterparts, all of which shall be considered one and the same instrument, and shall become effective when one or more counterparts have been signed by each of the Parties and delivered to the other Party, it being understood that all Parties need not sign the same counterpart. Electronic signatures (including DocuSign) shall have the same force and effect as original signatures in accordance with the Electronic Signatures in Global and National Commerce Act, 15 U.S.C. 7001 et seq.; the California Uniform Electronic Transactions Act, Civil Code Section 1633.1 et seq. and California Government Code Section 16.5.

10.12 Entire Agreement. This Agreement, including all exhibits and schedules attached hereto, sets forth the entire understanding of the Parties relating to the subject matter hereof and supersedes all prior agreements and understandings among or between the Parties relating to the subject matter hereof.

TOWN OF SAN ANSELMO

Town of San Anselmo
525 San Anselmo Ave.
San Anselmo, CA 94960

By: _____
David P. Donery, Town Manager

ATTEST:

_____
Serge Avila, Town Clerk

SLEEPY HOLLOW
FIRE PROTECTION DISTRICT

Town of San Anselmo
1317 Butterfield Rd.
San Anselmo, CA 94960

By: _____
Richard C. Shortall, Jr., Director/President

ATTEST:

_____
Thomas J. Finn, Director/Secretary

Signing in acknowledgement and consent to this Agreement:

ROSS VALLEY FIRE DEPARTMENT JOINT POWERS AUTHORITY

By: _____
Daniel J. Mahoney, Fire Chief

ATTEST:

_____
David P. Donery, Executive Officer

APPENDIX A – CONTRIBUTION SCHEDULE

	CONTRIBUTION	FH20				$1,500,000.00	
	MILESTONE	DATE	COMPLETE	REQUEST	SUBTOTAL	REMAINING	RECEIVED
1	PREP / SITE WORK	Nov - Dec '24	10%	$150,000.00	$150,000.00	$1,350,000.00	PENDING - REQUEST 1
2	TEMP FACILITIES	Jan - Mar '25	10%	$150,000.00	$300,000.00	$1,200,000.00	PENDING - REQUEST 1
3	DEMOLITION	April '25	10%	$150,000.00	$450,000.00	$1,050,000.00	PENDING - REQUEST 1
4	FOUNDATION	May '25	10%	$150,000.00	$600,000.00	$900,000.00	PENDING - REQUEST 1
5	STRUCTURAL FRAMING	June '25	10%	$150,000.00	$750,000.00	$750,000.00	PENDING - REQUEST 1
6	CLOSE-IN / ROUGH-INS	TBD	10%	$150,000.00		$600,000.00	
7	INTERIOR FINISHES	TBD	10%	$150,000.00		$450,000.00	
8	EXTERIOR FINISHES / SITE WORK	TBD	10%	$150,000.00		$300,000.00	
9	SPECIALIZED INSTALLS / APP BAY	TBD	10%	$150,000.00		$150,000.00	
10	FINAL INSPECTION	TBD	10%	$150,000.00		$0.00	
11	Official re-Commissioning of Fire Station 20 as being in full working order and ready for operation						

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.6

MEETING DATE: August 26, 2025

AGENDA TITLE: Approval of Notice of Completion for Robson House Exterior Repairs and Repaint

FROM: Marc Matundan, Department of Public Works

RECOMMENDATION: Staff recommends the following actions to Town Council:

1. Approve the Robson House Exterior Repairs and Repaint Project ("Project") as complete
2. Authorize the Public Works Department to approve the Notice of Completion for the Project
3. Authorize Public Works to release the retention of 5% of funds for the Project.

BACKGROUND

The Robson-Harrington House ("Robson House"), a major part of San Anselmo's history, was constructed in 1906 and acts as a public facility for the Recreation Department. As a part of ongoing efforts to maintain public facilities in San Anselmo, the Public Works Department performed exterior repairs and a full repaint of the exterior, addressing critical visual and maintenance issues. The exterior repaint was made to closely match the building's original paint scheme. The Project was performed from mid-June to late July and is now finished.

DISCUSSION/ANALYSIS

The remaining retained payment that needs to be released by the Public Works Department to the Contractor is $4,027.50. The total cost of the project is $125,000

FISCAL IMPACT

The combined engineers' estimate, with contingency, was initially $165,935, resulting in $40,000 saved from the project after the Notice of Completion is signed.

The project had no significant impact on the Robson House's daily operations during the summer.

GENERAL PLAN CONSISTENCY

This item is consistent with the San Anselmo Safety Element Policy Framework S-1.5, which mandates the maintenance of public buildings to ensure their resilience in the event of natural disasters.

CEQA CONSISTENCY

The Town finds this project to be categorically exempt from the requirement to prepare environmental documents under the CEQA pursuant to CEQA Guidelines Section 15301, Class 1, as it involves the maintenance and minor alteration of an existing facility with negligible or no expansion of use.

ATTACHMENT

Attachment 1 – Robson Harrington Site Images

Attachment 2 – Notice of Completion Template






THE STATION









Recording Requested By:
The Town of _____

When Recorded Mail To:
_____ <name, title>
_____ <street address>
_____ <town, state and zip>

EXEMPT FROM RECORDING FEES PER
GOVERNMENT CODE §§ 6103, 27383

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

NOTICE OF COMPLETION
Civil Code §§ 8182, 8184, 9204, and 9208

NOTICE IS HEREBY GIVEN THAT:

1. The undersigned is the agent of the owner of the Project described below.

2. Owner's full name is_____("Town")

3. Town's address is _____

4. The nature of Town's interest in the Project is:
__ Fee Ownership _Lessee _Other:_____

5. Construction work on the Project performed on Town's behalf is generally described as follows:
<_____
_____>.

6. The name of the original Contractor for the Project is: <_____>.

7. The Project was accepted as complete on: <_____, 20__ >.

8. The Project is located at: <_____>.

Verification: In signing this document, I, the undersigned, declare under penalty of perjury under the laws of the State of California that I have read this notice, and I know and understand the contents of this notice, and that the facts stated in this notice are true and correct.

_____ _____
Date and Place Sean Condry, Director of Public Works

EXEMPT FROM NOTARY ACKNOWLEDGMENT REQUIREMENTS PER GOVERNMENT CODE § 27287 AND CIVIL CODE § 9208

AGREEMENT AND RELEASE OF ANY AND ALL CLAIMS

THIS AGREEMENT is made this_____day of_____, 20___, by and between (Name) _____, ("Contractor"), whose place of business is located at (Address)_____and Town of San Anselmo, a California Municipal Corporation, ("Town"), acting under and by virtue of the authority vested in the Town by the laws of the State of California.

RECITALS

Town and Contractor entered into Contract for: **Town of San Anselmo Project No. 3007, Robson Exterior Repaint.** The Work under the foregoing Contract has been completed.

Now, therefore, it is mutually agreed between Town and Contractor as follows:

AGREEMENT

1. Contractor will not be assessed liquidated damages except as detailed below:

Original Contract Sum	$_____
Modified Contract Sum	$_____
Payment to Date	$_____
Liquidated Damages	$_____
Payment Due Contractor	$_____

2. Subject to the provisions of this Agreement and Release, Town shall forthwith pay to Contractor the sum of_____Dollars ($_____) under the above Contract, less any amounts withheld under the Contract or represented by any Notice to Withhold Funds on file with Town as of the date of such payment.

3. Contractor acknowledges and hereby agrees that there are no unresolved or outstanding claims in dispute against Town arising from the above Contract, except for the claims described in Paragraph 4. It is the intention of the parties in executing this Agreement and Release that this Agreement and Release shall be effective as a full, final and general release of all claims, demands, actions, causes of action, obligations, costs, expenses, damages, losses and liabilities of Contractor against Town, all its respective agents, employees, inspectors, assignees and transferees except for the Disputed Claims set forth in Paragraph 4. Nothing in this Agreement and Release shall limit or modify Contractor's continuing obligations described in Paragraph 6, below.

4. The following claims are disputed ("Disputed Claims") and are specifically excluded from the operation of this Agreement and Release: **[Insert information, including attachment if needed]**

Claim No.	Date Submitted	Description of Claim	Amount of Claim

5. Consistent with California Civil Code Section 8138, the statutory form for Unconditional Waiver and Release Upon Final Payment has been executed and attached hereto.

6. Guarantees and warranties for the Work, and any other continuing obligation of Contractor, shall remain in full force and effect as specified in the Contract Documents.

7. Contractor shall immediately defend, indemnify and hold harmless Town, all its respective agents, employees, inspectors, assignees and transferees from any and all claims, demands,

actions, causes of action, obligations, costs, expenses, damages, losses and liabilities that may be asserted against them by any of Contractor's suppliers and/or subcontractors of any tier and/or any suppliers to them for any and all labor, materials, supplies and equipment used, or contemplated to be used in the performance of Contract, except for the Disputed Claims set forth in Paragraph 4, above.

8. Contractor hereby waives the provisions of California Civil Code Section 1542 which provides as follows: "*A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor."*

9. The provisions of this Agreement and Release are contractual in nature and not mere recitals and shall be considered independent and severable, and if any such provision or any part thereof shall be at any time held invalid in whole or in part under any federal, state, county, municipal or other law, ruling or regulations, then such provision, or part thereof shall remain in force and effect only to the extent permitted by law, and the remaining provisions of this Agreement and Release shall also remain in full force and effect, and shall be enforceable.

10. Contractor represents and warrants that it is the true and lawful owner of all claims and other matters released pursuant to this Agreement and Release, and that it has full right, title and authority to enter into this instrument. Each party represents and warrants that it has been represented by counsel of its own choosing in connection with this Agreement and Release.

11. All rights of Town shall survive completion of the Work or termination of Contract, and execution of this Agreement and Release.

IN WITNESS WHEREOF the parties have executed this Agreement in the date first written above.

CONTRACTOR: _____
(Name of Firm)

_____
Signature

_____
Title (If Corporation: Chairman, President or Vice President)

_____
Signature

_____
Title (If Corporation: Secretary, Assistant Secretary, Chief Financial Officer or Assistant Treasurer)

TOWN: TOWN OF SAN ANSELMO

_____
Town Manager

ATTEST:

_____
Town Clerk

APPROVED AS TO FORM:

_____
Town Attorney

END OF AGREEMENT AND RELEASE OF ANY AND ALL CLAIMS

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.7

MEETING DATE: August 26, 2025

AGENDA TITLE: Publicly Available Pay Schedule

FROM: Jeff Zuba, Finance & Admin Services Director

RECOMMENDATION: That the Town Council consider approving the attached resolution adopting a Publicly Available Pay Schedule in accordance with California Public Employees Retirement Systems (CalPERS) regulations.

BACKGROUND

In 2011, CalPERS adopted regulations setting forth the required elements necessary to meet the definition of a publicly available pay schedule. The required elements are as follows:

(1) Has been duly approved and adopted by the employer's governing body in accordance with the requirements of applicable public meetings laws;
(2) Identifies the position title for every employee position;
(3) Shows the pay rate for each identified position, which may be stated as a single amount or as multiple amounts within a range;
(4) Indicates the time base, including, but not limited to, whether the time base is hourly, daily, bi-weekly, monthly, bi-monthly, or annually;
(5) Is posted at the office of the employer or immediately accessible and available for public review from the employer during normal business hours or posted on the employer's internet website;
(6) Indicates an effective date and date of any revisions;
(7) Is retained by the employer and available for public inspection for not less than five years; and
(8) Does not reference another document in lieu of disclosing the pay rate.

The information in the attached salary schedule (exhibit A) is currently available in the Adopted Budget, the SEIU contract, and various Town Resolutions. However, CalPERS regulations require that all information be included in one document.

FISCAL IMPACT

There would be no direct fiscal impact on the Town to approve this item.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The Council's discussion and acceptance of this item is not a "project" under the California Environmental Quality Act, because it does not involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Pub. Res. Code § 21065).

ATTACHMENT

Attachment 1 – Resolution Adopting a Publicly Available Pay Schedule

RESOLUTION NO. XXXX

A RESOLUTION OF THE SAN ANSELMO TOWN COUNCIL APPROVING A PUBLICLY AVAILABLE PAY SCHEDULE

WHEREAS, the governing body of the Town of San Anselmo has the authority to implement Government Code Section 20636 (b) (1);

WHEREAS, the governing body of the Town of San Anselmo has adopted salary schedules for all Town positions;

WHEREAS, one of the requirements for Government Code Section 20636 (b) (1) is the adoption by the governing body of the Town of San Anselmo of a Publicly Available Pay Schedule, as attached hereto in Exhibit "A";

NOW, THEREFORE, BE IT RESOLVED as follows:

Section 1. California Environmental Quality Act
The Council's discussion and adoption of this resolution approving a publicly available pay schedule is not a "project" under the California Environmental Quality Act ("CEQA") because it does not involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Pub. Res. Code§ 21065).

Section 2. Publicly Available Pay Schedule
That the Town Council adopts the Publicly Available Pay Schedule at Exhibit A for the 2025-2026 fiscal year.

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the San Anselmo Town Council on the 26th day of August, 2025, by the following vote:

AYES: Councilmember:
NOES: Councilmember:
ABSENT: Councilmember:
ABSTAIN: Councilmember:

_____
TARRELL KULLAWAY
MAYOR

ATTEST:

_____
SERGE AVILA
TOWN CLERK

EXHIBITS
A. PUBLICLY AVAILABLE PAY SCHEDULE

Town of San Anselmo
Fiscal Year 2025-2026
Salary Schedule July 1, 2025

Classification Title	Monthly **Step A**	Monthly **Step B**	Monthly **Step C**	Monthly **Step D**	Monthly **Step E**
SEIU postions					
Administrative Services Assistant I	$5,275	$5,539	$5,813	$6,104	$6,412
Administrative Services Assistant II	$5,743	$6,031	$6,332	$6,648	$6,980
Administrative/Permit Services Technician	$6,535	$6,862	$7,205	$7,566	$7,943
Assistant Civil Engineer	$7,921	$8,316	$8,734	$9,170	$9,628
Assistant Planner	$7,393	$7,763	$8,152	$8,558	$8,987
Associate Planner	$8,135	$8,539	$8,967	$9,415	$9,886
Building Inspector	$8,461	$8,884	$9,327	$9,796	$10,285
Child Care Instructor	$4,001	$4,202	$4,412	$4,631	$4,863
Code Enforcement Officer	$6,737	$7,092	$7,466	$7,859	$8,272
Lead Library Assistant	$5,318	$5,584	$5,863	$6,156	$6,465
Librarian I	$6,356	$6,676	$7,009	$7,359	$7,728
Librarian II	$7,118	$7,473	$7,846	$8,238	$8,649
Library Assistant	$4,946	$5,192	$5,453	$5,725	$6,010
Library Technician	$5,638	$5,923	$6,217	$6,526	$6,854
Maintenance Supervisor	$7,569	$7,947	$8,345	$8,762	$9,199
Maintenance Worker I	$5,309	$5,573	$5,854	$6,146	$6,455
Maintenance Worker II	$5,846	$6,136	$6,444	$6,766	$7,105
Planning Technician	$6,706	$7,042	$7,394	$7,764	$8,153
Principal Planner	$9,844	$10,336	$10,851	$11,394	$11,965
Project Coordinator	$7,393	$7,763	$8,152	$8,558	$8,987
Recreation Coordinator I	$5,275	$5,539	$5,813	$6,104	$6,412
Recreation Coordinator II	$5,743	$6,031	$6,332	$6,648	$6,980
Recreation Coordinator III	$6,318	$6,634	$6,965	$7,313	$7,678
Recreation Program Leader	$4,401	$4,620	$4,851	$5,093	$5,349
Recreation Supervisor	$6,895	$7,241	$7,603	$7,982	$8,382
Recreation Senior Supervisor	$7,584	$7,966	$8,363	$8,780	$9,221
Senior Building Inspector	$9,307	$9,773	$10,260	$10,776	$11,314
Senior Maintenance Worker	$6,308	$6,623	$6,956	$7,304	$7,668
Senior Planner	$8,949	$9,397	$9,864	$10,359	$10,878

Town Council	Monthly $300

Confidential	Monthly **Step A**	Monthly **Step B**	Monthly **Step C**	Monthly **Step D**	Monthly **Step E**
Management Analyst*	$6,536	$6,862	$7,205	$7,565	$7,943

Management & Mid-Management Salaries	Monthly **Step A**	Monthly **Step B**	Monthly **Step C**	Monthly **Step D**	Monthly **Step E**
Assistant Public Works Director	$11,504	$12,111	$12,748	$13,419	$14,125
Building Official	$11,504	$12,111	$12,748	$13,419	$14,125
Community Engagement Coordinator	$7,921	$8,317	$8,732	$9,170	$9,629
Community Services Director	$11,504	$12,111	$12,748	$13,419	$14,125
Finance & Administrative Services Director*	$13,778	$14,502	$15,266	$16,072	$16,915
Planning Director	$14,599	$15,329	$16,096	$16,900	$17,745
Public Works Director	$14,853	$15,635	$16,457	$17,323	$18,234
Public Works Manager	$9,945	$10,470	$11,021	$11,602	$12,212
Recreation Manager	$8,273	$8,691	$9,124	$9,578	$10,059
Senior Accountant/Financial Supervisor	$8,956	$9,404	$9,874	$10,367	$10,888
Senior Civil Engineer	$9,945	$10,470	$11,021	$11,602	$12,212
Town Clerk/Municipal Information Officer	$9,403	$9,875	$10,368	$10,886	$11,433
Town Librarian**	$11,504	$12,111	$12,748	$13,419	$14,125
Town Manager					$21,265

* Finance and Administrative Services Director, Senior Accountant/Financial Supervisor, and Management Analyst receive an additional 20% pay belong the salary listed for responsibilities related to Ross Valley Fire Department.

** Town Librarian receives an additional 15% pay beyond the salary listed for Assistant Town Manager duties.

Part Time Hourly Salaries

	Hourly Rates
Clerical Assistant	$15.50 -$22.71
Library Assistant (on call)	$18.00 - $33.42
Library Pages	$15.50 - $20.08
Librarian (on call)	$28.00 - $47.11
Maintenance Worker	$15.50 - $31.27
Professional Temp	$20.00 - $119.10
Recreation Childcare Aide	$15.50 - $23.62
Recreation Childcare Instructor	$15.50 - $29.05
Recreation Facility/Equipment Assistant	$15.50 - $26.25
Recreation Specialist	$15.50 - $31.96
Sports Official/Coach	$15.50 - $63.67

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.8

MEETING DATE: August 26, 2025

AGENDA TITLE: Response to Marin County Civil Grand Jury Report: *The Worrisome Future of Marin Housing-NIMBY Resistance Takes a Backseat to Economic Reality*

FROM: Heidi Scoble, Community Development Director

RECOMMENDATION: Approve and authorize the Mayor to sign and submit the Town of San Anselmo's formal response to the Marin County Civil Grand Jury report entitled *"The Worrisome Future of Marin Housing-NIMBY Resistance Takes a Backseat to Economic Reality"* as required under California Penal Code Section 933(c).

BACKGROUND/DISCUSSION

On June 24, 2025, the Marin County Civil Grand Jury released a report titled *"The Worrisome Future of Marin Housing – NIMBY Resistance Takes a Backseat to Economic Reality"* (**Attachment 1**). The report reviews the progress of Marin jurisdictions in meeting state housing goals and includes findings and recommendations related to community engagement, streamlined permitting, site availability, and the influence of market conditions.

Under state law, cities and towns must respond to each Grand Jury finding and recommendation within 90 days. The proposed response represents the Town of San Anselmo's formal reply to those findings and recommendations specific to the Town (**Attachment 2**).

The Grand Jury issued nine findings and six recommendations. The Town partially disagrees with seven findings (F1-F5, F-8, and F-9) and wholly disagrees with two findings (F6 and F7). Of the six recommendations, the Town has already implemented four (R3–R6) and will not implement two (R1 and R2), as they are not warranted or reasonable given existing reporting practices and staff capacity.

The Town's responses underscore that its legal responsibility is to plan for housing through zoning, policies, and supportive programs, whereas the actual production of housing depends on private market forces such as financing, developer interest, and construction costs, which are beyond the Town's control.

The response also affirms that Regional Housing Needs Allocation represents a planning requirement, not a construction mandate, and highlights the Town's full compliance with Housing Element law, including certification of its 6th Cycle Housing Element by the California Department of Housing and Community Development (HCD). Additionally, as of July 2025, the Town has completed 62.7% of its Housing Element implementation actions, maintains a public-facing digital dashboard, and offers ministerial approval pathways for both Accessory Dwelling Units (ADUs) and multifamily housing projects.

For information on current and past certified Housing Elements and the Town's compliance efforts, visit: Housing Element Implementation | San Anselmo, CA - Official Website.

FISCAL IMPACT

There is no fiscal impact associated with submitting the response.

GENERAL PLAN CONSISTENCY

While the Grand Jury response itself is not subject to General Plan consistency review, the Town's ongoing implementation of its certified Housing Element, a required component of the General Plan, reflects the Town's continued commitment to meeting state housing obligations and advancing long-range planning goals.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The Council's consideration and approval of this item is not a "project" under the California Environmental Quality Act, because it does not involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Pub. Res. Code § 21065).

Although the response to the Grand Jury's housing report is not directly related to the Town's Climate Action Plan, any new housing developed in San Anselmo must comply with the Climate Action Plan requirements. This includes, but is not limited to, meeting standards for green building, electrification, waste reduction, and other policies aimed at reducing greenhouse gas emissions.

ATTACHMENTS

Attachment 1- Draft Response to the Marin County Civil Grand Jury Report
Attachment 2- Marin County Civil Grand Jury Report: *The Worrisome Future of Marin Housing-NIMBY Resistance Takes a Backseat to Economic Reality*

TOWN OF
SAN ANSELMO
EST. 1907

RESPONSE TO GRAND JURY REPORT FINDINGS AND RECOMMENDATIONS

REPORT TITLE: **"The Worrisome Future of Marin Housing"**

REPORT DATE: **June 24, 2025**

RESPONSE BY: **Town of San Anselmo Mayor, Tarrell Kullaway**

FINDINGS

- I (we) agree with the findings numbered: N/A
- I (we) disagree *partially* with the findings numbered: F1, F2, F3, F4, F5, F8, and F9
- I (we) disagree *wholly* with the findings numbered: F6 and F7

(Attach a statement specifying any portions of the findings that are disputed; include an explanation of the reasons therefor.)

GRAND JURY RECOMMENDATIONS

- Recommendation numbers **R3, R4, R5, and R6** have been implemented.
- Recommendation numbered **R1 and R2** will not be implemented because it is not warranted or reasonable.

Date: _____ Signed: _____
Tarrell Kullaway, Mayor
Town of San Anselmo

Number of pages attached: 8 pages

RESPONSE TO GRAND JURY FINDINGS

F1. Because the California Department of Housing and Community Development provided the County of Marin and the 11 Marin cities and towns with unrealistic housing goals for the 2023-2030 cycle, the County of Marin and the 11 Marin cities and towns will not achieve their current cycle Housing Element goals.

Response: **Partially Disagree**

The Town of San Anselmo cannot speak on behalf of the County of Marin or the other ten Marin cities and towns; however, with respect to San Anselmo, the assertion is not accurate.

Pursuant to California Government Code Section 65580, the purpose of a Housing Element is for local governments to plan for and facilitate the development of housing through appropriate land use policies and zoning. The Housing Element is a planning document, not a mandate to build housing.

Specifically, state law requires that a Housing Element:

- Identifies and plans for the housing needs of all economic segments of the community;
- Demonstrates adequate zoned capacity to accommodate the jurisdiction's Regional Housing Needs Allocation (RHNA);
- Includes policies, programs, and actions that remove barriers and create opportunities for housing development; and
- Complies with the requirements set forth in Government Code Sections 65580–65589.11.

While the RHNA numbers assigned to the Town of San Anselmo are unprecedented, and market forces such as interest rates, construction costs, and labor shortages pose significant challenges to housing production, it is important to underscore that the Housing Element's core purpose is to plan for housing and not to guarantee its construction.

The Town's Housing Element meets state requirements and fulfills its intended role by identifying housing needs, providing adequate zoning, and implementing policies that support housing development opportunities.

The Town offers this perspective to emphasize the difference between planning for housing, which is the Town's responsibility, and the actual construction of housing, which is primarily influenced by the private market and other external factors.

F2. The ability of the County of Marin and the 11 Marin cities and towns to comply with the current cycle California Regional Housing Needs Allocation housing goals is significantly impacted by the lack of economic returns associated with that development and, therefore, inhibits the construction of new housing in Marin County.

Response: **Partially Disagree**

The Town of San Anselmo cannot speak on behalf of the County of Marin or the other ten Marin cities and towns; however, with respect to San Anselmo, the assertion is not accurate.

While market factors, such as construction costs, interest rates, labor availability, and land values undeniably influence the pace and feasibility of housing development, the Town of San Anselmo respectfully disagrees with the finding as stated.

The RHNA is a planning requirement, not a production mandate. Jurisdictions are evaluated based on their efforts to plan for housing by identifying needs, providing adequate zoning, and implementing supportive policies and not by the number of units ultimately built. This framework is established in California Government Code Sections 65580–65589.11.

The Housing Element is designed to facilitate development opportunities through land use policy, not to ensure economic outcomes or manage market dynamics. San Anselmo's certified Housing Element fulfills these responsibilities by identifying suitable sites, adopting pro-housing policies, and streamlining permit processes.

Actual housing production is influenced by factors largely outside a jurisdiction's control, including financing conditions, developer interest, and construction costs. While economic viability is critical for development, it is not a valid benchmark for RHNA compliance.

Therefore, the Town respectfully disagrees with the framing of the finding, which conflates planning obligations with market-driven production, two related but distinct aspects of state housing law.

F3. Under current state law, the failure of the County of Marin and the 11 Marin cities and towns to make adequate progress in achieving their California Regional Housing Needs Allocation goals could expose these jurisdictions to the potential of litigation, loss of permitting authority, financial penalties, court receivership, and streamlined ministerial approval processes which could substantially impact the ability of local housing jurisdictions to control the development of housing.

Response: **Partially Disagree**

The Town of San Anselmo acknowledges that jurisdictions out of compliance with state housing laws, such as the Housing Element Law, Housing Accountability Act, and SB 35, may face consequences including litigation, financial penalties, streamlined approvals for qualifying projects, and reduced local control.

However, it is important to clarify that such enforcement actions are primarily triggered by failure to adopt and implement a compliant Housing Element, not by the pace of actual housing production, which is largely driven by private market forces beyond the Town's control.

San Anselmo has adopted a state-certified Housing Element for the current planning cycle and is actively implementing its programs and policies. As of now, the Town has completed 62.7% of the 118 implementation actions, as documented on its Housing Element Implementation dashboard and Housing Element Action Tracker.

By continuing to meet statutory obligations, such as zoning for adequate housing, addressing governmental constraints, and promoting fair housing, the Town significantly reduces the risk of state enforcement and demonstrates its commitment to meeting state housing requirements.

F4. The cost of housing in Marin County is unaffordable for most current and potential Marin County public-sector workers, which reduces the ability of the public-sector employers to attract and retain employees.

Response: **Agree**

The Town of San Anselmo agrees that the high cost of housing in Marin County presents a significant challenge for public-sector workers, including teachers, first responders, and municipal staff; many of whom are unable to afford to live in the communities they serve. This affordability

gap can hinder the ability of local governments and public agencies to attract and retain qualified employees, ultimately affecting the delivery of public services.

San Anselmo is committed to addressing this issue through its certified Housing Element, which includes policies and programs to support a range of housing options, including affordable and workforce housing. The Town will also continue to pursue partnerships with regional agencies, nonprofits, and the private sector to improve housing access for public-sector and essential workers.

F5. The County of Marin and the 11 Marin cities and towns do not consistently inform the public on how applicable state law is limiting or eliminating the discretion of the local decision makers to modify or decline housing projects, and therefore, the public often does not understand the range of options available to local housing decision makers.

Response: **Partially Disagree**

The Town of San Anselmo cannot speak on behalf of the County of Marin or the other ten Marin cities and towns; however, with respect to San Anselmo, the assertion is not accurate.

The Town actively informs the public about how state housing laws affect local land use authority, including the ways in which legislation such as the Housing Accountability Act, SB 35, SB 9, SB 450, and the Density Bonus Law limit local discretion on certain housing projects.

To promote transparency and public understanding, the Town has taken several proactive steps, including:

- Zoning Code Amendments to align with new state housing laws, which are discussed and adopted in noticed public hearings before the Planning Commission and Town Council.
- Regular updates to the Town's website, including the Housing Element page, where the public can access summaries of relevant state laws, housing programs, and project information.
- Use of clear, easy-to-understand infographics and visual aids to explain complex housing policies, approval processes, and the differences between ministerial and discretionary review.
- Public presentations and staff reports that routinely describe how state mandates influence project review and limit the Town's ability to modify or deny qualifying housing proposals.
- Ongoing community engagement, including workshops, newsletters, and FAQs, to help residents understand both the opportunities and limitations within the current regulatory landscape.

While state housing law continues to evolve and can be challenging to communicate in detail, the Town of San Anselmo has been and continues to be committed to maintaining open and accessible public communication and will continue to refine and expand its outreach efforts accordingly.

F6. The County of Marin and the 11 Marin cities and towns are not consistently providing developers and the public with detailed reconciliation of project level public accounting of the planning fees, expenses, and time expectations, and therefore, housing developers are not clear if their housing applications are billed on a cost-neutral basis as required by state law.

Response: **Disagree**

The Town of San Anselmo cannot speak on behalf of the County of Marin or the other ten Marin cities and towns; however, with respect to San Anselmo, the assertion is not accurate.

Government Code Section 65940.1 requires cities and counties to make publicly available a current list of all application procedures, fees, and requirements for zoning, subdivisions, and other development permits. The Town of San Anselmo, along with the other 10 cities and towns in Marin County and the County of Marin, complies with this requirement. In addition, at the end of the review process for both planning applications and building permits, the Town provides a final invoice that itemizes all associated project costs.

F7. The County of Marin and the 11 Marin cities and towns are not consistently and proactively engaging the housing development community on the opportunities available in their communities to build new housing, and, therefore, housing developers may not be aware of the opportunities available to contribute to local housing development.

Response: **Disagree**

The Marin Planners Housing Working Group, which includes representatives from the County and all 11 Marin cities and towns and is staffed by the County, has hosted numerous forums with developers to gather input and share information. Examples include:

- **April 7, 2022** – Countywide Developer Forum to inform the Housing Elements of the cities, towns, and County.
- **April 17, 2025** – Infill Builders Developer Forum, a countywide event moderated by the Infill Builders Foundation.

Additionally, the San Anselmo Planning Department regularly engages with local developers and offers free pre-application meetings to discuss housing projects.

F8. Accessory Dwelling Units are an element to the success of each jurisdiction's Housing Element for the County of Marin and the 11 Marin cities and towns, yet some jurisdictions fail to provide a ministerial path to Accessory Dwelling Unit construction.

Response: **Partially Disagree**

The Town of San Anselmo cannot speak on behalf of the County of Marin or the other ten Marin cities and towns; however, with respect to San Anselmo, Town disagrees with this finding as it does not accurately represent the Town's approach to Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs). San Anselmo's ADU/JADU regulations are fully updated to comply with current State law. The Town offers a clear ministerial approval process for ADU/JADU projects, allowing applicants to proceed without discretionary review when they meet established standards. Additionally, the Town maintains a dedicated webpage that provides clear information demonstrating the ministerial permitting process for ADUs and JADUs.

By maintaining streamlined, ministerial policies and regulations, San Anselmo supports the development of ADUs and JADUs as a key component of its Housing Element strategy, in alignment with state housing policies. This approach expands affordable housing options and helps the Town meet its RHNA.

F9. Multifamily housing is the most important element to fulfilling each jurisdiction's Housing Element for the County of Marin and the 11 Marin cities and towns, yet some jurisdictions fail to provide a ministerial path to multifamily construction.

Response: **Partially Disagree**

The Town of San Anselmo cannot speak on behalf of the County of Marin or the other ten Marin cities and towns; however, with respect to San Anselmo, the Town disagrees with this finding, as it does not accurately reflect the Town's current policies and implementation of state-required ministerial pathways for multifamily housing.

San Anselmo has incorporated several by-right provisions and complies with state housing laws, including:

- SB 35, which allows streamlined, ministerial approval of qualifying infill multifamily projects;
- Density Bonus Law, which provides ministerial concessions and incentives when affordability criteria are met;
- The Town's certified Housing Element, which identifies by-right multifamily housing sites and commits to expanded ministerial processes;
- Objective Design and Development Standards (ODDS) to ensure clear, measurable criteria for multifamily project review without discretionary oversight;
- Updated ADU/JADU regulations, which provide a fully ministerial process, including for ADUs on multifamily properties; and
- Implementation of additional state laws such as SB 9, SB 450, and SB 684, which further expand by-right housing opportunities.

These measures demonstrate the Town's commitment to providing ministerial approval pathways for multifamily housing, consistent with both state law and Housing Element goals. This approach helps remove barriers to housing production while maintaining transparency and predictability in the review process.

RESPONSE TO GRAND JURY RECOMMENDATIONS

The Marin County Civil Grand Jury recommends the following:

R1. By January 1, 2026, the Marin County Board of Supervisors and the City and Town Councils for the 11 Marin cities and towns should direct their housing planning officials to provide detailed quarterly updates to the community on the progress in executing their own specific Housing Element.

This recommendation will not be implemented because it is not warranted or reasonable.

Under State Housing Element law, jurisdictions must submit Annual Progress Reports (APRs) detailing housing production and implementation of Housing Element programs. This includes:

- Planning entitlements
- Building permits
- Certificates of occupancy
- Status of programs and policies

Preparing these reports is resource-intensive and already requires significant staff time, diverting attention from application processing and developer support. APRs provide the most accurate and comprehensive measure of progress. Quarterly reporting is unnecessary and would not offer additional value to the public.

The Town also maintains a digital dashboard, updated quarterly, to provide ongoing visibility into Housing Element progress.

R2. By January 1, 2026, the Marin County Board of Supervisors and the City and Town Councils for the 11 Marin cities and towns should direct their housing planning officials to engage with the public on a quarterly basis on how State housing laws constrain the jurisdiction's ability to approve or modify a housing project.

This recommendation will not be implemented because it is not warranted or reasonable.

The Town of San Anselmo agrees that public education on state housing laws is important and remains committed to transparency and ongoing community outreach. However, holding quarterly meetings solely focused on this topic is not the most effective use of staff resources.

Instead, the Town communicates the impacts of state housing mandates through existing public forums such as Planning Commission and Town Council meetings, project reviews, and community workshops. The Town also provides accessible online resources, including a dedicated Planning Department webpage, Housing Element webpage, and a digital dashboard that offer up-to-date information on housing laws and local implementation.

This integrated approach keeps the public informed without requiring a separate quarterly engagement schedule.

R3. By January 1, 2026, the Marin County Board of Supervisors and the City and Town Councils for the 11 Marin cities and towns should direct their housing planning officials to proactively engage with potential developers to inform them of opportunities in their housing elements to support addressing the housing needs within Marin County.

This recommendation has been implemented.

This recommendation is already being implemented, as outlined in the response to Finding 7. The County and the cities and towns of Marin will continue to engage with developers both individually and through collaborative efforts under future Housing Working Group initiatives.

R4. By January 1, 2026, the Marin County Board of Supervisors and the City and Town Councils for the 11 Marin cities and towns should direct their housing planning officials to publish and regularly update a public accounting of the fees charged and expenses associated with each development project submitted to the jurisdiction's planning and building activities.

This recommendation has been implemented.

This recommendation is already being implemented. As required by Government Code Section 65940.1, the Town of San Anselmo publishes and regularly updates a comprehensive fee schedule on its website. In addition, staff generate a cost accounting summary for each project, providing a detailed record of all fees charged throughout the planning and building process.

R5. By January 1, 2026, the Marin County Board of Supervisors and the City and Town Councils for the 11 Marin cities and towns should direct their housing planning officials to ensure their housing laws provide a ministerial path for the approval of Accessory Dwelling Units.

This recommendation has been implemented.

The Town of San Anselmo has already implemented this recommendation. State law requires a ministerial path for the approval of Accessory Dwelling Units (ADUs), except in limited cases explicitly defined in statute, and the Town's ADU and Junior ADU regulations are fully compliant

with these requirements. San Anselmo's permitting process is clearly defined, objective, and does not involve discretionary review for qualifying ADUs. Additionally, the Town participates in the ADUMarin program, which offers technical assistance and helps applicants navigate the ADU review and permitting process.

R6. By January 1, 2026, the Marin County Board of Supervisors and the City and Town Councils for the 11 Marin cities and towns should direct their housing planning officials to ensure that local housing laws provide a ministerial path for the approval of multifamily housing in compliance with State housing law.

This recommendation has been implemented.

The Town of San Anselmo has already addressed this recommendation. The requirement for a ministerial path for multifamily housing approval is embedded in the Town's certified Housing Element. Additionally, the zoning ordinance has been updated and continues to be updated to ensure compliance with State housing law and to facilitate streamlined, objective review processes for multifamily developments.

The Worrisome Future of Marin Housing

NIMBY Resistance Takes a Backseat to Economic Reality

June 24, 2025

SUMMARY

California is an expensive place to live, and Marin County (Marin) has the third-highest median home price among all California counties.[1] In 2023, four in ten Californians considered moving out of California due to the high cost of living.[2] Housing is by far the largest expense for most families.[3] The 2024-25 Marin County Civil Grand Jury (Grand Jury) investigated the progress Marin's housing jurisdictions (Marin's cities, towns, and the County of Marin (County)) are making to ease the housing crunch by supporting the development of new housing as required by the California Regional Housing Needs Allocation (RHNA) program.[4] Building more housing (even market-rate housing) has been shown to ease housing costs at all income levels.[5] The Grand Jury found that while most Marin jurisdictions are making good faith efforts to execute their housing plans, most, if not all, Marin housing jurisdictions will fail to achieve the state-mandated new housing goals for the current planning cycle.

The Grand Jury determined through interviews that despite the changes in state law since 2017, designed to encourage more housing, the current housing cycle goal requiring the issuance of 14,405 building permits across the 12 Marin housing jurisdictions is unrealistic and is unlikely to be achieved. In the current environment, the availability of housing expertise, building sites, and the cost of financing, building materials, and construction labor do not provide developers a reasonable economic return to build housing. The lack of a financial incentive to build more housing significantly impacts new housing production.

The Grand Jury discussion and recommendations that follow to support new housing production are organized under the following topics:

- Housing affordability impact on Marin's workforce
- The community's role in housing development
- Streamlined planning and permitting for multifamily and ADU housing
- Increased investment in multifamily affordable housing
- Improved site availability to support new housing

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[1] Current Sales & Price Statistics, Median Sold Price of Existing Single-Family Homes, April 2025 https://www.car.org/marketdata/data/countysalesactivity (accessed 5/14/25).
[2] Sara Chernikoff, "California is Home to the Most Expensive Housing Markets in the US: See a Nationwide Breakdown," *USA Today*, March 12, 2024, https://www.usatoday.com/story/money/2024/03/12/most-expensive-housing-markets-in-america/72930811007/, (accessed 5/14/25).
[3] "Consumer Expenditures," *U.S. Bureau of Labor Statistics,* September 25, 2024, https://www.bls.gov/news.release/cesan.nr0.htm, (accessed 5/14/25).
[4] The term "Marin" means the entire county, including all cities, towns, and the unincorporated area governed by the County of Marin. The term "County" means the county governmental agencies within Marin. The term "housing jurisdiction" refers to a region (county, town or city) that is required to file and execute a housing element.
[5] W. E. Upjohn Institute, "How Even Luxury Housing Can Help Solve the Housing Shortage," page 7, https://research.upjohn.org/cgi/viewcontent.cgi?article=1314&context=reports, (accessed 5/19/25).

There are significant consequences if Marin's housing jurisdictions fail to meet the current cycle goal. Under State law, failure to make adequate progress in achieving their mandated housing goals exposes jurisdictions to lawsuits, penalties, loss of permitting authority, and approval processes, all of which could substantially impact future housing.[6] The Grand Jury recommendations focus on improving citizen engagement and maximizing multifamily and Accessory Dwelling Unit (ADU) development to increase the odds of achieving Marin's housing goals.

BACKGROUND

The Grand Jury determined through interviews that Marin has a housing challenge. Marin residents believe that housing and homelessness are the two biggest priorities in the County.[7] The Marin County Board of Supervisors (BOS) deems improving the supply of affordable housing and permanent supportive housing as the most important priority for the County.[8] Interviews with numerous local leaders indicate that housing substantially impacts Marin's ability to attract and retain private and public-sector employers and their workforce.

The Housing Cycles and the General Plan

Since 1969, California has required every local municipality (towns, cities, and counties) to create a housing plan (called a "Housing Element") that describes how the municipality or housing jurisdiction plans to address its existing and future housing needs and support a variety of housing types for different income levels. Each eight-year period is referred to as a "cycle." The 5th cycle for Northern California counties began on January 31, 2015, and ended on January 31, 2023. The 6th cycle began on February 1, 2023, and ends on January 31, 2031.[9]

The Housing Element process requires housing jurisdictions to assess available land for residential development, considering factors that might constrain housing production, such as zoning laws, environmental regulations, and market conditions. The Housing Element process also requires housing jurisdictions to enact policies and programs that prevent discrimination and foster inclusive communities, including those that ensure housing is accessible to all, regardless of race, ethnicity, religion, gender, or economic status. Public participation is an important component of the development of the Housing Element process because it allows community members to contribute input and feedback, which helps to shape policies that reflect local needs and priorities. As each cycle progresses, jurisdictions are required to demonstrate progress

[6] Association of Bay Area Governments, "Consequences of Non-Compliance with Housing Laws," June 2021, https://abag.ca.gov/sites/default/files/documents/2021-06/Consequences%20of%20Non-Compliance%20with%20Housing%20Laws.pdf, (accessed 5/14/25).
[7] Richard Halstead, "Marin Survey Outlines Residents' Top Priorities, with Housing in Lead," *Marin Independent Journal*, November 12, 2023, https://www.marinij.com/2023/11/12/marin-survey-outlines-residents-top-priorities-with-housing-in-lead, /. (accessed 5/14/25).
[8] County of Marin Office of the County Executive, "How the County Budget is Created: County Service Funding Levels," January 19, 2024 update, https://www.marincounty.gov/departments/executive/budget-and-priority-setting/how-county-budget-created, (accessed 5/14/25).
[9] California Department of Housing and Community Development, "Housing Element and Regional Housing Needs Determination Schedule", ABAG Planning Period, https://www.hcd.ca.gov/planning-and-community-development/housing-element-and-regional-housing-needs-determination-schedule, (accessed 5/14/25).

toward achieving these goals. Lack of progress creates the potential for legal actions by the state to increase accountability.[10]

The 5th Housing Cycle Goals and Results

During the 5th housing cycle, the California legislature recognized that the pace of housing construction was not rebounding from the 2008-2010 financial crisis, which devastated the development of new housing in California.[11] The lawmakers also recognized housing development was not keeping pace with new household formation driven by growth in health care, information technology, and other areas of the California economy.[12] The deficit between the housing required and the housing available increased housing prices, making California the second most expensive housing market.[13]

During the 5th cycle, nine of 12 Marin housing jurisdictions met their jurisdiction-level housing goals. The three municipalities that failed to achieve their jurisdiction-level goal were: Tiburon (36 percent of the goal), Belvedere (63 percent of the goal), and San Rafael (55 percent of the goal). In addition, San Anselmo (88 percent of goal), Sausalito (88 percent of goal) met their overall jurisdiction 5th cycle goals, but failed to achieve their very low-income housing goals.[14] Figure 1 shows how all Marin housing jurisdictions performed compared to the original 5th cycle goal.[15] In total, Marin's 12 housing jurisdictions achieved their overall 5th cycle goal of 2,298 by permitting 2,605 housing units.

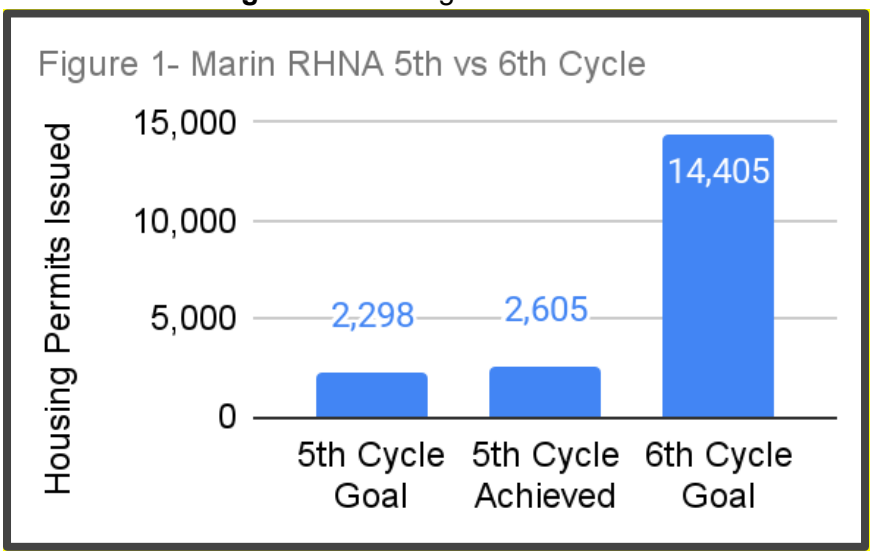
The 6th Housing Cycle Goals and Results to Date

In response to the continued housing deficit, in the 6th cycle, the California Department of Housing and Community Development (HCD) significantly increased the RHNA (California Government Code section 65580, et seq.) housing goals for the 539 housing jurisdictions in California.[16] Figure 1 shows how, in the 6th cycle, Marin jurisdictions are required to permit 14,405 units for an increase of 627 percent compared to the 5th cycle. The substantial increase in the housing goal for Marin jurisdictions was based on an evaluation of 5th cycle results, population and household growth, employment growth, and other factors, and was supported by

[10] U.S. Department of Housing and Urban Development, "Advancing Fair Housing at the State Level, page 4, https://www.hcd.ca.gov/sites/default/files/docs/hud-exchange-advancing-fairhousing-2024.pdf, (accessed 5/14/25).
[11] ft Editorial Staff, "California Residential Construction Starts", *firsttuesday Journal*, April 14, 2025, https://journal.firsttuesday.us/the-rising-trend-in-california-construction-starts/17939/#:~:text=56%2C700%20SFR%20starts%20took%20place,was%202011%20with%2022%2C000%20starts, (accessed 5/14/25).
[12] California Center Jobs & The Economy, "California Employment Report for May 2019," page 4, https://centerforjobs.org/wp-content/uploads/2019-May-job-facts-1.pdf, (accessed May 14, 2025).
[13] David McMillin, "Median Home Prices in Every State," *BankRate*, April 8, 2025, https://www.bankrate.com/real-estate/median-home-price/, (accessed 5/2/25).
[14] HCD, "Table of Regional Housing Needs Allocations RHNA Cycle 5 (2015-2023): Building Permit Activity by Jusrisdiction," https://abag.ca.gov/sites/default/files/documents/2024-02/2015-2023_Bay_Area_RHNA_Progress_Report-.pdf, (accessed 5/14/25).
[15] HCD, "Table of Regional Housing Needs Allocations RHNA Cycle 5 (2015-2023): Building Permit Activity by Jurisdiction."
[16] HCD, "Annual Progress Reports - Data Dashboard and Downloads," slide 9, https://www.hcd.ca.gov/planning-and-community-development/housing-element-implementation-and-apr-dashboard (accessed 5/14/25).

new laws that attempted to reduce the barriers that affordable and market-rate housing developers faced in building new housing.[17]

Figure 1: Housing Permits Issued

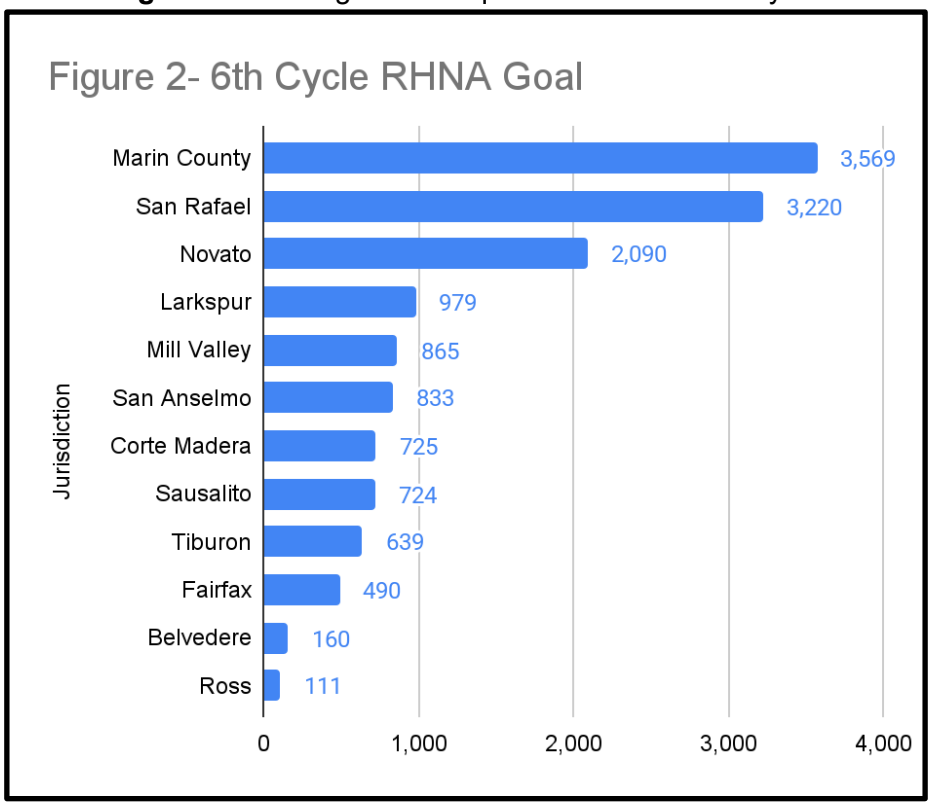


Source: California Department of Housing and Community Development

During 2023-2024, each Marin housing jurisdiction developed its plan and gained approval of those plans from the HCD. The jurisdictions then rezoned land parcels to conform to their approved RHNA plans. Figure 2 shows the housing permit requirements for the 12 Marin jurisdictions for the 6th cycle:

[17] https://www.hcd.ca.gov/planning-and-community-development/regional-housing-needs-allocation, (accessed 5/25/25).

Figure 2: Housing Units Required Under the 6th Cycle



Source: California Department of Housing and Community Development

Key Housing Elements Definitions

To help housing jurisdictions achieve the aggressive 6th cycle goals, HCD created an online portal to track the compliance of all jurisdictions with RHNA goals.[18] The portal organizes housing development into four processes:

1. Submitted — Housing application submitted
2. Entitled — All application documents are complete and approved
3. Permitted — All construction permits are approved
4. Completed — Property is ready for occupancy

A housing development is deemed entitled (Step 2) once the planning process is completed. Housing jurisdictions gain an RHNA credit once a housing development is permitted (Step 3).

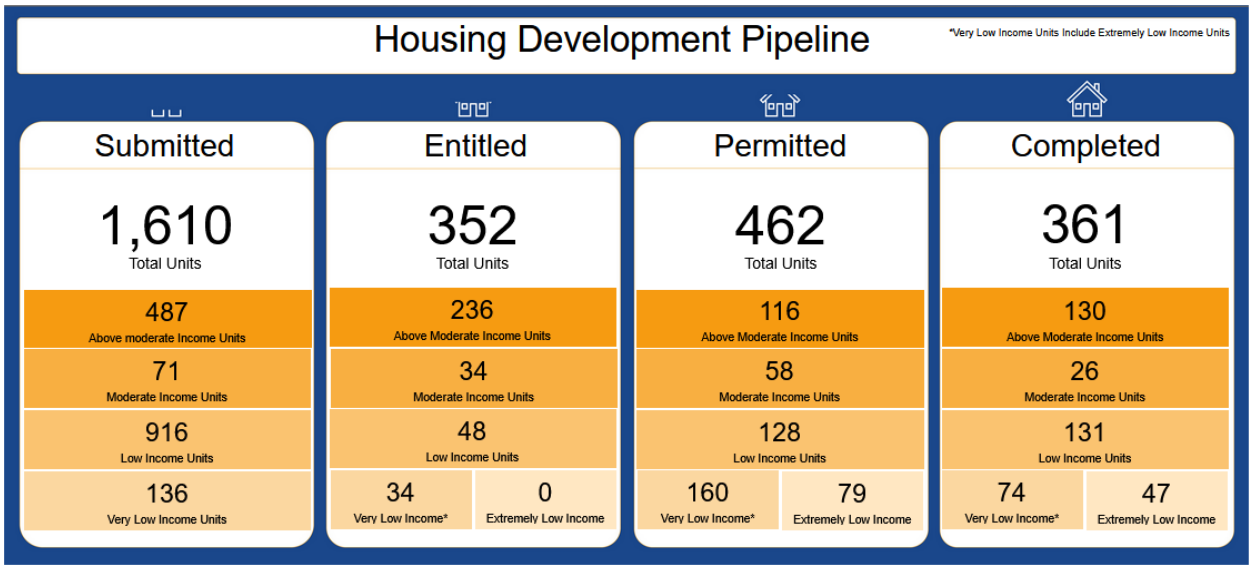
HCD also categorizes housing based on the median income of households in the housing jurisdiction.[19] The RHNA goals are evenly split between lower income (0-80 percent of the

[18] "Annual Progress Reports - Data Dashboard and Downloads," slide 2, *California Department of Housing and Community Development*, https://www.hcd.ca.gov/planning-and-community-development/housing-element-implementation-and-apr-dashboard (accessed 5/14/25).
[19] "Income Limits," *California Department of Housing and Community Development*, https://www.hcd.ca.gov/grants-and-funding/income-

jurisdiction's median income) and moderate and above-moderate income (over 80 percent of the jurisdiction's median income).[20]

The information published by HCD shows that as of January 31, 2024 (the date of the latest available information), Marin lags far behind its 6th cycle goals (see Figure 3). Marin housing jurisdictions need to permit an average of 1,800 housing units per year to achieve the 14,400 unit goal over the entire 6th cycle. However, in the first year of the 6th cycle (2023), all Marin housing jurisdictions combined permitted only 462 units (see column labeled "Permitted") or only 25 percent of the annual 1,800 unit requirement. Anecdotal information for 2024 indicates permit activity consistent with 2023.[21]

Figure 3: 6th Cycle Housing Pipeline Progress as of 1/31/24



Source: California Department of Housing and Community Development

Reasons for the Poor 6th Cycle Results

Despite the general population's agreement that California has a housing crisis,[22] a major impediment to new housing has historically been community resistance.[23] The Grand Jury determined through interviews that in the past, the "Not In My Backyard" (NIMBY) resistance from members of the Marin community has been formidable. Among other tactics, community members may oppose new housing development in Marin by citing the California Environmental

limits#:~:text=Extremely%20low%20income%3A%2015%2D30,80%25%20to%20120%25%20of%20AMI, (accessed 5/14/25).

[20] Citizen Marin "California Housing Mandates and RHNA," Table H-4.1, https://citizenmarin.org/rhna%3F, (accessed 5/14/25).

[21] "Creation of New Housing," *County of Marin,* https://data.marincounty.org/stories/s/Creation-of-New-Housing/k2pv-b86k, (accessed 5/14/25).

[22] Californians and the Housing Crisis," *Public Policy Institute of California,* https://www.ppic.org/interactive/californians-and-the-housing-crisis/, (accessed 5/14/25).

[23] Bruce Maiman, "NIMBYism is a California Thing, and it's Wrecking Cities. Consider Loomis," *CAL Matters,* August 28, 2019, https://calmatters.org/commentary/2019/08/nimbyism-in-suburban-sacramento/, (accessed 5/14/25).

Quality Act (CEQA).[24] Although not all CEQA challenges are inappropriate, the ability of community members to create obstacles has resulted in project delays, time-consuming litigation, and often project cancellation. Litigation over planning decisions and project approvals has both delayed the process and, importantly, raised the price of potential development to the point where the development was no longer economically viable.[25]

Recognizing these impediments, the California Legislature passed over 100 laws[26] from 2017 to 2024 designed to reduce the ability of community members to block new housing and increase the ability of the communities to permit new housing construction. These new laws often provide ministerial processes to encourage and streamline new housing development. These laws restrict housing jurisdictions from delaying or denying projects based on subjective criteria such as community character, color, and/or design style. The new laws allow developers to bypass such legacy housing restrictions, and some laws encourage local jurisdictions to develop a set of objective standards for developers to follow.

In interviews with local housing leaders, they praised some of these new laws and also commented that they introduced more complexity into the development process. Through its investigation, the Grand Jury learned that housing leaders struggle to understand the impact of these new laws and new ministerial processes that support many different decision-making protocols; and, every Marin jurisdiction has adopted its own ministerial processes, but has struggled to align these local codes to the complex new state laws.

The Grand Jury determined through interviews that builders of new housing in Marin face significant cost challenges that make building housing financially unattractive. High interest rates, construction and labor costs, complex state and local building rules and codes, and a lack of available land provide for-profit housing developers with inadequate incentive compared to other investment opportunities. Affordable housing developers access different sources of financing, but face the same cost pressures that impact market-rate housing developers, and they also face restrictions on rental rates that further reduce the financial incentives for the development.

[24] Dan Walters, "How Environmental Law is Misused to Stop Housing," *Cal Matters*, https://calmatters.org/commentary/2023/01/how-environmental-law-is-misused-to-stop-housing/, (accessed 5/14/25).
[25] Conor Dougherty, "Twilight of the NIMBY," *The New York Times*, https://www.northbaybusinessjournal.com/article/news/twilight-of-the-nimby-though-blamed-for-the-housing-crisis-theyre-not-gi/, subscription required (accessed 5/14/25).
[26] "California's 2024 Housing Laws: What you Need to Know," Section on Streamlining, *Holland and Knight Law Firm, https://www.hklaw.com/en/insights/publications/2023/10/californias-2024-housing-laws-what-you-need-to-know*, (accessed 5/14/25).

APPROACH

In order to prepare findings and recommendations to address the complex problem of housing in Marin, the Grand Jury pursued the following:

- Conducted research into the physical and economic conditions and demographics of Marin, including population, economic and financial data regarding land use policies/constraints, and housing supply and demand
- Reviewed historical construction data of new housing in Marin
- Interviewed Marin town and city planning directors
- Interviewed Marin County Community Development Agency leadership
- Interviewed local housing developers and attorneys who support Marin housing development
- Researched issues and interviewed leaders of housing advocacy organizations
- Researched recent state laws intended to increase the quantity of housing in California
- Conducted a detailed review of the current cycle of the Marin RHNA housing requirements and evaluated each Marin jurisdiction's progress toward reaching the goals

DISCUSSION

Housing Affordability Impact on Marin's Workforce

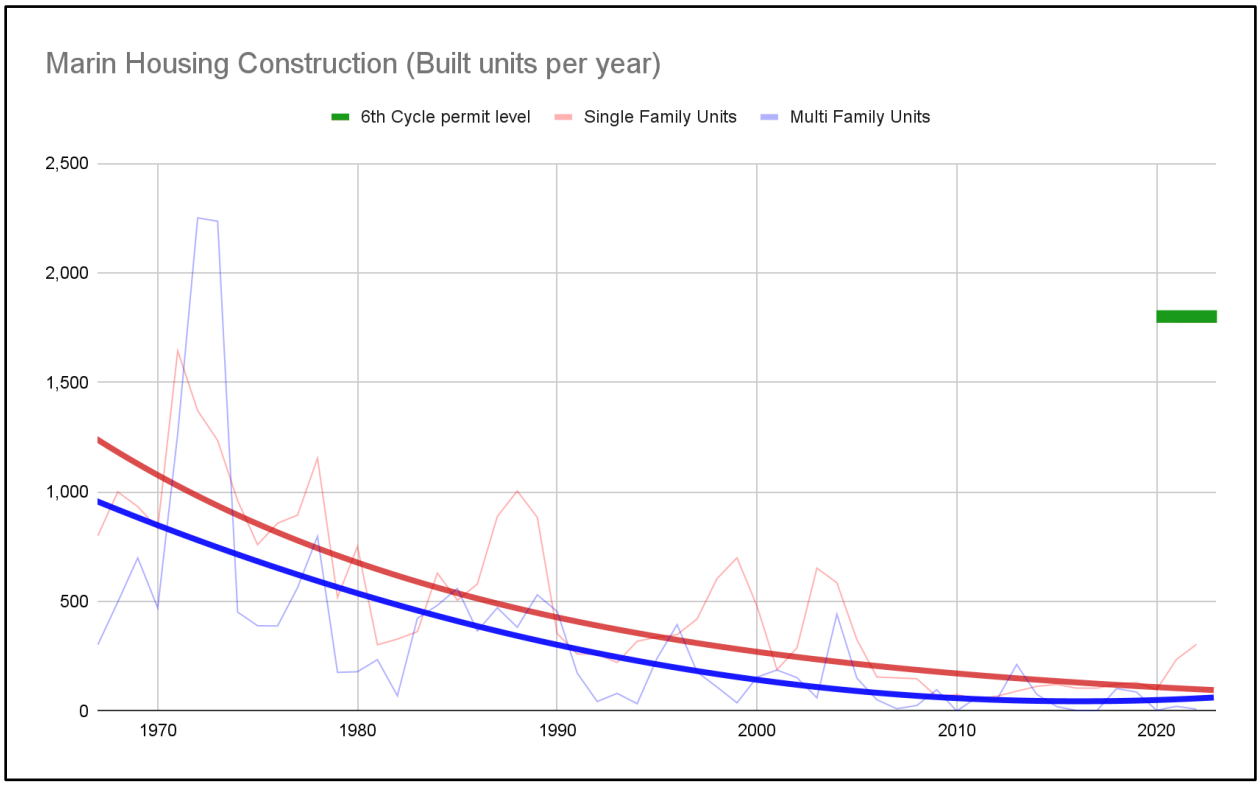
Housing affordability is a key challenge for many current Marin households and people who would like to live and work in Marin. Households are considered cost-burdened when they spend more than 30 percent of their income on housing.[27] A majority of Marin renters (58 percent) are cost-burdened, and 38 percent of Marin homeowners spend more than 30 percent of their income on housing.[28]

As Figure 4 illustrates, decreased new housing construction, which contributed to increased housing prices, was decades in the making. The building of single-family residences in Marin peaked in the early 1970s and bottomed out by 2010. (See the thin red line in Figure 4.) By the end of the 1990s, easy-to-build-upon flat parcels of land were hard to find, and Marin's housing jurisdictions created local ordinances limiting hillside construction that supported housing during earlier periods.[29]

Construction of multifamily housing units followed a similar trend (See the light blue line in Figure 4). Construction peaked in the 1970s, but dropped precipitously starting in the 1980s and has not recovered. The solid red line in Figure 4 represents the 6th cycle yearly goal, which shows Marin would need a very large increase in housing construction to reach its RHNA goals.

[27] Sara Kimberlin, "California's Housing Affordability Crisis Hits Renters and Households With the Lowest Incomes the Hardest, page 1, *California Budget & Policy Center,* April 2019, https://calbudgetcenter.org/app/uploads/2019/04/Report_California-Housing-Affordability-Crisis-Hits-Renters-and-Households-With-the-Lowest-Incomes-the-Hardest_04.2019.pdf, (accessed 5/14/25).
[28] County of Marin, "Housing Affordability in Marin County," https://data.marincounty.org/stories/s/Housing-Affordability-in-Marin/eixh-kvn2/, (accessed 5/14/25).
[29] City of San Rafael, "Hillside Guidelines Handout," https://www.cityofsanrafael.org/11071-2/, (accessed 5/14/25).

Figure 4: Marin Housing Construction (Built units per year - 1965-2023)



Source: Marin County Community Development Agency

Each jurisdiction conducts a rigorous evaluation of its future housing needs and describes the plan to fulfill those needs in its Housing Element. Marin housing jurisdictions face the challenge that the current housing stock of family-oriented single-family housing built primarily in the 1970s and 1980s is often not well aligned with the current or future population, dominated by older, often single, adults. About one-third of all current Marin households house only one resident, yet over 70 percent of Marin's housing stock is single-family residences with multiple bedrooms.[30] The affordable housing type often best suited to serve the needs of Marin's median-income workforce is multifamily rental housing located close to transportation and services. In identifying sites for their Housing Elements, many Marin jurisdictions have struggled to find sites appropriate for this type of housing during the Housing Element development process.

The lack of new housing stock contributed significantly to rising Marin median housing prices, which increased by over $1 million in the eight-year period between 2013 to 2021 (from $966,000 to $1.91 million, a 98 percent increase).[31] Over that same period, median household income in Marin only increased by 45 percent. In addition, housing costs impact affordable

[30] "2023-2031 Housing Element," Marin Countywide Plan, Table H-2,15: Housing Units by Type, Countywide, page 32, https://www.marincounty.gov/sites/g/files/fdkgoe241/files/2024-05/2023-2031_marincountyhousingelement_chapter2.pdf, (accessed 5/14/25).
[31] "2023-2031 Housing Element," Marin Countywide Plan, Table H2.4, page 45.

housing residents more than market-rate housing residents, since housing consumes a much higher percentage of the household budgets for the affordable group.[32]

The consequences of high housing costs are significant and impact Marin's public-sector workforce. According to Marin public-sector leaders interviewed by the Grand Jury, 60 percent of public-sector workers (including teachers, police, and fire) do not live in Marin. These leaders indicate that the lack of local affordable housing is the primary reason why these workers are forced to live in other counties, which impacts employee job satisfaction and retention.[33] More broadly, housing costs are the number one reason why people are leaving California.[34]

The Community's Role in Housing Development

Marin has had the reputation of being anti-growth for a long time. Dating back to the 1960s, residents and local officials actively opposed large-scale housing projects to maintain local control, preserve the county's scenic landscapes, and protect its unique character.[35] At the time, these pro-environmental values were widely celebrated in popular culture.[36] Historically, the public hearing process has been a deterrent to building housing because the process discounts the value of objective information and technical expertise in favor of subjective opinions that prioritize speakers who are unrepresentative of the whole community and provide few mechanisms for addressing misinformation.[37] Against this backdrop, the Grand Jury was surprised to repeatedly and consistently hear from local planning directors, developers, and other housing experts that community opposition is *not* currently the most significant impediment to the development or construction of housing.

In recent years, there has been a growing recognition across the country of the severe housing crisis.[38] Much has been written about how the NIMBY tide is receding in California.[39] This is

[32] Examiner Staff, Low-wage Workers Might Make More in SF, but Housing Costs are Still out of Reach, *San Francisco Examiner,* February 10, 2015, https://www.sfexaminer.com/news/low-wage-workers-might-make-more-in-sf-but-housing-costs-are-still-out-of/article_7415c2ac-3dc9-55dc-97d3-c48b52708f12.html, (accessed 5/14/25).
[33] Confidential Interviews
[34] Hans Johnson and Eric McGhee, "Who's Leaving California and Who's Moving In," *Public Policy Institute of California*, https://www.ppic.org/blog/whos-leaving-california-and-whos-moving-in/, (accessed 5/14/25).
[35] Among the most significant housing proposals blocked by local activists was the massive Marincello planned community in the Marin Headlands and expansions of 101 and Sir Francis Drake Blvd to prevent improved access to Western Marin, thwarting the development of significant housing there. This Small is Beautiful movement generally advocated for small, local control of decision making. See Mary Perot Nicols, "Buildings Are Judgement - II," *Ramparts*, May 1975, p. 50.
[36] See popular songs such as Joni Mitchell's 1970 song "Big Yellow Taxi."
[37] Anika Singh Lemar, "The Public Hearing Process For New Housing is Broken. Here's How to Fix it," *The Brookings Institute*, May 4, 2022. https://www.brookings.edu/articles/the-public-hearing-process-for-new-housing-is-broken-heres-how-to-fix-it/, (accessed 5/14/25).
[38] Conor Dougherty, "Why Too Few Homes Get Built in the US," *The New York Times*, Aug 22, 2024. https://www.nytimes.com/2024/08/22/briefing/us-housing-crisis.html, (accessed 5/14/25); Also, see Conor Dougherty, "America's Affordable Housing Crisis," *The New York Times*, March 27, 2024, https://www.nytimes.com/2024/03/27/briefing/affordable-housing-crisis.html, (accessed 5/14/25); And also, Lily Geismer, "America Needs a New Approach on Affordable Housing: History Offers a Guide," *AOL*, March 25, 2024, https://www.aol.com/america-needs-approach-affordable-housing-150752019.html, (accessed 5/14/25).
[39]See, for example, Annie Lowrey "Four Years Among the NIMBYs," *The Atlantic*, May 12, 2022, https://www.theatlantic.com/ideas/archive/2022/05/san-francisco-bureaucracy-housing-crisis/629719/, subscription required, (accessed 5/14/25).

especially true in the Bay Area.[40] While some Marin residents still express concerns about potential impacts on neighborhood character, infrastructure strain, and environmental considerations, this is somewhat balanced by YIMBYs (Yes in My Backyard) advocating for increased housing production to address affordability and availability issues. At some point, California residents who were concerned about growth went from being viewed as noble protectors of the environment to being criticized for perpetuating inequality.[41]

The Grand Jury determined through interviews that recent California legislation has reduced the ability of residents to significantly disrupt or influence most housing development projects. Since 2017, California lawmakers have passed over 100 pieces of legislation intended to combat the growing housing affordability and availability crises by shifting housing policy from the local level to the state. In confidential interviews, the Grand Jury heard from both developers and planning directors throughout Marin that new state laws significantly reduce the ability of local jurisdictions to deny housing projects that meet objective requirements, even if there is community opposition.

The Grand Jury determined through interviews that Marinites may now refrain from saying explicitly they are anti-growth, but they are still anxious about change and have legitimate concerns about how housing development may impact their communities. Traffic and emergency evacuation remain concerns for many Marin residents. While the state-led RHNA program limits local community discretion, the local jurisdictions still have an interest in being responsive to their constituents. Marin jurisdictions can encourage housing development, while at the same time making their communities feel heard and addressing their concerns by following a set of best practices.

When Should Community Engagement Occur?

Numerous housing leaders told the Grand Jury that the public often fails to understand that recent changes in California law have streamlined the planning process and prevent the use of subjective criteria as a basis for project denial. Repeatedly, the Grand Jury was told that jurisdictions should engage their communities proactively during the development of the Housing Element and the rezoning processes that increase site density – not merely reactively on a project-by-project basis. Under current state housing laws, community opposition occurring in response to a housing application may well be too late for the community to have significant input.[42] Depending on the jurisdiction, there may not be a hearing or a requirement to obtain an

[40] The San Francisco Chronicle has had a regular, dedicated section entitled “Bay Area Housing Crisis.”
[41] Conor Cougherty, “Twilight of the NIMBY,” June 5, 2022; See Also, Sophia Bollag, “Gavin Newsom Ups Pressure on Cities to Build More Housing,” *San Francisco Chronicle*, May 22, 2022, https://www.sfchronicle.com/politics/article/newsom-housing-17188515.php, (accessed 5/14/25).
[42] Anika Singh Lemar, “The Public Hearing Process For New Housing is Broken. Here’s how to fix it,” T*he Brookings Institute*, May 4, 2022, https://www.brookings.edu/articles/the-public-hearing-process-for-new-housing-is-broken-heres-how-to-fix-it/, (accessed 5/14/25).

environmental impact report (EIR) under CEQA.[43] In particular, if the project is eligible for ministerial approval, there will be limited opportunities for community input.

Jurisdictions should take steps to ensure the community understands changes in California housing law that impact the community input process. If jurisdictions fail to keep their residents informed as developers accrue entitlements and building permits under the new state laws, there is the risk of backlash when the community becomes aware of a development only once construction has begun.

What Type of Engagement is Best?

Studies show that intentional and accessible engagement with the community leading up to the development of a Housing Element or housing up-zoning can help garner broad support for development.[44] Marin housing leaders describe an array of best practices, including:

- Holding public forums about building ADUs, with staff participation from a multitude of agencies (planning, building, fire, water, and sanitary district).
- Engaging people where they already socialize, shop, and play, e.g., farmers markets, sporting events, music events, and parks.
- Using multiple means of communication, including a robust town website, postings on social media, and outreach to community newsletters published by residents.
- Putting a human face on the housing crisis. One jurisdiction created a video, highlighting people in the community who were on the verge of being unhoused.

Studies show that best practices include acknowledging that residents may have legitimate concerns about development, such as increased traffic, but planners should reorient the conversations away from what residents might lose from increased growth and, instead, focus on what they will gain**.**[45] The Grand Jury determined through interviews that planners could help connect the dots for residents so they understand that more housing means more vibrant towns in Marin with greater local amenities; and that more affordable housing could help alleviate the local shortages of workers in retail, homecare, and local government. For residents with climate change concerns, planners could emphasize that local housing development means local workers driving fewer miles across the county.

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[43] "California's 2024 Housing Laws: What you Need to Know," California Environmental Quality Act (CEQA), *Holland and Knight Law Firm, https://www.hklaw.com/en/insights/publications/2023/10/californias-2024-housing-laws-what-you-need-to-know* (accessed 5/14/25).

[44] Terner Center for Housing Innovation, "Lessons in Land Use Reform: Best Practices for Successful Upzoning," page 3, *UC Berkeley*, December 1, 2019, https://ternercenter.berkeley.edu/wp-content/uploads/pdfs/Lessons_in_Land_Use_Reform.pdf, (accessed 5/14/25).

[45] "The Housing Hub - Housing and Traffic" *Marin Environmental Housing Collaborative (MEHC),* https://marinmehc.org/featured/housing-and-driving/, (accessed 5/14/25). See also, "the Housing Hub - Marin Needs Housing to Serve its Aging Population," MEHC, https://marinmehc.org/featured/marin-needs-housing-to-serve-its-aging-population/, (accessed 5/14/25).

Who Should Be Included in the "Community"?

Planners told the Grand Jury that when a broad spectrum of the community participates, they more easily acknowledge that the housing requirements are state-mandated. The jurisdictions should engage all potential stakeholders, including those who are unlikely to attend public meetings. Polls, surveys, and online comment tools can be effective to reach the broader community.[46] Planners also should attempt to engage those outside of their jurisdictions. When planners hear only from existing residents, they may only capture the opinions of those with a bias toward the status quo. By broadening their engagement, planners could hear from those who do not live in the jurisdiction but hope eventually to do so.[47]

Streamlined Planning and Permitting for Multifamily and ADU Housing

As part of its investigation, the Grand Jury interviewed planning directors from all of the Marin jurisdictions. These planning directors described a variety of processes in communicating with developers. Developers and their attorneys told the Grand Jury they receive a confusing array of planning information from planning staff, who often do not cite the governing laws that support their positions on new development projects. The developers and attorneys stated they experienced less push-back from the community where constraints on the decision-making board or council are transparent to the public. Interviewees described how substantial pressure is reduced on local decision-makers when the applicable law or rules are provided to the public and the public is informed about which laws or rules are not within the housing jurisdiction's authority to change.

The Grand Jury interviews indicate that Objective Design and Development Standards (ODDS), developed to support certain ministerial processes intended to reduce discretion in the development process, are not achieving their intended outcomes. State law defines objective standards as those that "involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submission."[48] These standards were developed by consultants hired by the jurisdictions, and are hundreds of pages long, are highly complex, and can be internally inconsistent. Recent changes in state law (SB 35, SB 330, and AB 2011) "require that for certain types of housing and mixed-use projects,

[46] Sarah Karlinsky, "Structured for Success: Reforming Housing Governance in California and the Bay Area," page 48, *SPUR*, October 3, 2023, https://www.spur.org/sites/default/files/2024-01/SPUR_Structured_for_Success.pdf, (accessed 5/14/25).
[47] Jerusalem Denasas, "Community Input is Bad, Actually," *The Atlantic,"*(starting at paragraph 16), April 22, 2022 https://www.theatlantic.com/ideas/archive/2022/04/local-government-community-input-housing-public-transportation/629625/, subscription required, (accessed 5/14/25).
[48] "California Code Title 7. Planning and Land Use, Division 1. Planning and Zoning, Section 65913.4, paragraph 5, https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65913.4.&lawCode=GOV, (accessed 5/14/25).

jurisdictions may only consider objective criteria, and only those that are in place at the time the project application is filed."[49]

The Grand Jury determined through interviews that Marin jurisdictions created objective design standards that were purchased at significant expense from consultants and then customized for the jurisdiction in an attempt to improve consistency and predictability in the planning process and reduce subjective objections to projects. From interviews, the Grand Jury learned that the standards were developed with limited consultation with multifamily housing developers who bring their own previously developed housing designs to the project. Thus, the ODDS and the developer product are misaligned and vary across each jurisdiction, forcing developers to shop their housing designs to the jurisdiction with the best economic return and then obtain exception waivers to navigate the easiest and least expensive path to planning approval.

Under state law, Marin housing jurisdictions must provide developers with a clear, simplified process and a detailed reconciliation of planning fees for obtaining planning approval.[50] Developers described some housing jurisdiction planning staff that are effective in providing up-to-date process documentation and reconciliation of planning fees, while other communities were poorly organized, the planning approval process was difficult to navigate, and planning fees were unclear. By law, planning fees are not allowed to be a profit center for local communities, but developers describe some fees as arbitrary and not backed up by documentation. The Grand Jury determined through interviews that Marin planning jurisdictions are not consistently providing developers and the public with detailed reconciliation of project-level planning fees, expenses, and time expectations, and therefore, some housing developers are unclear if their housing applications are billed on a cost-neutral basis as required by state law.

Virtually every local housing jurisdiction has made some efforts to streamline the process to develop ADUs, which provide another pathway to support their housing goals. According to interviews with Marin housing professionals, some jurisdictions provide a streamlined ministerial process to approve ADUs, while other jurisdictions continue to have barriers to ADU development, either regarding process or fees. Some planning jurisdictions are not consistently providing informal and informational forums for the public who may be interested in exploring an ADU to help meet the County's housing needs. The Grand Jury is concerned, based on interviews with housing planning staff, that the majority of ADUs are not being used to provide housing but are used by homeowners as an easy path to increase housing square footage.

The impact of inclusionary housing policies that require affordable housing to be included with market-rate housing was unclear based on the Grand Jury interviews. Some public and private housing professionals were very supportive of requiring low-income housing to be included in market-rate housing, while others believed that focused low-income housing development was a

[49] "Objective Design and Development Standards Take On New Importance Under State Law," paragraph 3, *SMW Law*, https://www.smwlaw.com/2025/01/29/objective-design-standards-take-on-new-importance-under-state-law/ (accessed 5/14/25).
[50] "California Code Title 7. Planning and Land Use, Division 1. Planning and Zoning, Section 65583(a), paragraph five, https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?sectionNum=65583.&lawCode=GOV, (accessed 5/14/25).

more successful strategy to achieve RHNA goals. Housing applications that set aside a portion (15-25 percent) of the development for affordable units are allowed under new state laws to access streamlined processes or higher density units or both.[51]

Increased Investment in Multifamily Affordable Housing

Most Housing Elements define multifamily housing as the major source of new housing for Marin. A current multifamily project, Oak Hill workforce housing, is projected to cost $118,000,000 for 135 units or $874,000/unit.[52] The housing sector competes against other investment opportunities to attract financing and investment capital. Affordable housing must also compete for scarce tax incentives to attract capital to finance the project. Market-rate housing developers compete against non-housing investment opportunities and housing projects outside Marin. New housing projects must provide adequate profit to housing developers, capital providers, and labor in order to be built. Multiple factors impact housing costs, but current interest rates are a substantial impediment to housing investment. In the current housing cycle, interest rates have increased 2.35 percent compared to previous housing cycles, providing substantial barriers to project economic incentive.[53] For existing Marin multifamily properties, the return on investment is significantly lower than in other parts of the country. In Marin, apartment cap rates (a measure of the return on investment) reached a median of 5.15 percent in 2024, rising from a median of 4.63 percent in 2023.[54] In 2024, the average cap rate in the U.S. was 7 percent.[55] Therefore, Marin multifamily housing remains a less profitable investment compared to the alternatives in other parts of the country.

The financing of affordable housing is fundamentally different from market-rate housing development. Almost half of Marin RHNA goals support affordable housing (less than 80 percent of median income), and 78 percent of rental housing units in San Rafael house lower-income workers.[56] Historically, the State of California financed its affordable housing investment through 400 California redevelopment agencies. The redevelopment agency program ended in 2011, but the legislature elected to advance the development of affordable housing by passing

[51] The original density bonus law was originally enacted in 1979 (Gov. Code §§65915-65918), with a recent update being AB 1287, "AB1287:Density Bonus Law: Maximum Allowable Residential Density: Additional Density Bonus and Incentives or Concessions," *CALMATTERS,* 10/11/23, https://calmatters.digitaldemocracy.org/bills/ca_202320240ab1287, (accessed 5/14/25).
[52] Gaetan Lion, "The Unaffordable Oak Hill Project," *The Marin Post,* March 24, 2025, https://marinpost.org/blog/2025/3/24/the-unaffordable-oak-hill-project, (accessed 5/14/25).
[53] "30-Year Fixed Rate Mortgage Average in the United States," *Federal Reserve Bank of St. Louis*, https://fred.stlouisfed.org/series/MORTGAGE30US, (accessed 5/14/25).
[54] "Marin Apartment Investors Scoop Up Discounted Deals in 2024 Market," *Marin Apartment Investments*, January 10, 2025, Ihttps://marinapartmentinvestments.com/marin-apartment-investors-scoop-up-discounted-deals-in-2024-market/, (accessed 5/14/25).
[55] "U.S. Cap Rate Survey H1 2024," *CBRE,* July 31, 2024, https://www.cbre.com/insights/reports/us-cap-rate-survey-h1-2024, (accessed 5/14/25).
[56] City of San Rafael Housing Element," calculation from graph on page 3-23, *San Rafael*, February 12, 2024, https://www.cityofsanrafael.org/documents/city-of-san-rafael-housing-element-adopted-may-15-2023/, (accessed 5/14/25).

over 100 pro-housing bills since 2017.[57] Affordable housing developments in California now primarily take advantage of the Federal and State Government Low-Income Housing Tax Credit (LIHTC) programs. These competitively awarded tax credits take advantage of several tax provisions to provide subsidies of 9 percent of the cost of the new housing project. In 2024, California was only allocated $113,944,937 of tax credits to 55 projects, and demand for these credits far outstrips supply.[58] The limited availability of LIHTC funds reduces the ability of housing jurisdictions to meet RHNA housing goals.

An additional obstacle to building affordable housing is labor costs. Labor costs can represent up to 40 percent of housing costs,[59] and Marin housing costs reflect the fact that multifamily housing construction is very labor-intensive, and labor costs are very high in Marin compared to other parts of California and the United States.[60] In California, affordable housing construction costs are 39 percent higher than market-rate housing. Prevailing wage laws have a substantial impact on increasing the cost of affordable housing. Marin housing jurisdictions should understand that the payment of prevailing wages may result in the failure to construct affordable housing units and meet RHNA goals.[61]

Bay Area housing leaders have analyzed progress toward meeting the 6th cycle goals and realize that additional sources of funding are required to meet these goals. One important alternative is passing a bond to support affordable housing, paid for by Bay Area residents' taxes. A recent attempt to authorize a $20 billion bond[62] to benefit Bay Area counties (Marin's share would have been $700 million) was pulled from the November 2024 ballot due to a lack of confidence to meet the required two-thirds voting threshold standard.[63] Marin housing jurisdictions could work with the Metropolitan Transportation Commission to investigate whether a well-structured housing bond would be supported by Marin and Bay Area voters.

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[57] Terner Center for Housing Innovation, "Database of California Housing and Land Use Laws," copyright 2025, https://ternercenter.berkeley.edu/california-land-use-housing/, (accessed 5/14/25).
[58] "California Tax Credit Allocation Committee, 2024 Annual Report," page 8 ("2024 CTCAC Fast Facts"), *California Tax Credit Allocation Committee,* https://www.treasurer.ca.gov/ctcac/2024/2024-TCAC.pdf, (accessed 5/14/25).
[59] "Labor vs. Material Cost in Construction: 6 Things to Keep in Mind," paragraph 3, *Bridgit*, https://gobridgit.com/blog/labor-vs-material-cost-in-construction-6-things-to-keep-in-mind/#:~:text=Labor%20costs%20represent%2020%25%20to,skilled%20professionals%20are%20required%E2%80percent8B, (accessed 5/14/25).
[60] "Occupational Employment and Wages, May 2023, Construction Laborers," Top paying metropolitan areas for Construction Laborers, *U.S. Bureau of Labor Statistics*, https://www.bls.gov/oes/2023/may/oes472061.htm, (accessed 5/14/25).
[61] Jason M. Ward and Luke Schlake, "The High Cost of Producing Multifamily Housing in California," Key Findings, page vi, *RAND, April 2, 2025,* https://www.rand.org/pubs/research_reports/RRA3743-1.html#document-details, (accessed 5/14/25).
[62] "2024 Bay Area Affordable Housing Bond: Regional Funding for Local Solutions," *Metropolitan Transportation Commission*, June 2024, https://mtc.ca.gov/sites/default/files/documents/2024-07/BAHFA_Bond_Report.pdf, (accessed 5/14/25).
[63] Cole Reynolds, "$20 billion Bay Area Housing Bond Pulled from Ballot as Support Sputters," *NBC Bay Area*, August 14, 2024, https://www.nbcbayarea.com/news/local/bay-area-housing-bond-removed-ballot/3625577/, (accessed 5/14/25).

Marin jurisdictions can ease the path for multifamily development by defining zoning districts where they want to encourage multifamily development and provide streamlined processes to support that development. San Rafael created a "Downtown Code" which encourages and supports a Multifamily Residential District to encourage this type of development.[64] The Grand Jury determined through interviews that several Marin housing jurisdictions have an array of processes that proactively engage potential housing developers on opportunities to develop new multifamily housing in their district.

The Grand Jury investigation revealed that in many Marin jurisdictions, outside expertise is required to review multifamily housing applications since many staff planners lack the requisite experience in multifamily housing development. All jurisdictions rely on multifamily housing to meet their affordable housing goals and also support their market-rate housing goals. Planning Directors should ensure their staff or consulting staff have the necessary background to deal with complex multifamily projects. Housing development is a partnership between communities and housing developers, and housing planners need to approach the housing plan as a way to improve the ability of the community to thrive with new neighborhoods and new residents.

Improved Site Availability to Support New Housing

The Grand Jury determined through interviews that housing site availability has an important impact on the cost and ability to develop housing in Marin. Marin has long struggled with high housing costs. The limitations on land for development have hindered the construction of new homes.

All jurisdictions were required by RHNA to identify in their Housing Element sites that would support the development of new housing. Many of these sites have existing uses that often make modest or no contribution to housing.[65] After the approval of the Housing Elements, the sites are rezoned by the jurisdiction to align with the housing plan. While this process, defined by state law, has made progress in providing developers with opportunities to contribute new housing, interviews indicate that many sites are not economically viable for the 6th cycle development.

The Grand Jury determined through interviews that steep hillside land and difficult environmental mitigation ensure that a substantial share of the sites that Marin communities make available are not economically viable. The Grand Jury investigation revealed that the key barrier to building new housing in Marin County was the economics of the housing development, and a central pillar of housing for developers was affordable access to high-quality housing sites. High-quality sites are flat land not subject to flooding, close to public transportation and shopping, and that will provide the economic returns necessary to induce investment capital.

[64] "San Rafael Zoning Ordinance Revisions and Downtown Code," *State of California,* https://ceqanet.opr.ca.gov/2019039167/5, August 17, 2021, (accessed 5/14/25).
[65] "What is Infill Development," Planetizen, https://www.planetizen.com/definition/infill-development, (accessed 5/14/25).

Grand Jury interviews indicate that many sites currently being used for commercial and retail uses throughout Marin are often located on flat land near transportation and are not included in housing plans. These sites are opportunities for housing pursuant to the incentives in California Government Code section 65912.100, et seq., for the conversion of commercial properties to residential units. To get ahead of the future housing challenges, housing jurisdictions should proactively identify commercial office sites now that could be converted, and meet with the property owners to consider re-zoning the properties for residential uses.

FINDINGS

F1. Because the California Department of Housing and Community Development provided the County of Marin and the 11 Marin cities and towns with unrealistic housing goals for the 2023-2030 cycle, the County of Marin and the 11 Marin cities and towns will not achieve their current cycle Housing Element goals.

F2. The ability of the County of Marin and the 11 Marin cities and towns to comply with the current cycle California Regional Housing Needs Allocation housing goals is significantly impacted by the lack of economic returns associated with that development and, therefore, inhibits the construction of new housing in Marin County.

F3. Under current state law, the failure of the County of Marin and the 11 Marin cities and towns to make adequate progress in achieving their California Regional Housing Needs Allocation goals could expose these jurisdictions to the potential of litigation, loss of permitting authority, financial penalties, court receivership, and streamlined ministerial approval processes which could substantially impact the ability of local housing jurisdictions to control the development of housing.

F4. The cost of housing in Marin County is unaffordable for most current and potential Marin County public-sector workers, which reduces the ability of the public-sector employers to attract and retain employees.

F5. The County of Marin and the 11 Marin cities and towns do not consistently inform the public on how applicable state law is limiting or eliminating the discretion of the local decision makers to modify or decline housing projects, and therefore, the public often does not understand the range of options available to local housing decision makers.

F6. The County of Marin and the 11 Marin cities and towns are not consistently providing developers and the public with detailed reconciliation of project level public accounting of the planning fees, expenses, and time expectations, and therefore, housing developers are not clear if their housing applications are billed on a cost-neutral basis as required by state law.

F7. The County of Marin and the 11 Marin cities and towns are not consistently and proactively engaging the housing development community on the opportunities available in their communities to build new housing, and, therefore, housing developers may not be aware of the opportunities available to contribute to local housing development.

F8. Accessory Dwelling Units are an element to the success of each jurisdiction's Housing Element for the County of Marin and the 11 Marin cities and towns, yet some jurisdictions fail to provide a ministerial path to Accessory Dwelling Unit construction.

F9. Multifamily housing is the most important element to fulfilling each jurisdiction’s Housing Element for the County of Marin and the 11 Marin cities and towns, yet some jurisdictions fail to provide a ministerial path to multifamily construction.

RECOMMENDATIONS

The Marin County Civil Grand Jury recommends:

R1. By January 1, 2026, the Marin County Board of Supervisors and the City and Town Councils for the 11 Marin cities and towns should direct their housing planning officials to provide detailed quarterly updates to the community on the progress in executing their own specific Housing Element.

R2. By January 1, 2026, the Marin County Board of Supervisors and the City and Town Councils for the 11 Marin cities and towns should direct their housing planning officials to engage with the public on a quarterly basis on how State housing laws constrain the jurisdiction's ability to approve or modify a housing project.

R3. By January 1, 2026, the Marin County Board of Supervisors and the City and Town Councils for the 11 Marin cities and towns should direct their housing planning officials to proactively engage with potential developers to inform them of opportunities in their housing elements to support addressing the housing needs within Marin County.

R4. By January 1, 2026, the Marin County Board of Supervisors and the City and Town Councils for the 11 Marin cities and towns should direct their housing planning officials to publish and regularly update a public accounting of the fees charged and expenses associated with each development project submitted to the jurisdiction’s planning and building activities.

R5. By January 1, 2026, the Marin County Board of Supervisors and the City and Town Councils for the 11 Marin cities and towns should direct their housing planning officials to ensure their housing laws provide a ministerial path for the approval of Accessory Dwelling Units.

R6. By January 1, 2026, the Marin County Board of Supervisors and the City and Town Councils for the 11 Marin cities and towns should direct their housing planning officials to ensure that local housing laws provide a ministerial path for the approval of multifamily housing in compliance with State housing law.

REQUIRED RESPONSES

Pursuant to Penal Code section 933.05, the Grand Jury requires responses from the following governing bodies:

From the following elected county officials within 90 days:

- Marin County Board of Supervisors (F1-F9, R1-R6)
- City Council: City of Belvedere (F1-F9, R1-R6)
- City Council: City of Larkspur (F1-F9, R1-R6)
- City Council: City of Mill Valley (F1-F9, R1-R6)
- City Council: City of Novato (F1-F9, R1-R6)
- City Council: City of San Rafael (F1-F9, R1-R6)
- City Council: City of Sausalito (F1-F9, R1-R6)
- Town Council: Town of Corte Madera (F1-F9, R1-R6)
- Town Council: Town of Fairfax (F1-F9, R1-R6)
- Town Council: Town of Ross (F1-F9, R1-R6)
- Town Council: Town of San Anselmo (F1-F9, R1-R6)
- Town Council: Town of Tiburon (F1-F9, R1-R6)

The governing bodies indicated above should be aware that the comment or response of the governing body must be conducted in accordance with Penal Code section 933 (c) and subject to the notice, agenda and open meeting requirements of the Brown Act.

Note: At the time this report was prepared information was available at the websites listed.

Reports issued by the Civil Grand Jury do not identify individuals interviewed. Penal Code Section 929 requires that reports of the Grand Jury not contain the name of any person or facts leading to the identity of any person who provides information to the Civil Grand Jury. The California State Legislature has stated that it intends the provisions of Penal Code Section 929 prohibiting disclosure of witness identities to encourage full candor in testimony in Grand Jury investigations by protecting the privacy and confidentiality of those who participate in any Civil Grand Jury investigation.

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 1.9

MEETING DATE: August 26, 2025

AGENDA TITLE: Accept the Committee's Decision to Conclude Christiana Conser's membership on the Open Space Committee

FROM: Serge Avila, Town Clerk

RECOMMENDATION: For the Council to accept the OSC decision to end Christiana Conser membership and direct staff to recruit to fill the vacant position.

BACKGROUNG:

On August 12, 2025, Town staff received written notice from Christiana Conser acknowledging the committee's decision to conclude her membership on the Open Space Committee. The Town sincerely appreciates Christiana's contributions and service to the OSC.

The Town Council may direct staff to begin recruiting for the position.

FISCAL IMPACT

None.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Conducting interviews is not defined as a project under CEQA (Section 15378 CEQA Guidelines).

ATTACHMENTS

None

STAFF REPORT

TOWN OF SAN ANSELMO Item #:1.10

MEETING DATE: August 26, 2025

AGENDA TITLE: Tax Equity Rebate Program Overview and 2025 Rebate Summary

FROM: Jeff Zuba, Finance & Administrative Services Director

RECOMMENDATION: Receive and file the 2025 report on the Tax Equity Rebate Program, which provides rebates for Municipal Services Tax, Pension Override Tax, and Library Parcel Tax to eligible San Anselmo property owners.

BACKGROUND

The Tax Equity Rebate Program was established by the Town Council in August 1983 with the adoption of Ordinance No. 845 and Resolution No. 3164. The purpose of the program is to provide financial relief to property owners in San Anselmo who may be unable to pay the Town's Municipal Services Tax, Pension Override Tax, and Library Parcel Tax due to economic hardship.

In September 2020, the Town Council updated the procedures and eligibility criteria of the program through Resolution No. 4360. The Tax Equity Board is responsible for reviewing applications submitted by property owners seeking rebates and determining their eligibility based on established criteria.

Eligibility Criteria

Property owners who may qualify for a rebate include the following categories:

1. Households eligible for public assistance and/or food stamps through Marin County’s Health and Human Services Department.
2. Households where the principal wage earner(s) have been unemployed for at least 90 days prior to the application.
3. Households whose total income falls within the "very low income" limits as defined by the Federal Housing and Urban Development Income Limits for Marin County.

Process

Eligible applicants must submit their applications to the Town for review by the Tax Equity Board. The Board reviews applications annually, and upon approval, the Town issues checks directly to the property owners for the approved rebate amounts.

Applicants are advised to pay their property taxes in full to the County Tax Collector, as the County is not involved in this rebate process.

2025 Application Review

At its June 2025 meeting, the Tax Equity Board reviewed 54 applications and approved tax rebates totaling $19,173.04. The breakdown of the approved rebates is as follows:

- Municipal Services Tax: $3,354.00
- Library Parcel Tax: $2,954.44
- Pension Override Tax: $12,864.60

The rebates provide much-needed financial relief to households facing economic difficulties.

FISCAL IMPACT

There is no direct fiscal impact associated with the Council receiving and filing this report. During the 2024-2025 fiscal year, in accordance with the criteria and procedures established by the Town Council, the Tax Equity Board approved tax rebates totaling $19,173.04 for qualifying residents.

GENERAL PLAN CONSISTENCY

Not applicable

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The Council's discussion and approval of this report is not a "project" under the California Environmental Quality Act, because it does not involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Pub. Res. Code § 21065).

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 2.1

MEETING DATE: August 26, 2025

AGENDA TITLE: Consider making appointments to the Bicycle & Pedestrian Advisory Committee, Racial Equity and appoint one Youth Commissioner to the General Plan Advisory Committee

FROM: Administration, Serge Avila, Town Clerk

RECOMMENDATION: The Council may consider:
Reappointing incumbent- Ken Husband to the BPAC
Appoint one Youth Commissioner to the GPAC
Reappointing incumbents- April Hewes, Navruz Avloni, Tiffany McElroy, Frank Gomez and
Appoint one Voting member to the Racial Equity Committee

DISCUSSION

1. Bicycle & Pedestrian Advisory Committee

The Bicycle & Pedestrian Advisory Committee has a membership consisting of seven members appointed by the Town Council to serve four-year terms and up to two youth commissioners to serve one year. Current membership is as follows:

Name	***Appointing Authority***	***Term***	***Term Expiration***
Ken Husband	Town Council	Expired	May 2025
Ted Fehlhaber	Town Council	Current	Feb 2027
Bridget Clark	Town Council	Current	June 2029
Nicholas Pappas	Town Council	Current	June 2029
Sandra Becker	Town Council	Current	June 2029
Walter H. Meservey	Town Council	Current	June 2029
Greg Alsterlind	Town Council	Current	May 2026
Liam	BPAC	Current	June 2026

Rosenbaum*			
Jack DeNitto*	BPAC	Current	June 2026

*Youth Commissioners

There is one (1) seat available.

The Council may consider reappointing Ken Husband (incumbent) to the Bicycle & Pedestrian Advisory Committee or direct staff to continue recruitment and schedule interviews.

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2. **General Plan Advisory Committee- High School Student Representative**

The General Plan Advisory Committee has a membership consisting of nine (9) members appointed by the Town Council. Including representation from two Town Councilmembers, two Planning Commissioners, one representative each from the Climate Action Commission, Open Space Committee, Economic Development Committee, Bicycle and Pedestrian Advisory Committee, Parks & Recreation Commission, and Racial Equity Committee, and five at-large community members, including one high school student. Once the Town Council adopts the updated General Plan, the GPAC is set to automatically dissolve.

Current membership is as follows:

Name	***Representation***	***Appointing Authority***	***Term***
Ted Fehlhaber	Bicycle & Pedestrian Advisory Committee	Town Council	Current
Robin Beers	Racial Equity Committee	Town Council	Current
Rene Voss	Open Space Committee	Town Council	Current
April A Hewes	At-Large Community Member	Town Council	Current
Jennifer Asselstine	Planning Commission	Town Council	Current
Richard Burns	Economic Development Committee	Town Council	Current
Steve Burdo	Town Council	Town Council	Current
Alexander C. Hamblet	High School Student Representative	Town Council	Expiring
Eileen Burke	Town Council	Town Council	Current
Richard Berkson	At-Large Community Member	Town Council	Current

Rod Kerr	Parks and Recreation Commission	Town Council	Current
Kim Pipkin	Planning Commission	Town Council	Current
Spencer A. Michels	At-Large Community Member	Town Council	Current
Sara Robinson	At-Large Community Member	Town Council	Current
Susannah Saunders	Climate Action Commission	Town Council	Current

There is one (1) High School Student representative seat available.

The Council may consider making (1) appointment to the GPAC from the following list of applicants:

List of applicants:

Isabel Little- interviewed earlier today
June Greeley- interviewed earlier today
Nico Less- interviewed earlier today

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3. Racial Equity Committee

The Racial Equity Committee has a membership consisting of seven members appointed by the Town Council to serve three-year terms, plus youth members to serve for one year. Current membership is as follows:

Name	***Appointing Authority***	***Term***	***Term Expiration***
Tiffany McElroy	Town Council	Expired	June 2025
Navruz Avloni	Town Council	Expired	June 2025
Frank Gomez	Town Council	Expired	June 2025
April A. Hewes	Town Council	Expiring	September 2025
Hayes Handler	Town Council	Current	October 2026
Robin Beers	Town Council	Current	October 2026
Vacant	Town Council		

There is one (1) seat available.

The Council may consider reappointing the following incumbents:
Tiffany McElroy
Navruz Avloni

Frank Gomez
April A. Hewes

The Council may consider making (1) appointment from the following list of applicants or direct staff to continue recruitment and schedule interviews.

List of applicants:

Regina Deangelis- interviewed earlier today
Cassandra “Rene” Lopez- interviewed earlier today

FISCAL IMPACT

There would be no direct fiscal impact to the Town to approve this item.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The proposed appointment is not a “project” under the California Environmental Quality Act, because it does not involve an activity that has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment. (Cal. Pub. Res. Code § 21065).

ATTACHMENTS

Attachment 1- Ken Husband- Bicycle & Pedestrian Advisory Committee- Application no Resume

Attachment 2- Isabel Little- General Plan Advisory Committee- Application

Attachment 3- June Greeley- General Plan Advisory Committee- Application

Attachment 4- Nico Less- General Plan Advisory Committee- Application

Attachment 5- Regina Deangelis- Racial Equity Committee- Application w/Resume

Attachment 6- Cassandra “Rene” Lopez- Racial Equity Committee- Application no Resume

Application for Appointment to a San Anselmo Board/Commission/Committee

Profile

Question applies to multiple boards
If you are interested in applying for a Youth Commissioner opportunity, please click here. You will not need to fill out the below form to be considered for a Youth Commissioner position.

Ken
First Name

Middle Initial

Husband
Last Name

Email Address

Home Address

Suite or Apt

City

State

Postal Code

Primary Phone

Alternate Phone

Occupation

Strategic Partnerships

Employer's Address

70 Mariposa Ave

Which Boards would you like to apply for?

Bicycle and Pedestrian Committee: Submitted

Number of years as resident of San Anselmo?

1968-1995. 2012- present

Number of years as a resident in Marin?

57

Name and phone numbers of three San Anselmo residents who can be contacted for referral information about me:

Mark Christian-415-785-3950 Rachel Litwack- 415-457-1215 Terrel Kulluway 206-240-2235

Education Level Achieved *

- [x] Master's Degree

Interests & Experiences

I would be able to regularly attend the meetings of this Board/Commission/Committee.

◉ Yes ○ No

I would be available to attend additional meetings when they are necessary.

◉ Yes ○ No

I am familiar with the responsibilities and functions of this Board/Commission/Committee.

◉ Yes ○ No

I have attended meetings of the Board/Commission/Committee as a member of the public.

◉ Yes ○ No

List briefly, previous experience serving the public office, and/or civic commissions, boards, or committees:

I am a current member of the SAOSC and BPAC

Reasons for this appointment:

I have enjoyed my first appointment and I hope to continue to add value

What are your qualifications for this appointment?

I walk and bike in the area 6-7 days a week

Briefly, what do you consider to be the most important, one or two current issues facing this Board/Commission/Committee?

1. Safe routes to school 2. Safe routes across Sir Francis Drake Blvd 3. Safe, clear access to Open Space

LinkedIn Profile

Upload a Resume

You may attach other documentation which you believe would be helpful to the Council in its selection process.

Please Agree with the Following Statement

I understand that I and all other applicants will be personally interviewed by the Town Council (or the entity overseeing the Steering and Short Term Committees) as part of the selection process for this appointment. I also understand that my application material will be a public document and available on the Town's website. Sensitive materials that you don't wish to be posted on the website should not be included with the application.

☑ I Agree

E-Signature:

Ken Husband

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact the Town Clerk, townclerk@townofsananselmo.org or 415-258-4660.

2025 Youth Commissioner Application - Isabel Little

Name: Isabel Little

Email:
Parent first name: Laurie
Last name:
Parent phone number:

Mailing address:
Are you a San Anselmo resident: Yes
What school do you attend: The Branson School
Fall 2025 school grade: Sophomore/10th grader
Favorite subject: History
Outside of school hobbies and interests: I am the captain of my competitive club soccer team, I play club lacrosse, and I love to go running. One of my biggest passions is cooking/ baking. I cook often for my family and work at a youth cooking camp in the summer. I am a big reader; it's one of my favorite things to do, and I read every day. I love the outdoors and spend most of my free weekends biking or hiking.

Wish to apply for: General Plan Advisory Committee (GPAC)

Why do I wish to apply: I am eager to apply for this position because I want to help make a tangible difference in my community. I love the town of San Anselmo, and I wish I could help make more of a positive difference. As a teenager, it can seem like I don't have a say in what's going on around me, and I feel helpless. I try my best to help my community, but I am not old enough to make any noticeable difference. No matter the size of my impact, I want to start helping make the world a better place. I am also fascinated by the more logistical and governmental aspects of this position. I am eager to

take a peek into what town planning looks like and learn from people in my community who are more experienced and knowledgeable than I am. I know getting experience in this professional setting would allow me to grow and gain important skills that I will be able to use in the future.

How could I contribute: I could contribute to this committee by sharing my honest opinions and representing the younger generation and our perspectives. The position of a youth commissioner is vital to a group like this because the younger generation is the future. Knowing and better understanding our viewpoints and the issues we feel are important is key to helping accommodate an entire community. Although I can not speak for every youth in San Anselmo, being the age that I am, not too old, but not too young, gives me a perspective similar to many other young people. I also pride myself on being a friend to all, which helps me better understand a wide range of younger people's ideas. I could also contribute to the committee by being committed, open to learning new things, and passionate about helping others. Through showing up as myself, someone who is dedicated and respectful, I would be an asset to the committee and someone who works effectively with others. Lastly, I would contribute to the committee by simply being someone who truly wants to be there and wants to help out.

The most important issues it faces: Climate change is one of, if not the most important, issues that the committee faces. Growing up in California, I have felt the devastating effects of climate change firsthand. Missing days of school because the sky was orange and filled with wildfire smoke left me worried and powerless. I want to live in a world that is clean and beautiful. More importantly, I want to be a part of a solution, which is why I think sustainability and climate resilience efforts are some of the most important things the General Plan includes. Aspects like public transportation infrastructure and ensuring access to open space and parks are crucial, as they go hand in hand with tackling climate change and providing a sustainable future. Finally, housing is a significant issue that the committee faces. Making sure that our community has access to equitable and

affordable housing is not easy to achieve, but it is something I believe is vital to the General Plan.

Reference #1

Name: Michael Connors

Relation: Teacher

Phone number:

Email: michael_connors@branson.org

Reference #2

Name: Donald Army

Relation: Coach

Phone number:

Email: donaldarmy@gmail.com

Reference #3

Name: Ashton Richards

Relation: Coach

Phone number:

Email: ashton_richards@branson.org

I am able to attend monthly meetings: Yes

I am able to serve for one year, from July 1st, 2025, to June 1st, 2026: Yes

I am familiar with the responsibilities of this committee: Yes

Print

2025 Youth Commissioner Application - Submission #2380

Date Submitted: 4/4/2025

Applications Due: March 31 2025 at 5 PM

Thank you for your interest in serving the Town of San Anselmo. Please complete the application below to be considered for a Youth Commissioner position on one of the Town's boards, committees, or commissions. If you would like to apply for more than one commission, please submit a separate application for each.

The deadline for applications has been extended to March 31, 2025 at 5 PM, but applications will be considered for unfilled positions until all positions have been filled. For questions and additional information, please email Serge Avila or call (415) 258-4660.

First Name*

June

Last Name*

Greeley

Date of Birth*

This information will be redacted.

Email Address*

This information will be redacted.

Parent/Guardian First Name*

Jennifer

Parent/Guardian Last Name*

Parent Phone

This information will be redacted. Your parent will also be used as your emergency contact.

Parent Email

This information will be redacted.

Mailing Address*

redacted.

Mailing Address 2

City*

San Anselmo

State*

CA

Zip*

94960

Are you a San Anselmo Resident?*

- (●) Yes
- ( ) No

What school do you attend?*

Archie Williams High School

In Fall 2025, what grade will you be in?*

12th - Senior

What is your favorite subject to learn in school? *

US History

Outside of school, what other interest and hobbies do you have?

Volunteering at Youth Transformative Justice Courts, part-time job at Rafael Racquet Club cafe, spending time with friends and family, and doing hot yoga and pilates.

Which board, committee, or commission would you like to apply for? *

General Plan Advisory Committee

Please tell us why you wish to apply for this position?*

I would like to apply for this position because I believe that everyone, including the youth, should have representation and involvement in their communities. I believe that I could provide a unique perspective and experienced commitment to my community. If this committee's youth positions are filled, I would also be interested in the racial equity committee.

Please tell us how you think you can contribute to this board, commission, or committee?*

Through my volunteering at Youth Transformative Justice Courts, I have learned the importance and benefits of community engagement. In my role as a peer team member, I collaborate with youth going through the juvenile justice system, listening to each person, their challenges and circumstances then working collaboratively to come up with an alternative, restorative solution for each case. This program benefits not only the individual/respondent but, I believe, society as a whole. Furthermore, I was selected to partake in the American Legion Girls and Boys State in Sacramento where I will be participating in mock government experiences, which will further my understanding of government structure and procedure.

What do you think are the most important issues this board, committee, or commission faces?*

I'm personally interested in the pedestrian safety concerns in my neighborhood, Sequoia Park, that are currently being addressed by the town council. I am also interested in the fate of the Bridge Plaza/Creekside Park.

Please provide the names and contact details of three adults who know you well and can be contacted for a reference. References from educational or professional settings are preferred.

Reference Name*

Matt Velez

Relation

Employer Immediate Supervisor of Rafael Racquet Club

Phone Number

This information will be redacted.

Email Address

mvelez@rafaelracquetclub.com

This information will be redacted.

Reference Name*

Janet Tanchez

Relation

Employer Director of Rafael Racquet Club

Phone Number

This information will be redacted.

Email Address

jtanchez@rafaelracquetclub.com

This information will be redacted.

Reference Name*

David Gutfeld

Relation

Teacher

Phone Number

This information will be redacted.

Email Address

dgutfeld@tamdistrict.org

This information will be redacted.

I am able to attend regular monthly or quarterly meetings. *

Meeting schedules vary by board, commissions, or committees; most meet on a monthly or quarterly basis. By answering "Yes," you are confirming that you will be able to attend the meetings for the board, committee, or commission that have chosen. For specific details on meeting schedules, please refer to each board, committee, or commission page.

- (●) Yes
- ( ) No

I am able to serve for a period of one (1) year, from July 1, 2025 to June 1, 2026.*

- (●) Yes
- ( ) No

I am familiar with the responsibilities and functions of this board, committee, or commission.*

- (●) Yes
- ( ) No

Print

2025 Youth Commissioner Application - Submission #2377

Date Submitted: 3/31/2025

Applications Due: March 31 2025 at 5 PM

Thank you for your interest in serving the Town of San Anselmo. Please complete the application below to be considered for a Youth Commissioner position on one of the Town's boards, committees, or commissions. If you would like to apply for more than one commission, please submit a separate application for each.

The deadline for applications has been extended to March 31, 2025 at 5 PM, but applications will be considered for unfilled positions until all positions have been filled. For questions and additional information, please email Serge Avila or call (415) 258-4660.

First Name*

Nico

Last Name*

Less

Date of Birth*

This information will be redacted.

Email Address*

This information will be redacted.

Parent/Guardian First Name*

Meghan

Parent/Guardian Last Name*

Faulkner

Parent Phone Number*

This information will be redacted. Your parent will also be used as your emergency contact.

Parent Email

This information will be redacted.

Mailing Address*

This information will be redacted.

Mailing Address 2

City*

San Anselmo

State*

CA

Zip*

94960

Are you a San Anselmo Resident?*

- (●) Yes
- ( ) No

What school do you attend?*

Other

In Fall 2025, what grade will you be in?*

10th - Sophomore

What is your favorite subject to learn in school? *

English & Language Arts

Outside of school, what other interest and hobbies do you have?

Outside of school, I am extremely passionate about advocacy and leadership. I am president of the Redwood High School Ignite Chapter which I started this year. Ignite is a nonprofit dedicated to creating a space for young women interested in politics, and the chapter has an upcoming trip to the Capitol in Sacramento to see politics in action. Recently, I joined the TUHSD LCAP committee, which is focused on going over the goals for the future of the school and the school's budget. In addition, I am a co-captain of the Redwood Speech and Debate Team which has taught me a lot about public speaking and working with others. I am also a competing member of the Redwood Model UN team which has been an amazing experience and has taught me about diplomacy and again, working with others. I am also extremely passionate about community. I love being part of a team. I am part of the Redwood Cheer Team which has been an extremely welcoming community, as well as playing the drums both in and outside of school. In school, I am part of Performance Workshop where the bands we play in have provided a community, as well as playing outside of school with my younger sister who sings. In my free time I also enjoy hiking with my dog, Chicken. I live right next to the Sleepy Hollow Preserve Open Space, and love to walk there. Lastly, I am in the beginning stages of a tutoring program, tutoring my younger sister, and two of her friends.

Which board, committee, or commission would you like to apply for? *

General Plan Advisory Committee

Please tell us why you wish to apply for this position?*

I wish to apply to be a Youth Commissioner for the General Plan Advisory Committee because this committee's basis in working with the community, especially when it comes to incorporating diverse perspectives, is a goal that I identify with and feel passionate about. My experiences working with the San Anselmo and wider Marin community have been some of the most validating of my life. Earlier this school year, I volunteered at one of the Tam District's Just Dinners. These dinners are meant to bring together families throughout the community and are hosted by the Tam District Racial Justice Task Force. From the second I sat down at the table, I felt included and learned so much about the district community. I heard from the mom of a student at Redwood who had recently immigrated from Russia and had been a semi-professional chess player, sitting next to a climate scientist with a book published on sustainable agriculture. All of this just made me think, "where else in the world could you find this?" Marin is such a unique place full of unique people and I am applying for this committee because I am excited about continuing to make these different voices heard. In addition, the learning aspect of this position is extremely appealing to me. I have a passion for understanding how things work, especially when it comes to practical implementation in the world. Recently, I have been learning a lot about where the school gets its funding and how these resources are allocated through the LCAP Committee. This has helped me find practical ways to utilize my enthusiasm for solving issues with the education in our community. Learning through the General Plan Commission will allow me to help this community in a similar fashion.

Please tell us how you think you can contribute to this board, commission, or committee?*

I believe that I have four main skills that will contribute to this committee's goal. The first important skill I have is communication. This committee will require outreach and constant follow up to ensure that real action can be taken. My experience in outreach with the freshman Leadership class and volunteering with the rotary club has taught me how to effectively communicate with any and all people. In addition, I have connections and involvement within the community. Not only did I go to White Hill and know much of the student government at Archie Williams, I am also part of the student government at Redwood, bridging the two student groups, many of whom reside in San Anselmo. In addition, my participation in the LCAP committee, performance workshop (music), the school board, and many other groups allows me to reach parts of my community otherwise left out of the discussion. I am continuing to grow my participation within the community and am confident that I can continue to bring together citizens of San Anselmo from all walks of life. The third of the main skills I have to contribute to this committee's goal is responsibility. Not only taking responsibility for my own actions but ensuring that all decisions and actions are followed through on. When I commit to something, I follow through and ensure that it gets done. And lastly, I am a team player. I work well with my peers and have experience working well with others, even (and especially) when we disagree. My experiences with debate and Model UN have taught me how to see both sides of an argument, and engage in thoughtful discussion even when I disagree with someone. This is a crucial skill when making group decisions and working with large groups of people. In addition, my teamwork skills have vastly improved through Leadership. Getting something done, especially on a larger scale, is not an easy task. Dealing with bureaucracy and long processes can make teamwork feel inefficient or difficult. But my experience with these processes have taught me patience with both myself and my colleagues, again a crucial step to enacting real change within a community. These skills are just the beginning of the meaningful presence I feel I could have within this committee and community as a whole.

What do you think are the most important issues this board, committee, or commission faces?*

The most important issues this committee faces are outreach and the quickly evolving economic/political climate (not necessarily in that order). First, outreach is extremely important to this committee as it is based in community involvement. This committee must strive to reach all members of the community and incorporate perspectives from all groups in order to have a well-rounded view of town issues. I have seen firsthand how difficult it is, just to get information out to my grade at Redwood. Getting information out to all San Anselmo residents is vital but a process that will take a lot of effort. The second of the most important issues faced by this committee is the changing economic and political climate. As the world goes through a lot of change in such a short time, it is important to understand what the priorities of San Anselmo residents are currently but also what they will be in the future. Circumstances change quickly, and the General Plan must adapt to reflect what will be effective for years to come. This as well will be a challenge, especially when it comes to predicting how to best prepare for future changes, but is another vital part of this committee.

Please provide the names and contact details of three adults who know you well and can be contacted for a reference. References from educational or professional settings are preferred.

Reference Name*

Erik Berkowitz

Relation

Teacher

Phone Number

This information will be redacted.

Email Address

eberkowitz@tamdistrict.org

This information will be redacted.

Reference Name*

Christy Silkworth

Relation

Teacher

Phone Number

This information will be redacted.

Email Address

csilkworth@tamdistrict.org

This information will be redacted.

Reference Name*

Kristi Perani

Relation

Teacher

Phone Number

This information will be redacted.

Email Address

kperani@tamdistrict.org

This information will be redacted.

I am able to attend regular monthly or quarterly meetings. *

Meeting schedules vary by board, commissions, or committees; most meet on a monthly or quarterly basis. By answering "Yes," you are confirming that you will be able to attend the meetings for the board, committee, or commission that have chosen. For specific details on meeting schedules, please refer to each board, committee, or commission page.

- (●) Yes
- ( ) No

I am able to serve for a period of one (1) year, from July 1, 2025 to June 1, 2026.*

- (●) Yes
- ( ) No

I am familiar with the responsibilities and functions of this board, committee, or commission.*

- (●) Yes
- ( ) No

Application for Appointment to a San Anselmo Board/Commission/Committee

Profile

Question applies to multiple boards

If you are interested in applying for a Youth Commissioner opportunity, please click here. You will not need to fill out the below form to be considered for a Youth Commissioner position.

Regina — First Name
— Middle Initial
Pinto Deangelis — Last Name

Email Address

Home Address

Suite or Apt

City

State

Postal Code

Primary Phone

Alternate Phone

Occupation

lawyer/judge

Employer's Address

State of California

Which Boards would you like to apply for?

Racial Equity Committee: Submitted

Number of years as resident of San Anselmo?

20

Number of years as a resident in Marin?

20

Name and phone numbers of three San Anselmo residents who can be contacted for referral information about me:

Deb Stadtner (415)850-5953 Ellie Cohn (415) 254-3728 Oriana Bleecher (707) 225-5875 Jennifer Bradley (415) 577-0496

Education Level Achieved *

☑ Master's Degree

Interests & Experiences

I would be able to regularly attend the meetings of this Board/Commission/Committee.

(•) Yes ( ) No

I would be available to attend additional meetings when they are necessary.

(•) Yes ( ) No

I am familiar with the responsibilities and functions of this Board/Commission/Committee.

(•) Yes ( ) No

I have attended meetings of the Board/Commission/Committee as a member of the public.

( ) Yes (•) No

List briefly, previous experience serving the public office, and/or civic commissions, boards, or committees:

I have served on numerous boards, including the JCC of San Rafael and Learning Works. I also work with non-profits to elevate persons with disabilities. I serve as a state attorney and administrate law judge, which includes regularly holding hearings and listening to the public.

Reasons for this appointment:

I am very interested in the continued growth of the library and its positive contribution to our community.

What are your qualifications for this appointment?

I work well in collaborative settings and always seek to promote positive outcomes that are mission driven.

Briefly, what do you consider to be the most important, one or two current issues facing this Board/Commission/Committee?

I think responding to the growth of our community and listening to how to best serve their needs is the most important role of the committee.

LinkedIn Profile

https://www.linkedin.com/feed/

2022RMDResume.pdf

Upload a Resume

You may attach other documentation which you believe would be helpful to the Council in its selection process.

Regina Pinto Deangelis

Please Agree with the Following Statement

I understand that I and all other applicants will be personally interviewed by the Town Council (or the entity overseeing the Steering and Short Term Committees) as part of the selection process for this appointment. I also understand that my application material will be a public document and available on the Town's website. Sensitive materials that you don't wish to be posted on the website should not be included with the application.

☑ I Agree

E-Signature:

regina deangelis

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact the Town Clerk, townclerk@townofsananselmo.org or 415-258-4660.

Regina M. DeAngelis
San Anselmo, California 94960

Work Experience

California Public Utilities Commission
505 Van Ness Avenue, San Francisco, California 94102
Administrative Law Judge, 2005 – Present

Advise the California Public Utilities Commission on state energy matters. Act as the presiding officer to implement state legislation through the administrative law hearing process, including rate affordability, renewable energy matters, wildfire mitigation, and costs related to implementation of state energy policy. Write detailed proposals for state regulations on energy matters, including regulations related to transmission siting, renewable energy purchases, programs for communities to sell energy to their local residence, low-income programs for energy efficiency, electric vehicle charging, and solar roof tops installations. Mediate disputes involving energy companies and customers on all topics related to basic customer services, renewable energy, and various other energy related matters.

California Public Utilities Commission
505 Van Ness Avenue, San Francisco, California 94102
Attorney, 2003 – 2005

Acted as legal counsel for the California Public Utilities Commission by representing the Commission in energy proceedings before the Federal Energy Regulatory Commission and by providing advice to Commissioners on California and federal energy matters. Represented the Division of Ratepayer Advocates in energy proceedings, including the Community Choice Aggregation proceeding, the California Solar Initiative proceeding, several major transmission proceedings, and the generation procurement review proceedings for Southern California Edison, Pacific Gas & Electric and San Diego Gas & Electric. Additional responsibilities included participating in settlement conferences, negotiating settlements, and writing a wide variety of official documents for divisions of the California Public Utilities Commission.

Energy Law Group, LLP
1999 Harrison Street, Suite 2700, Oakland, California
Attorney, 2000-2003

Represented regulated and non-regulated entities in energy proceedings before the California Public Utilities Commission. Monitored and prepared pleadings in administrative proceedings involving the suspension of direct access, the development of a new generation procurement framework, and the implementation of energy efficiency standards, and others. Advised companies on energy matters pending before the state legislature, such as legislative proposals on renewable energy, generation procurement, and other electricity deregulation matters. Drafted energy purchase contracts for large industrial energy users. Analyzed legal and policy developments at the Federal Energy Regulatory Commission.

Goodin, MacBride, Squeri, Ritchie & Day, LLP
505 Sansome Street, Suite 900, San Francisco, California
Attorney, 1995-2000

Represented companies in all aspects of regulated business before the California Public Utilities Commission, including telecommunications, transportation, gas, and electric matters. Assisted competitive telecommunications carriers to enter into the local monopoly service markets, represented providers of airport shuttle services in establishing transportation service throughout California, and monitored natural gas and electricity policy developments before state agencies on behalf of large industrial energy users.

Selected Volunteer Experience and Memberships

- California State Bar, Conference of California Public Utilities Counsel, and Energy Bar Association.
- Disability Advisory Committee, California Public Utilities Commission
- LGBT Rainbow Regulators: Member of group that elevates diversity in workplace.
- Marin Jewish Community Center: Board Member 2019 - 2020, Development and Governance Committees.
- Bay Area Jewish Healing Center: Work to build community across Bay Area.
- Jewtina: Member of group to promote diverse Jewish participation in Bay Area.
- San Francisco State University Hillel: Host Committee 2019 fundraiser.
- Kol Shofar Synagogue: Chair of fundraising and community building events 2014 and 2015. Assist with programs to serve those with no homes, including Mill Street Shelter. Kol Shofar Board of Directors– 2015-2017.
- Shalom Hartman Institute Fellow: 2014-2016 study Israel and Jewish identity.
- Marin Jewish Community Center Preschool: Organize and implement activities for children.
- Brandeis Day School: 2005-2015 Organize fundraising and community building activities.
- SF and Marin Jewish Family and Children Services: Assist with food bank and other activities.
- Shalom Bayit: Contribute to annual holiday gifts to families.
- The Blue Card: Contribute to needs of survivors of Shoah and sponsored families.
- St. Anthony's Foundation: Assisted with meal preparation and service.
- SF and Marin Food Bank: Assisted with food distribution.
- Ritter Center: Organize food pantry and distributed food.
- Mazon-A Jewish Response to Hunger: Contribute toward policy changes.
- Canal Alliance: Fundraise for the unique needs of mothers with young children.

Education

Northwestern University, B.A.
Boston University School of Law, J.D.

Application for Appointment to a San Anselmo Board/Commission/Committee

Profile

Question applies to multiple boards
If you are interested in applying for a Youth Commissioner opportunity, please click here. You will not need to fill out the below form to be considered for a Youth Commissioner position.

Cassandra
First Name

Middle Initial

López
Last Name

Email Address

Home Address

Suite or Apt

City

State

Postal Code

Primary Phone

Alternate Phone

Occupation

Educator

Employer's Address

1212 Sir Francis Drake Blvd,A

Which Boards would you like to apply for?

Racial Equity Committee: Submitted

Number of years as resident of San Anselmo?

8

Number of years as a resident in Marin?

8

Name and phone numbers of three San Anselmo residents who can be contacted for referral information about me:

Hayes Handler 347.351.5776 Erin Hall 415.305.0899 Randi Rader 415.385.0414

Education Level Achieved *

- [x] High School Diploma or GED

Interests & Experiences

I would be able to regularly attend the meetings of this Board/Commission/Committee.

(•) Yes ( ) No

I would be available to attend additional meetings when they are necessary.

(•) Yes ( ) No

I am familiar with the responsibilities and functions of this Board/Commission/Committee.

(•) Yes ( ) No

I have attended meetings of the Board/Commission/Committee as a member of the public.

( ) Yes (•) No

List briefly, previous experience serving the public office, and/or civic commissions, boards, or committees:

I haven't served on a formal board or committee, but I've been involved in advocacy for most of my life. I've always spoken up against injustice, even as a kid, and I became a parent to a mixed-race black son at 17. I protested in Ferguson in 2014 and again the following year after the murder of Michael Brown, and in San Francisco in 2020 after the murders of Breonna Taylor and George Floyd. I work in education and have also worked in disability services and case management. In all of these roles, I've seen firsthand how racism and bias affect the care and support people receive. I don't separate equity work from the rest of my life. It is woven into who I am and how I show up.

Reasons for this appointment:

I'm applying because I care deeply about racial equity and want to be part of creating real change in San Anselmo. This isn't something new to me. It's something I've lived and cared about for a long time. I bring a perspective shaped by lived experience as a queer, autistic, chronically ill Mexican educator, and as the parent of a mixed-race Black son. I've spent years trying to get support in systems that often overlook or dismiss people like us. I've seen how racism and bias show up quietly and loudly, in everything from the classroom to healthcare to town leadership. I'm not here to check a box or hold a title. I'm here because I want things to change, and I'm willing to do the work to help make that happen.

What are your qualifications for this appointment?

My qualifications come from a combination of lived experience, community involvement, and professional work. I have supported people at the margins for years in education, in disability services, and in direct care. I work with autistic children and others with disabilities, and I have also done case management for older adults and people with complex needs throughout the San Francisco Bay Area. In these roles, I have had to advocate not just for services but for respect, dignity, and equity. I speak up in meetings, in workspaces, and in everyday conversations, especially when my spirit compels me to. I do not always have the platform, but I have never let that stop me from using my voice when it matters. I may not have formal credentials, but I bring something just as important: real-world experience, deep listening, and a commitment to truth-telling. I show up with my full self, and I am not afraid of discomfort if it means getting to the truth.

Briefly, what do you consider to be the most important, one or two current issues facing this Board/Commission/Committee?

I think it’s essential that the committee continues pushing for racial equity training for staff and leadership, and strengthening its relationship with the schools and wider community. I also think the work around policing and public safety is incredibly important. I haven’t attended police meetings myself, but I care deeply about transparency and accountability. My sister is a police officer in another county, so I’ve seen both the human side of the job and the real harm that can come from unchecked power. I believe in asking hard questions and pushing for change, while still holding space for conversation and growth.

LinkedIn Profile

Upload a Resume

You may attach other documentation which you believe would be helpful to the Council in its selection process.

Please Agree with the Following Statement

I understand that I and all other applicants will be personally interviewed by the Town Council (or the entity overseeing the Steering and Short Term Committees) as part of the selection process for this appointment. I also understand that my application material will be a public document and available on the Town's website. Sensitive materials that you don't wish to be posted on the website should not be included with the application.

☑ I Agree

E-Signature:

C López

Thank you for your interest in serving the Town of San Anselmo and its citizens. For further information, please contact the Town Clerk, townclerk@townofsananselmo.org or 415-258-4660.

STAFF REPORT

TOWN OF SAN ANSELMO Item #: 2.2

MEETING DATE: August 26, 2025

AGENDA TITLE: Designation of Voting Delegate and Alternate(s) for the League of California Cities Annual Conference- October 8-10, 2025

FROM: Administration

RECOMMENDATION: Appoint a Voting Delegate and Alternate for the League of California Cities Annual Conference— October 8-10, 2025

BACKGROUND

The League of California Cities Annual Conference https://www.calcities.org/education-and-events/event/2025/10/08/default-calendar/annual-conference-and-expo is being held October 8-10, 2025, in Long Beach. At this meeting, the Cal Cities membership considers and acts on resolutions that will establish Cal Cities policy.

In order to vote, the Town Council must designate a voting delegate and alternate(s) if desired.

ANALYSIS

This conference provides training and information to elected officials and administrators from California Cities. The League of California Cities is organized to provide legislative advocacy and other support to municipal government at the State of California. It also serves as a forum for recognizing exemplary services and programs by cities.

When Councilmembers desire to attend the annual League Conference, voting delegates are appointed at a Town Council meeting.

Should one or more Councilmembers wish to attend this Conference, and wish to participate in the voting process, a formal action must be taken by Council to designate the voting delegate and alternate.

FISCAL IMPACT

Attendance to the annual League Conference is budgeted each year, therefore, no additional cost is associated.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Designating voting and alternates delegates to the annual conference is not a “project” under the California Environmental Quality Act, because it does not involve an activity which has the potential to cause a direct or reasonably foreseeable indirect physical change in the environment (Cal. Pub. Res. Code § 21065).

ATTACHMENTS

Attachment 1- League Conference and Voting Delegate Designation Information Packet.

LEAGUE OF CALIFORNIA CITIES

Council Action Advised by September 24, 2025

DATE: Wednesday, July 16, 2025

TO: Mayors, Council Members, City Clerks, and City Managers

RE: DESIGNATION OF VOTING DELEGATES AND ALTERNATES
League of California Cities Annual Conference and Expo, Oct. 8-10, 2025
Long Beach Convention Center

Every year, the League of California Cities convenes a member-driven General Assembly at the Cal Cities Annual Conference and Expo. The General Assembly is an important opportunity where city officials can directly participate in the development of Cal Cities policy.

Taking place on Oct. 10, the General Assembly is comprised of voting delegates appointed by each member city; every city has one voting delegate. Your appointed voting delegate plays an important role during the General Assembly by representing your city and voting on resolutions.

To cast a vote during the General Assembly, your city must designate a voting delegate and up to two alternate voting delegates, one of whom may vote if the designated voting delegate is unable to serve in that capacity. Voting delegates may either be an elected or appointed official.

Action by Council Required. Consistent with Cal Cities bylaws, a city's voting delegate and up to two alternates must be designated by the city council. Please note that designating the voting delegate and alternates **must** be done by city council action and cannot be accomplished by individual action of the mayor or city manager alone.

Following council action, please submit your city's delegates through the online submission portal by Wed., Sept. 24. When completing the Voting Delegate submission form, you will be asked to attest that council action was taken. You will need to be signed in to your My Cal Cities account when submitting the form.

Submitting your voting delegate form by the deadline will allow us time to establish voting delegate/alternate records prior to the conference and provide pre-conference communications with voting delegates.

Conference Registration Required. The voting delegate and alternates must be registered to attend the conference. They need not register for the entire conference; they may register for Friday only. Conference registration is open on the Cal Cities website.

For a city to cast a vote, one voter must be present at the General Assembly and in possession of the voting delegate card and voting tool. Voting delegates and alternates need to pick up their conference badges before signing in and picking up the voting delegate card at the voting delegate desk. This will enable them to receive the special sticker on their name badges that will admit the voting delegate into the voting area during the General Assembly.

Please view Cal Cities' event and meeting policy in advance of the conference.

Transferring Voting Card to Non-Designated Individuals Not Allowed. The voting delegate card may be transferred freely between the voting delegate and alternates, but *only* between the voting delegate and alternates. If the voting delegate and alternates find themselves unable to attend the General Assembly, they may *not* transfer the voting card to another city official.

Seating Protocol during General Assembly. At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.

The voting delegate desk, located in the conference registration area of the Long Beach Convention Center in Long Beach, will be open at the following times: Wednesday, Oct. 16, 8:00 a.m.-6:00 p.m. and Thursday, Oct. 17, 7:30 a.m.-4:00 p.m. On Friday, Oct. 18, the voting delegate desk will be open at the General Assembly, starting at 7:30 a.m., but will be closed during roll calls and voting.

The voting procedures that will be used at the conference are attached to this memo. Please share these procedures and this memo with your council and especially with the individuals that your council designates as your city's voting delegate and alternates.

Once again, thank you for submitting your voting delegate and alternates by Wednesday, Sept. 24. If you have questions, please contact Zach Seals at zseals@calcities.org.

Attachments:

- General Assembly Voting Guidelines
- Information Sheet: Cal Cities Resolutions and the General Assembly

LEAGUE OF CALIFORNIA CITIES

General Assembly Voting Guidelines

1. **One City One Vote.** Each member city has a right to cast one vote on matters pertaining to Cal Cities policy.

2. **Designating a City Voting Representative.** Prior to the Cal Cities Annual Conference and Expo, each city council may designate a voting delegate and up to two alternates; these individuals are identified on the voting delegate form provided to the Cal Cities Credentials Committee.

3. **Registering with the Credentials Committee.** The voting delegate, or alternates, may pick up the city's voting card at the voting delegate desk in the conference registration area. Voting delegates and alternates must sign in at the voting delegate desk. Here they will receive a special sticker on their name badge and thus be admitted to the voting area at the General Assembly.

4. **Signing Initiated Resolution Petitions**. Only those individuals who are voting delegates (or alternates), and who have picked up their city's voting card by providing a signature to the credentials committee at the voting delegate desk, may sign petitions to initiate a resolution.

5. **Voting.** To cast the city's vote, a city official must have in their possession the city's voting card and voting tool; and be registered with the credentials committee. The voting card may be transferred freely between the voting delegate and alternates but may not be transferred to another city official who is neither a voting delegate nor alternate.

6. **Voting Area at General Assembly.** At the General Assembly, individuals with a voting card will sit in a designated area. Admission to the voting area will be limited to the individual in possession of the voting card and with a special sticker on their name badge identifying them as a voting delegate.

7. **Resolving Disputes**. In case of dispute, the credentials committee will determine the validity of signatures on petitioned resolutions and the right of a city official to vote at the General Assembly.

LEAGUE OF CALIFORNIA CITIES

How it works: Cal Cities Resolutions and the General Assembly

Developing League of California Cities policy is a dynamic process that engages a wide range of members to ensure Cal Cities represents cities with one voice. These policies directly guide Cal Cities' advocacy to promote local decision-making, and lobby against statewide policies that erode local control.

The resolutions process and General Assembly is one way that city officials can directly participate in the development of Cal Cities policy. If a resolution is approved at the General Assembly, it becomes official Cal Cities policy. Here's how resolutions and the General Assembly work.

Prior to the Annual Conference and Expo

General Resolutions



Sixty days before the Annual Conference and Expo, Cal Cities members may submit policy proposals on issues of importance to cities. The resolution must have the concurrence of at least five additional member cities or individual members.

Policy Committees



The Cal Cities President assigns general resolutions to policy committees where members review, debate, and recommend positions for each policy proposal. Recommendations are forwarded to the Resolutions Committee.

During the Annual Conference and Expo

Petitioned Resolutions



The petitioned resolution is an alternate method to introduce policy proposals during the annual conference. The petition must be signed by voting delegates from 10% of member cities, and submitted to the Cal Cities President at least 24 hours before the beginning of the General Assembly.

Resolutions Committee



The Resolutions Committee considers all resolutions. General Resolutions approved[1] by either a policy committee or the Resolutions Committee are next considered by the General Assembly. General resolutions not approved, or referred for further study by both a policy committee and the Resolutions Committee do not go to the General Assembly. All Petitioned Resolutions are considered by the General Assembly, unless disqualified.[2]

General Assembly



During the General Assembly, voting delegates debate and consider general and petitioned resolutions forwarded by the Resolutions Committee. Potential Cal Cities bylaws amendments are also considered at this meeting.

Who's who

Cal Cities policy development is a member-informed process, grounded in the voices and experiences of city officials throughout the state.

The **Resolutions Committee** includes representatives from each Cal Cities diversity caucus, regional division, municipal department, and policy committee, as well as individuals appointed by the Cal Cities president.

Voting delegates are appointed by each member city; every city has one voting delegate.

The **General Assembly** is a meeting of the collective body of all voting delegates —one from every member city.

Seven **policy committees** meet throughout the year to review and recommend positions to take on bills and regulatory proposals. Policy committees include members from each Cal Cities diversity caucus, regional division, and municipal department, as well as individuals appointed by the Cal Cities president.

[1] The Resolution Committee can amend a general resolution prior to sending it to the General Assembly.
[2] Petitioned Resolutions may be disqualified by the Resolutions Committee according to Cal Cities Bylaws Article VI. Sec. 5(f).

For more information visit www.calcities.org/general-assembly

STAFF REPORT

TOWN OF SAN ANSELMO Item # 2.3

MEETING DATE: August 26, 2025

AGENDA TITLE: County Flood District update on the San Anselmo Flood Risk Reduction Project

FROM: Department of Public Works

RECOMMENDATION: Receive update from the Marin County Flood Control District (District) on the District's San Anselmo Flood Risk Reduction Project (SAFRR), including the following items:

1. Update on the Conditional Letter of Map Revision (CLOMR) application submission to FEMA.
2. A comparison of the 1D versus the 2D modeling in the CLOMR application and the SAFRR Environmental Impact Report (EIR).
3. Update on the Tree study and tree protection.
4. Update on California Environmental Quality Act (CEQA) requirements.

BACKGROUND AND DISCUSSION

The San Anselmo Flood Risk Reduction Project, SAFRR, is part of the District's 10-Year Workplan to mitigate the 25-year flood event in Ross Valley. The SAFRR Project currently consists of three distinct components: (1) the Sunnyside Nursery Flood Diversion and Storage Basin at 3000 Sir Francis Drake Blvd, which has been completed; (2) the removal of the building at 634-636 San Anselmo Avenue in San Anselmo (BB2), a structure that partially obstructs the flow of San Anselmo Creek, and related creek restoration; and (3) flood mitigation of building structures downstream of BB2 that are affected by its removal (referred to collectively as the "Project"). Information about the Project is available on the District's website at https://flooddistrict.marincounty.gov/building-bridge-2-removal/

As part of the District's presentation to the Town Council, Town staff have asked the District to discuss several items. First, there has been some discussion about the type of hydraulic modeling used by the District in association with the Project. Specifically, the District will explain both the 1D and 2D modeling as they relate to the CLOMR application and the SAFRR EIR and how they compare to each other in terms of the base flood elevation, mitigation, etc. The District will also discuss the tree study completed for the Project, as well as its environmental reporting requirements.

FISCAL IMPACT
Fiscal impact to the Town currently is staff time.

GENERAL PLAN CONSISTENCY
N/A

CEQA AND CLIMATE ACTION PLAN CONSISTENCY
This is a County Flood Control District Project and CEQA and EIR are being addressed by them.

Building Bridge 2 Removal – Conditional Letter of Map Revision (CLOMR) Application

MARIN COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

TOWN OF SAN ANSELMO COUNCIL MEETING

AUGUST 26, 2025

Judd Goodman, PE
Senior Civil Engineer

Purpose

- Summarize the CLOMR application submitted to FEMA
- Explain next steps of project development process
- Respond to Town and community comments

Agenda

- Project Background
- FEMA CLOMR Application
- CEQA Mitigation Measure
- Tree Management Plan
- Next Steps
- Flood Zone 9 Financial Overview

Conditional Letter of Map Revision (CLOMR)

Opportunity for FEMA to review analysis and potential impacts before a project that modifies the floodplain is implemented.



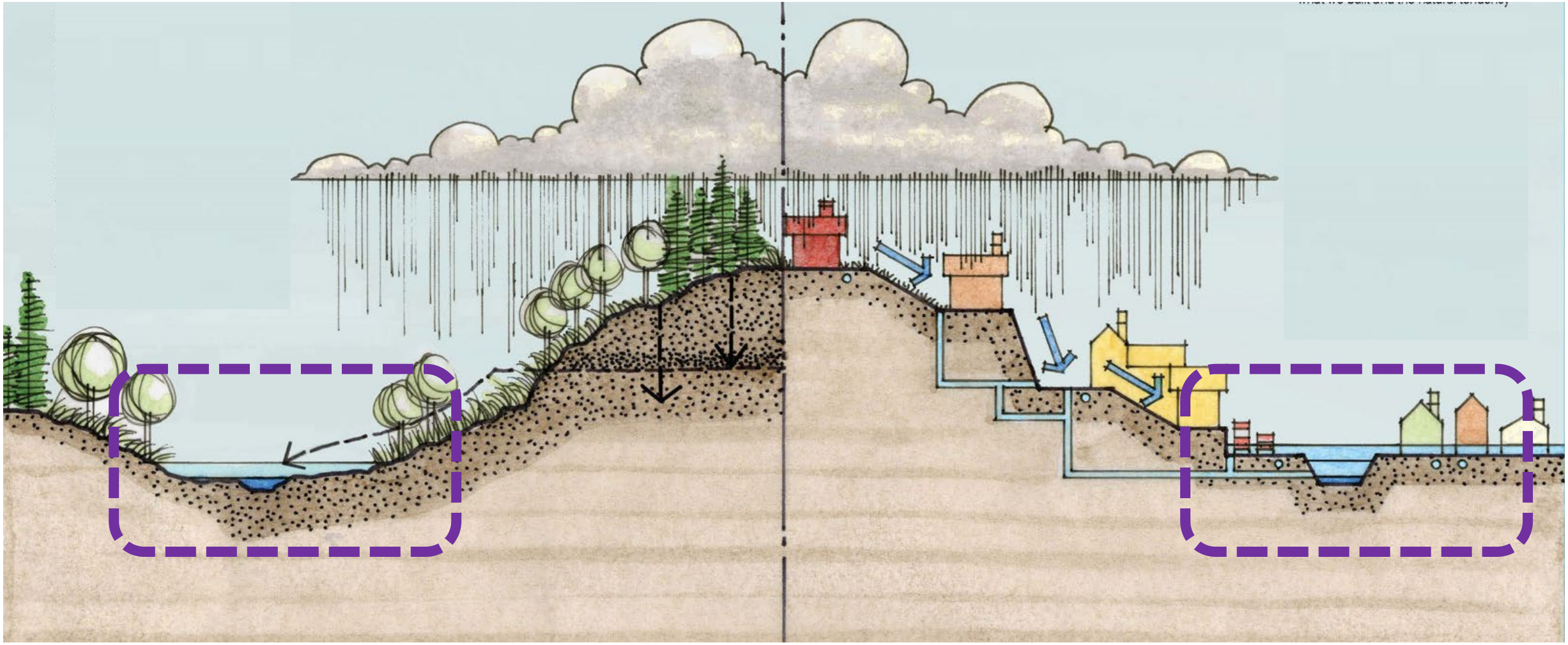
FEMA

CLOMR Table of Contents

1. Narrative
2. **MT-2 Application Forms** *Town Comment Letters*
3. State Approval
4. Hydrologic Analysis
5. Hydraulic Analysis
6. Certified Topographic Work Map
7. Annotated FIRM/FIS Data
8. Proposed Plans
9. **Compliance with Federal Regulatory Requirements** *Proposed Mitigations*
10. Endangered Species Act Compliance
11. **Property Owner Notifications**
12. Environmental Permitting

Background

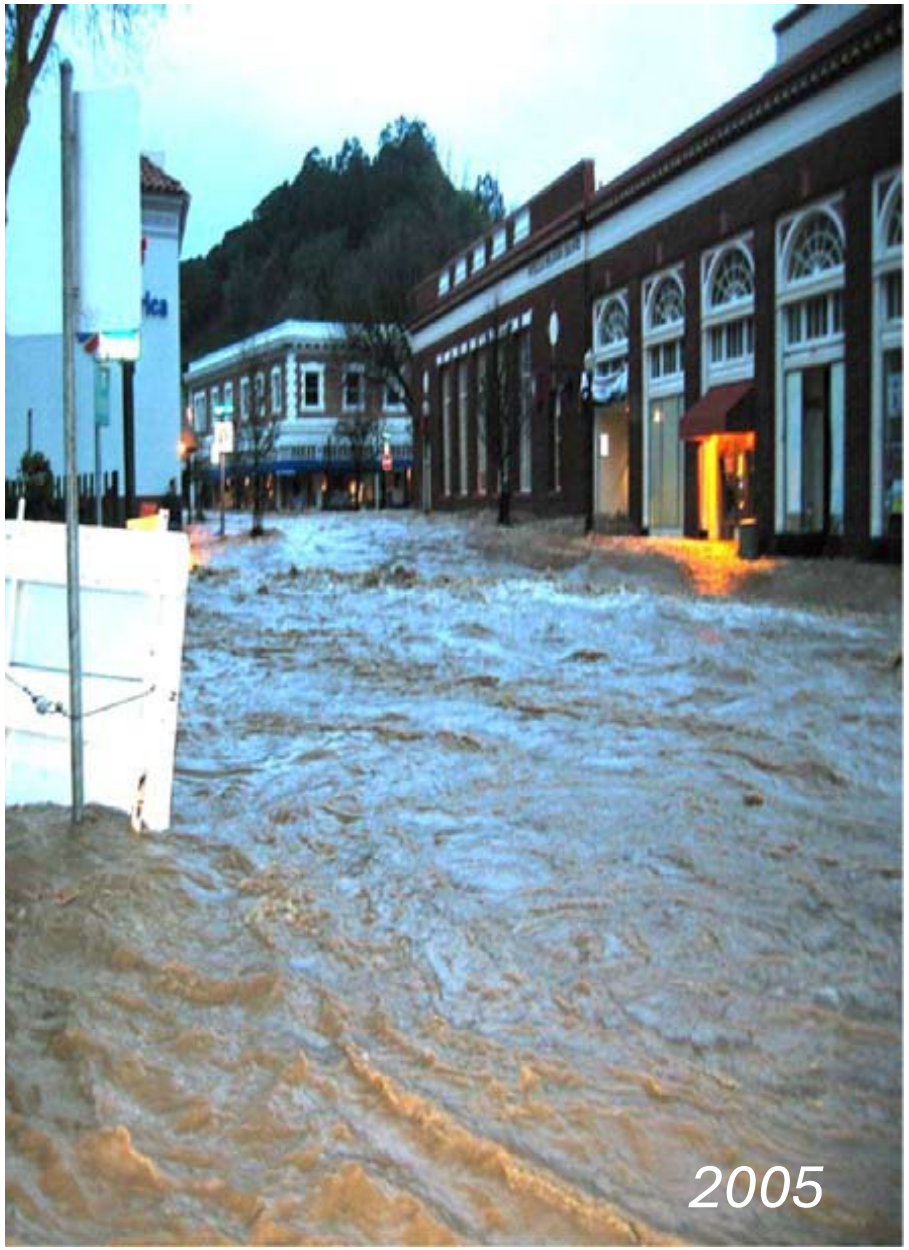
Flooding Process



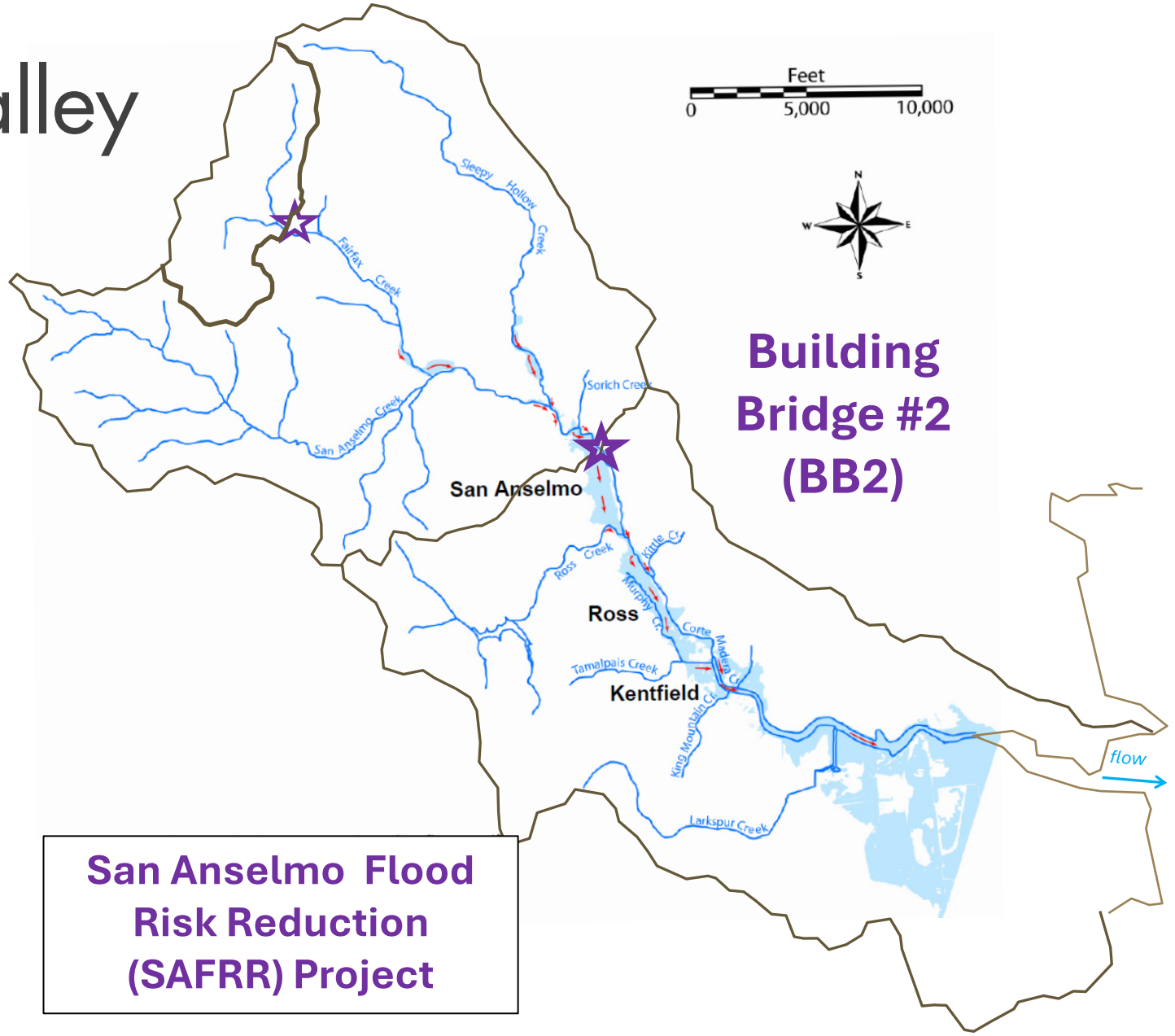

Coca-Cola
1943


1966


1982


2005

Map of Ross Valley Watershed




flow
BB2 Makes Flooding Worse
in Downtown San Anselmo

site plan


CENTER BLVD
SIR FRANCIS DRAKE BLVD
LAWN
MULTI-LEVEL WOOD DECK
WOOD DECK
WOOD
WOOD DECK STAGE
KIDS PLAY AREA
POLLINATOR GARDEN W/ BENCHES
POLLINATOR GARDEN
BB2
638 SAN ANSELMO AVE
PLAZA
574 SAN ANSELMO AVE
566 SAN ANSELMO AVE
560 SAN ANSELMO AVE
SAN ANSELMO AVE
flow

Storm Scenarios



"10-Year Storm"

10% chance any given year



"25-Year Storm"

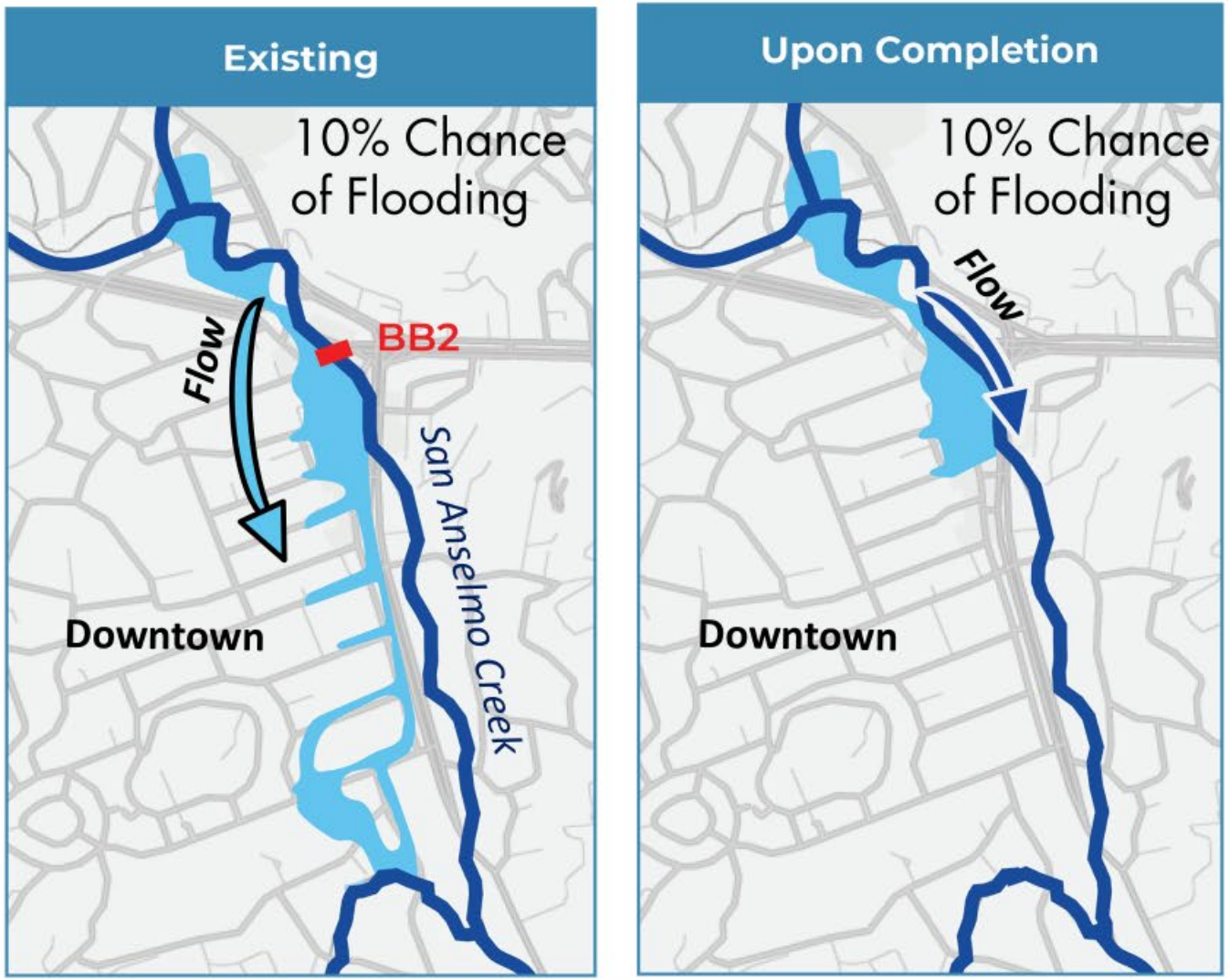
4% chance any given year



"100-Year Storm"

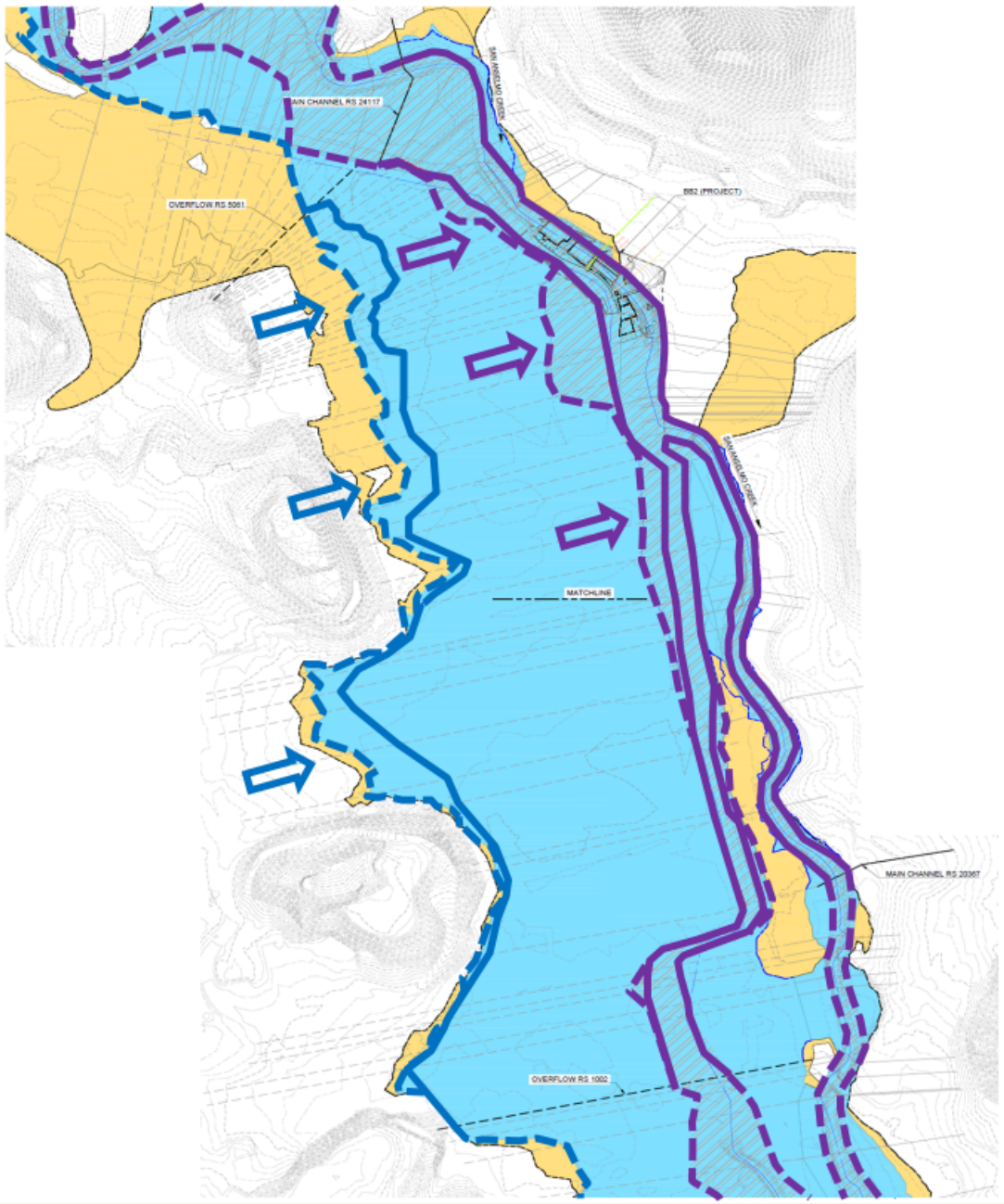
1% chance any given year

Expected Benefit to Homes and Businesses



Potential Changes to FEMA Flood Maps

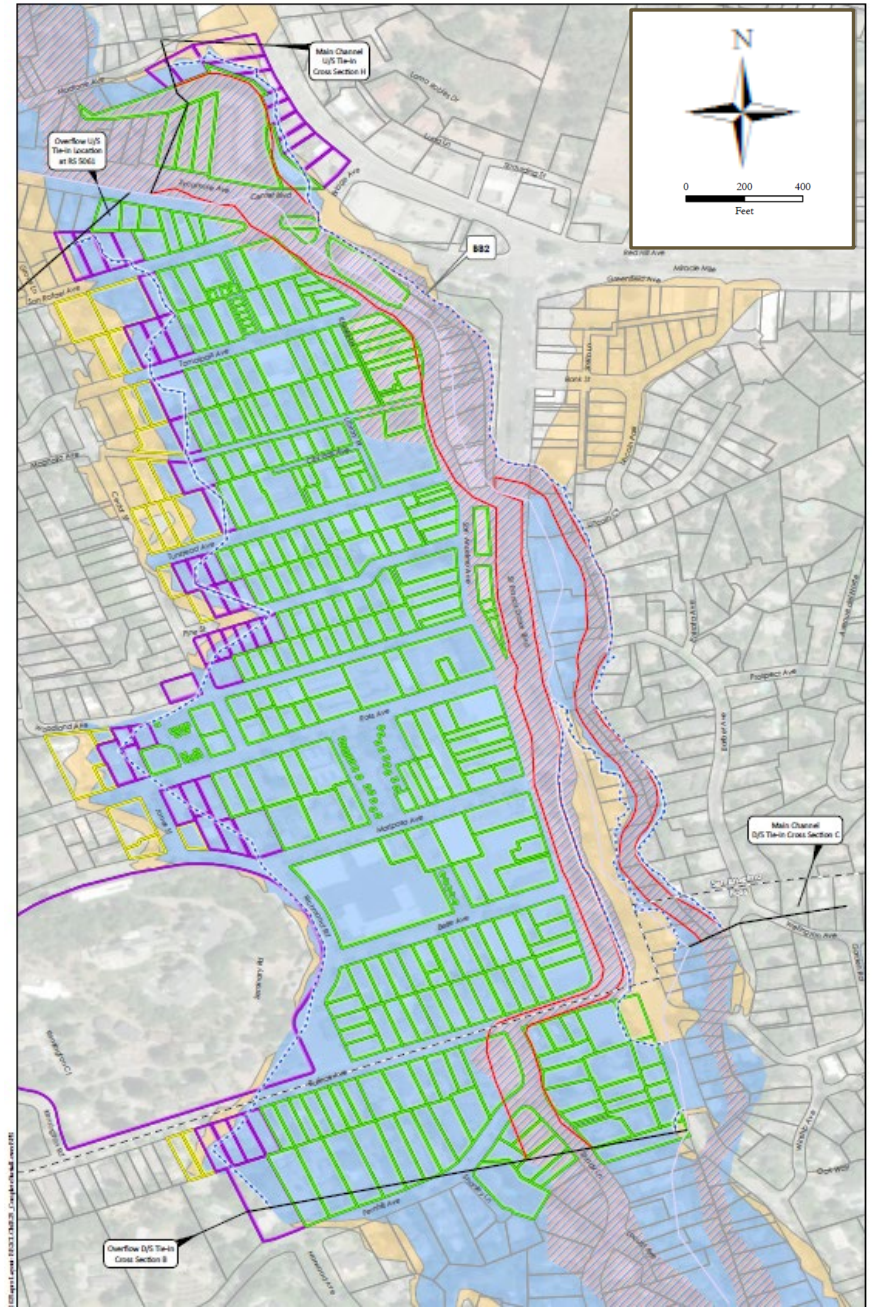
- FEMA uses 1% chance of flooding (“100-year storm”) for National Flood Insurance Program
- Removal of BB2 is expected to reduce FEMA floodplain & extent of floodway
- More flexibility for flood insurance and property use



Expected Benefit to Homes and Businesses (1% Chance of Flooding)

Parcels benefiting within CLOMR reach:

- 23 Fully Removed from Floodplain
- 54 Partially Removed
- 315 with Lower Base Flood Elev (BFE)



FEMA Process

Town & Community Comments

- Town Comments Received
  - Towns have not signed FEMA concurrence form
  - District addressed all review comments received
  - Town's comments forward to FEMA with application

- Community Presentations
  - Town of Ross = August 14
  - Flood Zone 9 Advisory Board = August 21
  - Town of San Anselmo = August 26

FEMA CLOMR Requirements

(1) Request for conditional approval of map change with fee

(2) Demonstrate why alternatives are not feasible

(3) Notify property owners with a BFE rise

(4) Concurrence of other communities

(5) Certification that no structures are impacted by rise without mitigations

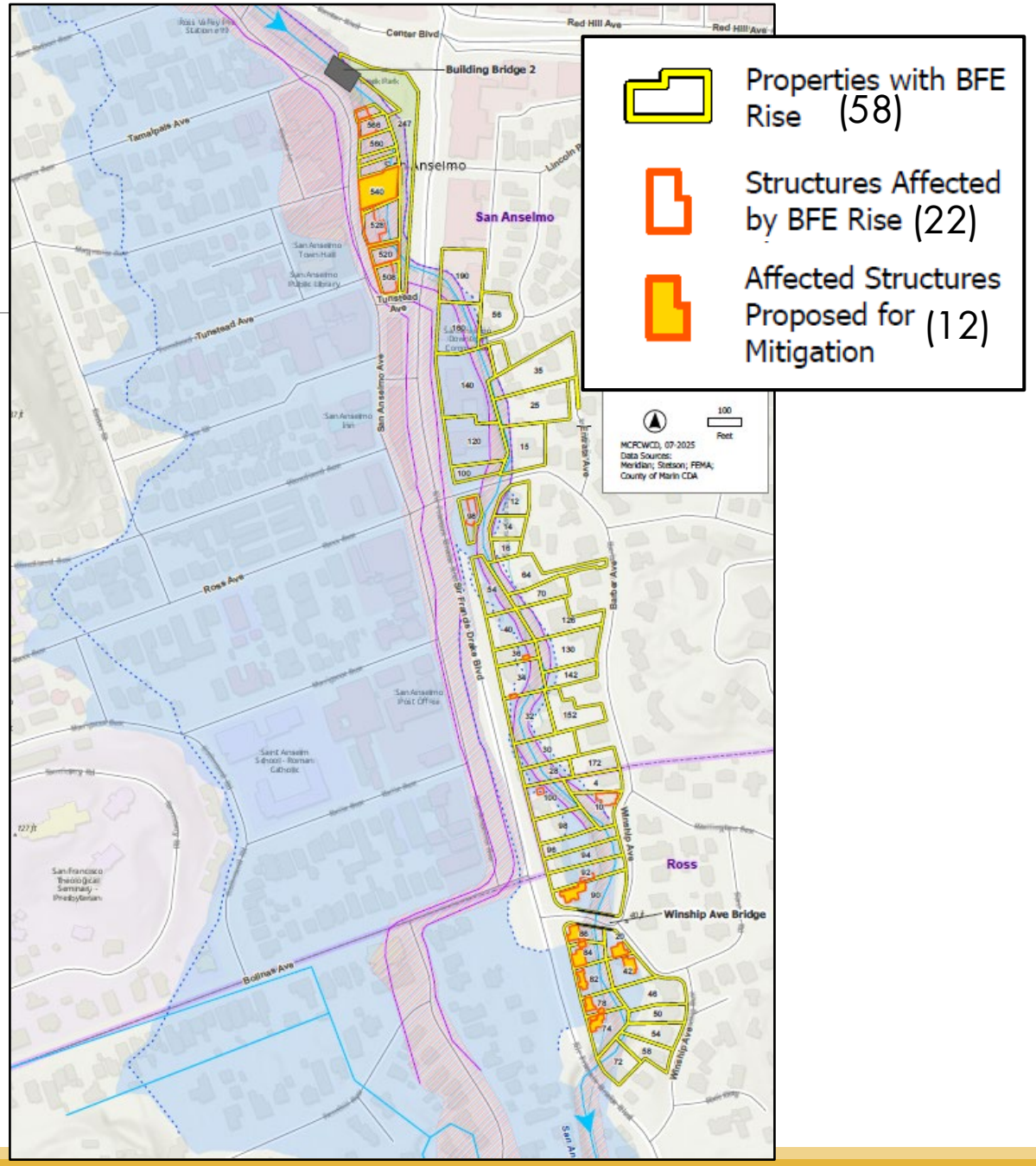
(6) Request determination of BFE revision

(7) Request floodway revision

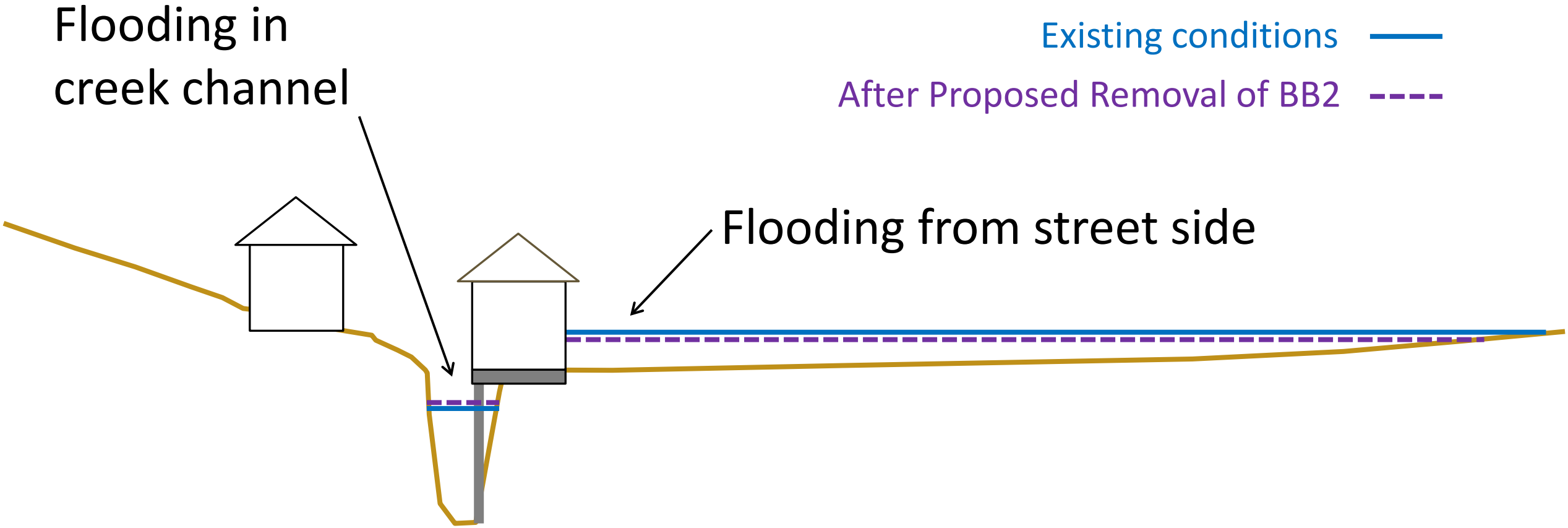
Proposed Mitigations

Evaluation

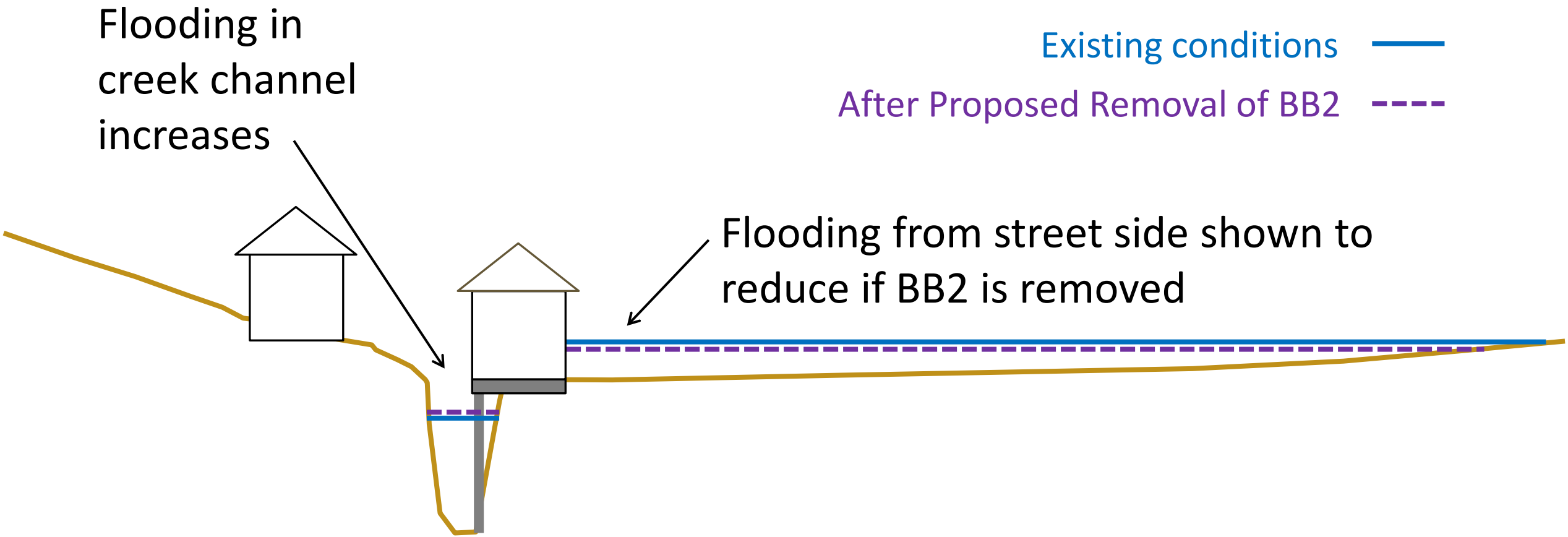
1. **Rise**: Which properties experience a modeled rise
2. **Effect**: The effect, if any, of this rise on structures
3. **Mitigation**: The appropriate flood mitigation, if any, to alleviate a potential impact to a structure.



Two Primary Flooding Sources Downstream of BB2:



Models show removal of BB2 reduces street-side flood water elevation, but increases flood water elevation in creek channel downstream



Rise in Creek Flood Water Elevation



- Rise in creek only occurs during large rare floods (1% chance per year)
- Rise ≠ Effect
- Effect ≠ Impact
- Potential Impacts are proposed to be mitigated

Rise in Creek Flood Water Elevation

- 58 parcels shown with rise in creek flood water elevation if BB2 is removed:

  20 parcels in Ross, 38 parcels in San Anselmo

- 22 structures shown to be affected by rise in creek

  13 structures in Ross, 9 structures in San Anselmo

- 12 structures with mitigations proposed

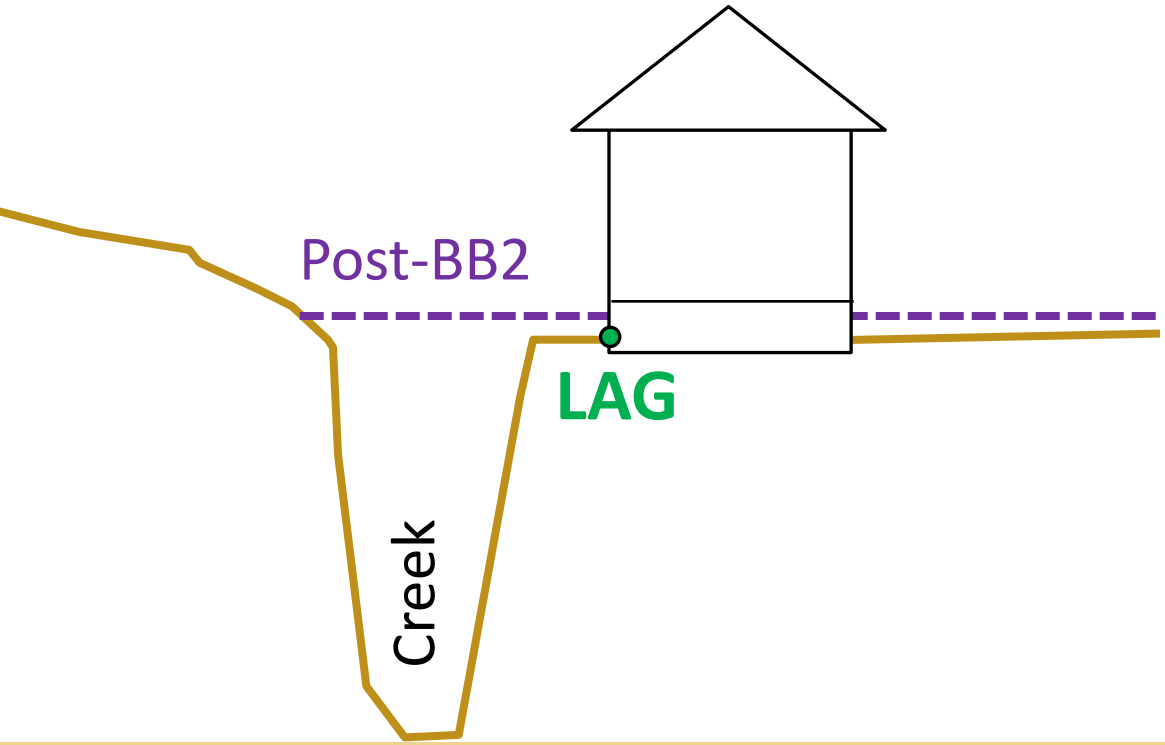
  10 structures in Ross, 2 structures in San Anselmo

Proposed Mitigations

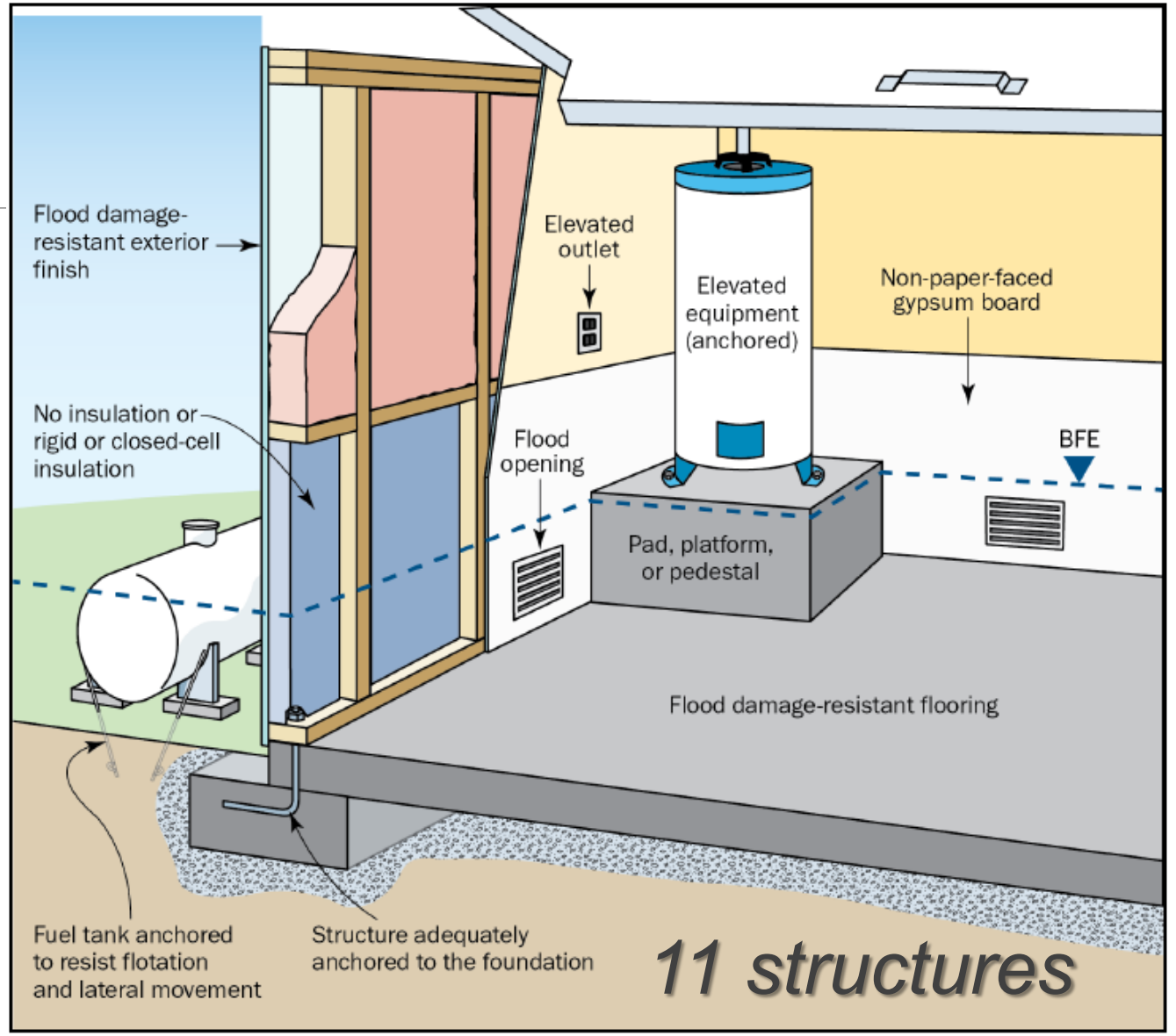
Recommended if BFE rises and :	# of structures Total
1. Post-BB2 BFE > lowest floor (FFF);	0
2. Post-BB2 BFE > LAG, & and structure is not wet floodproofed; or	11
3. A structure supported within the bed of San Anselmo Creek is not able to withstand forces associated with the modeled BFE rise.	1

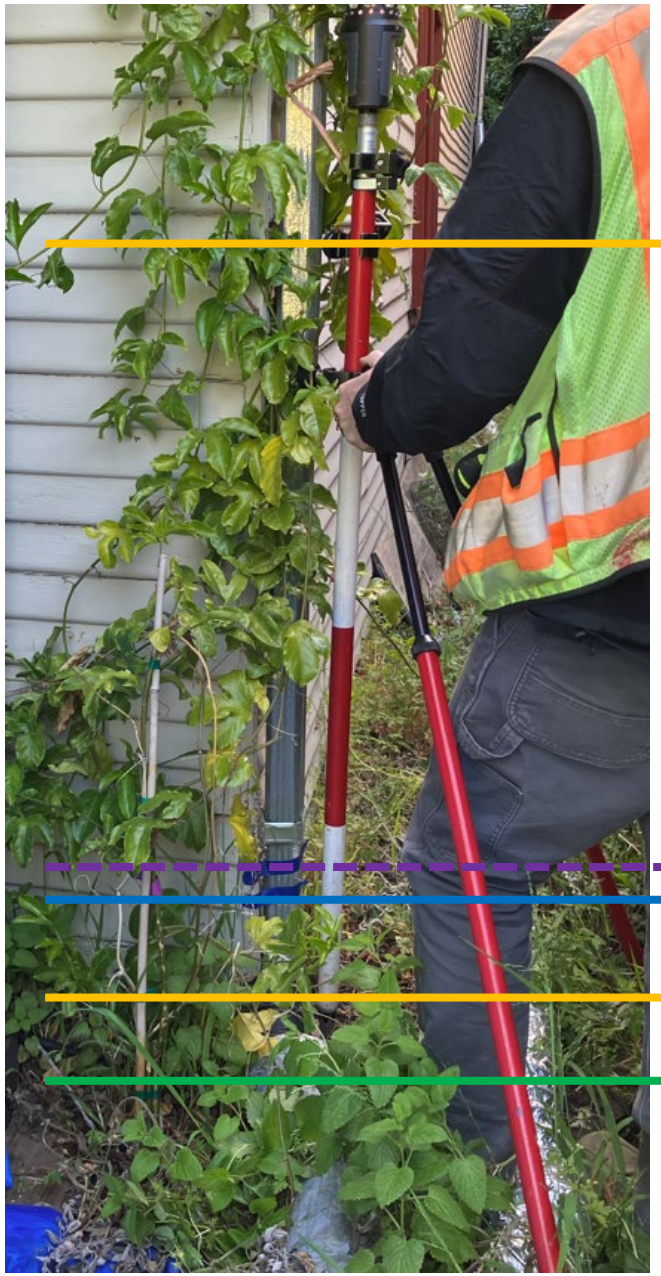
Post-BB2 BFE > LAG

Mitigation = wet floodproof



Source: FEMA NFIP Technical Bulletin





Example of impact to a garage area

First Finished Floor Elevation = 44.86’

Proposed mitigation includes elevating furnace and water heater, installing flood vent openings.



Base Flood Elevation with Removal of BB2 = 37.97’

Existing Base Flood Elevation = 37.83’

Garage Floor Elevation = 37.19’

Lowest Adjacent Grade = 37.09’

Example of modeled rise affecting a flood resistant material. No mitigation proposed.

First Finished Floor Elevation = 40.71’

Base Flood Elevation with Removal of BB2 = 38.55’

Existing Base Flood Elevation = 38.34’

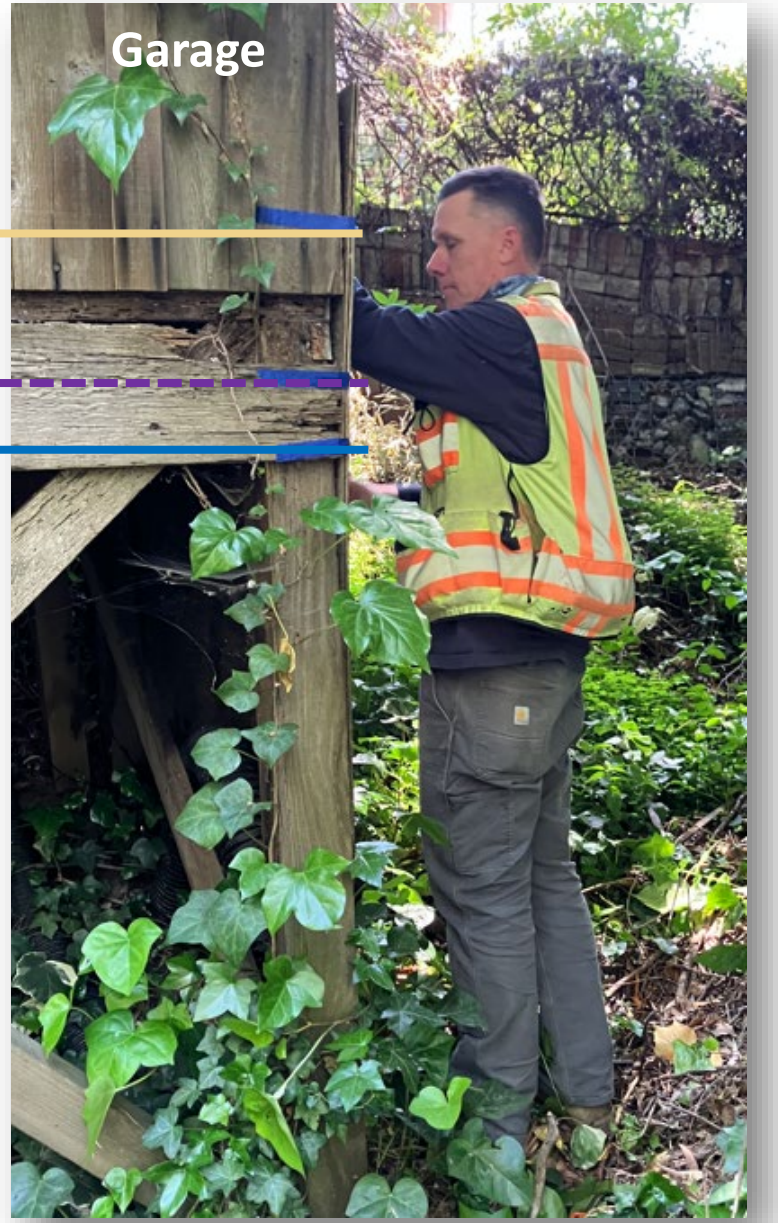
Lowest Adjacent Grade = 35.58’



First Finished Floor Elevation = 40.62’

Base Flood Elevation with Removal of BB2 = 39.43’

Existing Base Flood Elevation = 39.12’



Example of modeled rise in flood water impacting a structure (floor joist).

Proposed mitigation includes anchoring wooden structure to posts and foundation.

Lowest Adjacent Grade = 34.08’



Example of rise affecting concrete piers (flood resistant material). Structure found to be able to withstand flooding loads. No mitigation proposed.

First Finished Floor Elevation = 48.64’

Base Flood Elevation BB2 Removed = 44.86’

Existing Base Flood Elevation = 44.13’

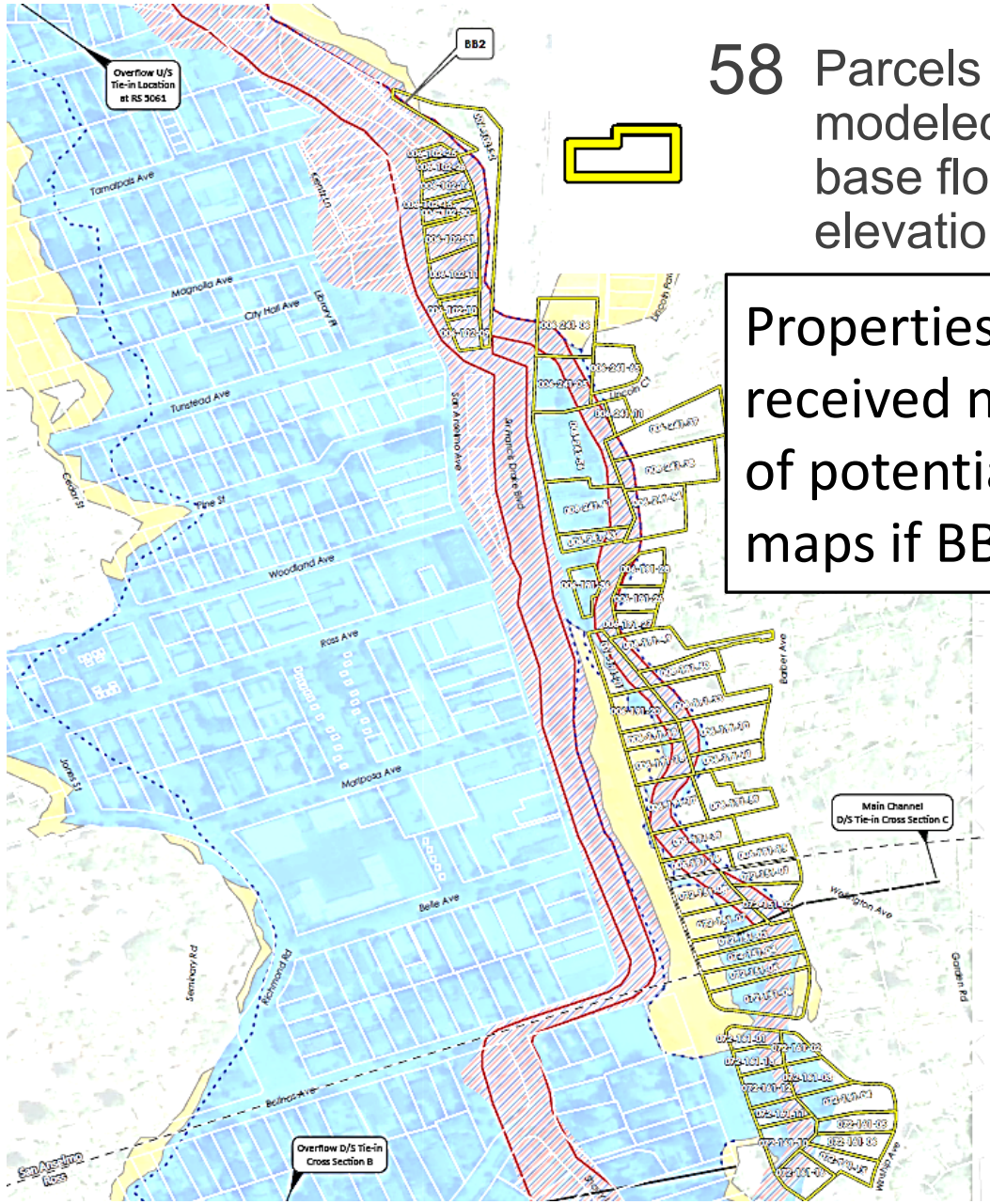
Lowest Adjacent Grade = 32.81’

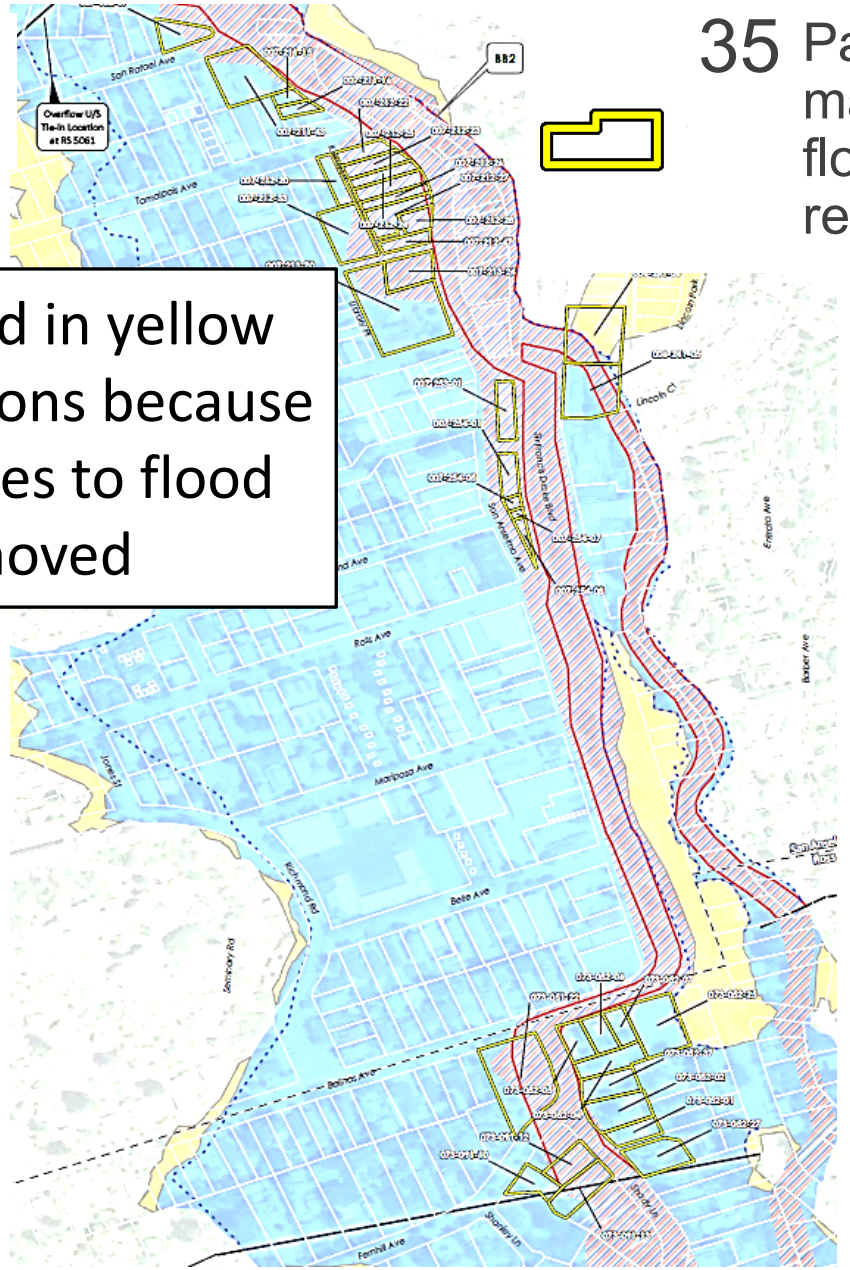
Property Owner Notifications

58 Parcels with modeled rise in base flood elevation

35 Parcels where mapped floodway is reduced

Properties outlined in yellow received notifications because of potential changes to flood maps if BB2 is removed





What happens beyond the Project Study Limits?

- Models show no change in water surface beyond the downstream Sir Francis Drake Blvd Bridge whether BB2 is removed or not.
- Flood water levels further downstream are not expected to change if BB2 were to be removed.



Flood Model Differences

Flood Model Differences

1-D MODEL

- Uses 1% Chance of Flood Event
- Requested and utilized by FEMA for evaluation of BB2 Removal
- Uses fewer inputs and considers less variables
- **Water surface levels do not rise above the first finished floor of structures, but do rise above lowest adjacent grade of some properties**

1-D/2-D MODEL

- Uses 4% Chance of Flood Event
- Used for flood control project planning within entire Ross Valley watershed
- Basis of Environmental Impact Report (EIR)
- **Shows that flooded properties are still flooded, but no "dry" properties experience new flooding (no new inundation).**

Tree Management Plan

Tree Management Plan

- Assessed condition of 30 trees
- Established baseline condition of trees
- Prepare monitoring plan before, during, and after construction



URBAN FORESTRY ASSOCIATES, INC.

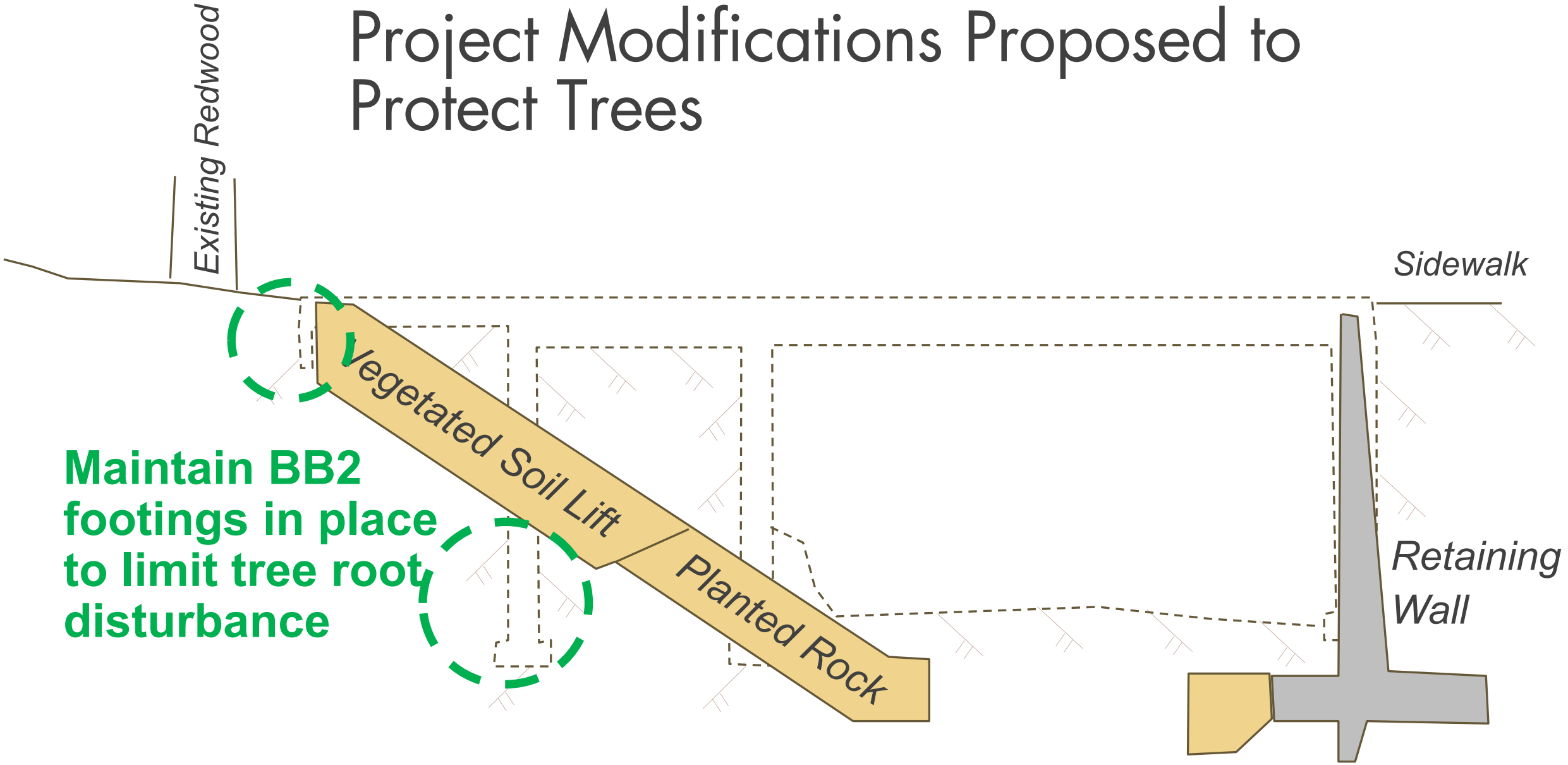
Baseline Tree Conditions

Trees are generally healthy and do not appear to be significantly surface rooted.

Diameter	Conditions		
	Health	Structure	Form
Redwood: 10”– 41.5”	Fair: 2 Good: 18	Fair – Good: 3 Good: 17	Fair – Good: 15 Poor – Fair: 1 Good: 4
Alder: 5”- 14.5”	Good	Fair – Good: 2 Good: 3	Fair – Good: 4 Good: 1
Oak: 12”- 19”	Fair: 1 Good: 2	Fair - Good	Fair – Good: 2 Good: 1
London Plane: 25.5”	Good	Good	Excellent
Field: 10”	Good	Good	Fair - Good



Project Modifications Proposed to Protect Trees



Tree Monitoring During Construction

- Urban Forestry on-site to monitor construction activities and to assist with corrective actions if necessary
- Contractor to comply with Tree Monitoring Plan

Tree Monitoring After Construction

- Urban Forestry conduct final inspection
- Urban Forestry conduct post-construction monitoring for 3 years

Next Steps

Next Steps

- CLOMR application
  - Submitted to FEMA on July 30, 2025
  - Up to 6-month review period
  - Upcoming individual meetings with property owners
  - Expected CLOMR review completed by late 2025
- EIR Revised 2nd Addendum
- Apply for San Anselmo Building Permit if project proceeds

BB2 Removal Project - Challenges

- BB2 removal requires mitigations or agreements with impacted property owners (if FEMA concurs)
- FEMA may require additional mitigations to impacted properties that could exceed the project budget
- BB2 Removal requires Building Permit from San Anselmo
- $2.7M remaining Grant Funding for Building Bridge 2 Removal was extended several times—may not be extended again after December
- Complexity of project makes communication difficult
- Community does not have consensus on Project

Project Timeline

July 2025
CLOMR application submitted to FEMA

Early 2026
Revise Environmental Impact Report (EIR)

Mid 2026
Apply for San Anselmo Building Permit if Project proceeds

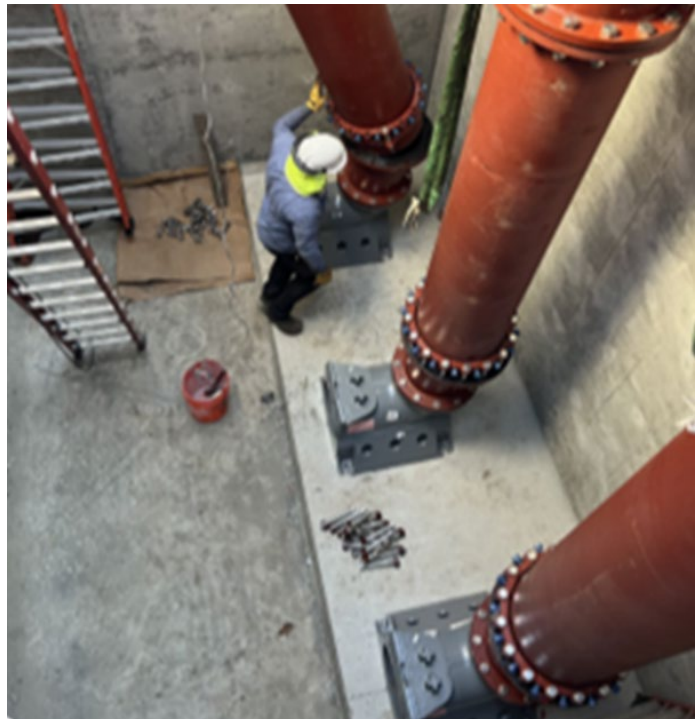
Late 2026
Advertise Project for construction bids

Summer 2027
Begin Construction. Expected 6-month construction duration

Flood Zone 9 & Project Financial Overview

Flood Zone 9 Current Revenue Sources

1) Ross Valley Storm Drainage Fee "Flood Fee"
   - Generates ~$2.63M per year (expires in 2027)
   - Funds FZ9 Drainage Studies & Projects
2) Project Grants
   - ~$10M reimbursed for project expenses
   - ~$10.9M anticipated to support ongoing projects
3) Property Taxes
   - Revenues = ~$400K per year
   - Funds FZ9 Infrastructure Operations, Maintenance & Administration = ~$335K per year



Flood Zone 9 Project Funding

- Total remaining project costs as currently contemplated = $18.2M
- Storm Drainage Fee and Grants are expected to be adequate to complete the remaining projects as proposed.
- Zone 9 projected fund balance is $2.9M following completion of Building Bridge 2 after the Fee expires.
- Significant cost increases or delays to projects may require additional funding from other sources or project scope reduction.

Flood Zone 9 Operations & Maintenance Funding

- After Drainage Fee expires in 2027, revenues will be limited to property taxes:
  - Property tax revenue = ~$400K per year
  - Annual Operations & Maintenance expenses = ~$335K
  - Estimated annual funding to reserves = ~$65K
- FZ9 forecasted to be fiscally solvent into future for operations and maintenance
- Property tax revenue is only adequate to support operations and maintenance



Questions & Comments

Additional information can be found at:

flooddistrict.marincounty.gov/building-bridge-2-removal

August 19, 2025

To: San Anselmo Town Council

From Ross Asselstine

RE: Irregularities in Processing the Permit and the CLOMR Application

Let's all consider what has not been conducted correctly on the permit process and CLOMR process:

1) The Planning Department has not yet reviewed the permit documents.

2) The Planning Commission has not yet reviewed the permit.

3) The Flood Committee, our "experts to advise TC on flood matters" has not reviewed neither the permit application nor the CLOMR request.

4) The Parks and Recreation Department and Commission who are "an advisory body to Town Council and Staff for planning recreation activities, development of Town parks, and the management of public lands." have not reviewed the permit documents relative to the safety of the Heritage Redwoods or temporary land use.

5) The Finance Committee has yet to react to my May letter stating concern that I thought we had a serious issue with the FZ9 finances and trailing liabilities.

6) The District states they are going to revise the 2023 EIR yet again. We have no idea what that might entail.

In short, the panic that the District has in terms of timing appears to have resulted in our own procedures being ignored and or forgotten. In my view it is entirely disingenuous that brand new District staff come in and explain how wonderful and accurate this CLOMR application is and why our Town should concur with the application when so any of us have been shouting about the redwoods for literally years. This council requested information on the subject in April, stated that it would be a future agenda item and we've got nothing. **NOW THEY WANT US TO CONCUR WITH A DESIGN THAT KILLS THE TREES.**

Such is the process we all get dragged into by the District. This is not our time to blink. They should show us, by permit documents and a CLOMR application how they are going to save the trees.

I believe that if the correct steps are taken a few things will happen:

- The Redwoods will prevail over the excavation plan and re-design will be required. This in turn will force dramatic changes to the CLOMR.

- The package of the CLOMR to FEMA will have to be re-drafted to include saving the trees and work as required by the new EIR.

- The MCC and MC DF will do the deep dive required and the entire project will be shelved because of lack of funds.

Outlook

Item # 2.3 County Flood District update on the San Anselmo Flood Risk Reduction Project

From John Crane <johncranefilms@gmail.com>

Date Sun 8/24/2025 1:24 PM

To Town Council <towncouncil@sananselmo.gov>; towncouncil@townofross.gov <towncouncil@townofross.gov>; Cyndie Martel <cmartel@townofrossca.gov>; Chantel Walker <cwalker@sananselmo.gov>; Eileen Burke Contact <EileenBurke100@gmail.com>; Elizabeth Robbins <eliz.robbins@gmail.com>; Bill Kircher Jr. <cwkmisc@gmail.com>; Julie McMillian <jmcmillan@townofrossca.gov>; Steve Burdo <SBurdo@sananselmo.gov>; Tarrell Kullaway <tkullaway@sananselmo.gov>; Yoav Schlesinger <yschlesinger@sananselmo.gov>; DEREK Johnson <Derek.Johnson@marincounty.gov>; Dave Donery <ddonery@sananselmo.gov>; Mathew Salter <salter4ross@gmail.com>; BOS <BOS@marincounty.gov>; Elizabeth Robbins <erobbins@townofrossca.gov>; Frank Egger <fjegger@gmail.com>; Gabe Paulson <gpaulson@cityoflarkspur.org>; Frank Egger <fegger@pacbell.net>; Christopher Martin <rosscitizen@gmail.com>

CAUTION: External Sender

To: Mayor and Town Council of San Anselmo
CC: Derek Johnson
DATE: 8.24.25
RE: Public Comment

Item # 2.3 County Flood District update on the San Anselmo Flood Risk Reduction Project

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Here is a short list of issues that should concern the Town Council:

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Some survey information is still inaccurate and still questionable after 3 or more survey attempts.

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Chris Blunk acknowledges that there are many unanswered questions. Shouldn't we have answers before approving anything?

The budget for mitigation is a paltry $400,000 – a number that was plucked out of thin air, rather than actual needs. This is after wasting more than $50 million dollars. (Think how many homes could have been raised for $50 million!)

Liz Lewis told the truth about required mitigation and left shortly thereafter.

Tracy Clay and Berenice Davidson lied to residents, Town Councils, and FEMA and now they are gone.

As is Rosemarie Gaglione.

This whole thing is a mess. I could go on and on – Redwoods, Downstream Flooding, etc., but it has all been said before. It is now time to act and put an end to the pretense that the District has a viable plan. They don't and we all know it.

I implore the Town Council of San Anselmo to terminate SAFRR, without further delay. The script is already written courtesy of MMWD's Matt Samson. Just substitute "water supply" with "flood control."

"I say we just cancel it right now and put the community at rest to let them know that this is taken off the docket and we no longer need to move forward with it," said Matt Samson, district board chair. "It's no longer economically viable and it's no longer a responsible way to spend district ratepayer money on a water supply."

MMWD'S backs out of Nicasio Reservoir Plan 8.23.25
https://www.marinij.com/2025/08/21/mmwd-backs-out-of-nicasio-reservoir-plan/

The District needs to follow MMWD's needs and back off their incompetent misguided plans right now. The Town Council of San Anselmo cannot be a party to malfeasance and foolishness.

It is time to finally do the right thing.

With Concern,

John Crane

86 Sir Francis Drake Boulevard, Ross CA
John Crane Films
415.847.5054
email: johncranefilms@gmail.com

Outlook

Re: Video Letter #2 RE: Item # 2.3 County Flood District update on the San Anselmo Flood Risk Reduction Project

From John Crane <johncranefilms@gmail.com>

Date Sun 8/24/2025 8:49 PM

To Town Council <towncouncil@sananselmo.gov>; towncouncil@townofross.gov <towncouncil@townofross.gov>; Cyndie Martel <cmartel@townofrossca.gov>; Chantel Walker <cwalker@sananselmo.gov>; Eileen Burke Contact <EileenBurke100@gmail.com>; Elizabeth Robbins <eliz.robbins@gmail.com>; Bill Kircher Jr. <cwkmisc@gmail.com>; Julie McMillian <jmcmillan@townofrossca.gov>; Steve Burdo <SBurdo@sananselmo.gov>; Tarrell Kullaway <tkullaway@sananselmo.gov>; Yoav Schlesinger <yschlesinger@sananselmo.gov>; DEREK Johnson <Derek.Johnson@marincounty.gov>; Dave Donery <ddonery@sananselmo.gov>; Mathew Salter <salter4ross@gmail.com>; BOS <BOS@marincounty.gov>; Elizabeth Robbins <erobbins@townofrossca.gov>; Frank Egger <fjegger@gmail.com>; Gabe Paulson <gpaulson@cityoflarkspur.org>; Frank Egger <fegger@pacbell.net>; Christopher Martin <rosscitizen@gmail.com>

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Item # 2.3 County Flood District update on the San Anselmo Flood Risk Reduction Project

Here is an important video link to the Ross Homeowner's meeting held on September 23, 2020. It is vital that the Town Council of San Anselmo watch this before making any decision on CLOMR regarding Item # 2.3. There is way more on the record than new council members may realize and none of it is favorable to the District.

It features comments by Garril Page, Jenny Mota, Ford Greene. Steve Burdo, Elizabeth Brekhus, James Reilly, and Doug Ryan. This a must view that must be seen prior to the meeting with the District CLOMR presentation on Item # 2.3 on August 26th, 2025.

Here is the link to the full version of the District Meeting Held with Ross Homeowners held on September 23, 2020. It features additional troubling statements by Liz Lewis, Richard Simonitch, Charlie Goodman, and others.

Please watch and respect the public process for community engagement by concerned community members. They are spoken, and you need to hear them.

Thank you.

John Crane

86 Sir Francis Drake Boulevard, Ross, CA

URL: https://vimeo.com/739274298?turnstile=0.qa2EqoId_hxx1AQJp4ELcUFtG0J8KPeF0BRAL4nJ6SHzx6npcoxFxG0CvdHzK1SCRwvIOL-Zw2-

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URL: https://vimeo.com/469884825?autoplay=1&muted=1&stream_id=Y2xpcHN8MTE4MzA1MjQzfGlkOmRlc2N8W10%3D

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MMWD'S backs out of Nicasio Reservoir Plan 8.23.25
https://www.marinij.com/2025/08/21/mmwd-backs-out-of-nicasio-reservoir-plan/

The District needs to follow MMWD's needs and back off their incompetent misguided plans right now. The Town Council of San Anselmo cannot be a party to malfeasance and foolishness.

It is time to finally do the right thing.

With Concern,

John Crane

86 Sir Francis Drake Boulevard, Ross CA
John Crane Films
415.847.5054
email: johncranefilms@gmail.com



Outlook

Re: Video Letter #3 RE: Item # 2.3 County Flood District update on the San Anselmo Flood Risk Reduction Project

From John Crane <johncranefilms@gmail.com>
Date Sun 8/24/2025 9:25 PM
To Town Council <towncouncil@sananselmo.gov>; towncouncil@townofross.gov <towncouncil@townofross.gov>; Cyndie Martel <cmartel@townofrossca.gov>; Chantel Walker <cwalker@sananselmo.gov>; Eileen Burke Contact <EileenBurke100@gmail.com>; Elizabeth Robbins <eliz.robbins@gmail.com>; Bill Kircher Jr. <cwkmisc@gmail.com>; Julie McMillian <jmcmillan@townofrossca.gov>; Steve Burdo <SBurdo@sananselmo.gov>; Tarrell Kullaway <tkullaway@sananselmo.gov>; Yoav Schlesinger <yschlesinger@sananselmo.gov>; DEREK Johnson <Derek.Johnson@marincounty.gov>; Dave Donery <ddonery@sananselmo.gov>; Mathew Salter <salter4ross@gmail.com>; BOS <BOS@marincounty.gov>; Elizabeth Robbins <erobbins@townofrossca.gov>; Frank Egger <fjegger@gmail.com>; Gabe Paulson <gpaulson@cityoflarkspur.org>; Frank Egger <fegger@pacbell.net>; Christopher Martin <rosscitizen@gmail.com>

CAUTION: External Sender

To: Mayor and Town Council of San Anselmo
CC: Derek Johnson
DATE: 8.24.25
RE: Public Comment Re: Video of Ross Zoom Meeting - Letter #3

Item # 2.3 County Flood District update on the San Anselmo Flood Risk Reduction Project

I wanted to clarify that Elizabeth Brekhus, former Mayor and Town Council member for Town of Ross, appeared as an impacted Homeowner before the Board of Supervisors on May 22, 2018. Her statements at this link Time Code 1:12 in the clip sent are on the in BOS archival record for that meeting.

Thank you. Sorry for any confusion.

John Crane Films
415.847.5054
email: johncranefilms@gmail.com

On Sun, Aug 24, 2025 at 8:48 PM John Crane <johncranefilms@gmail.com> wrote:

> To: Mayor and Town Council of San Anselmo
> CC: Derek Johnson
> DATE: 8.24.25
> RE: Public Comment Re: Video of Ross Zoom Meeting
>
> **Item # 2.3 County Flood District update on the San Anselmo Flood Risk Reduction Project**

Here is an important video link to the Ross Homeowner's meeting held on September 23, 2020. It is vital that the Town Council of San Anselmo watch this before making any decision on CLOMR regarding Item # 2.3. There is way more on the record than new council members may realize and none of it is favorable to the District.

It features comments by Garril Page, Jenny Mota, Ford Greene. Steve Burdo, Elizabeth Brekhus, James Reilly, and Doug Ryan. This a must view that must be seen prior to the meeting with the District CLOMR presentation on Item # 2.3 on August 26th, 2025.

Here is the link to the full version of the District Meeting Held with Ross Homeowners held on September 23, 2020. It features additional troubling statements by Liz Lewis, Richard Simonitch, Charlie Goodman, and others.

Please watch and respect the public process for community engagement by concerned community members. They are spoken, and you need to hear them.

Thank you.

John Crane

86 Sir Francis Drake Boulevard, Ross, CA

URL: https://vimeo.com/739274298?turnstile=0.qa2EqoId_hxx1AQJp4ELcUFtG0J8KPeF0BRAL4nJ6SHzx6npcoxFxG0CvdHzK1SCRwvIOL-Zw2-HpYsOpWkixkVwAD4PiSchC1auq1LrVztqFoO1LjgiT9nH8VFvT6sJmU_N2Edp5jyx5oLpiwNkzzCB-5lBxIOI7PUeYl6g0PKA1uTSVXyyQ66JYtlbPRV3l88VtzIk-b1PhslGRDoUGNf_uyVUveDRs9w1Dj5UgTUOz2c28YCUDlUfuFqxxgrqtEdzffXxuaJb2h9cjNTmqZ_EegTWEg_Bq81pY57S97JZUwDkWS9eJ6-OelwTP_-JDcSiA26ZitnK5sy5wlQp2Z0Mh4_y-QyzoUSGnh1gLapuiakwHOSKUJLcUm8R-LP6v1xqvC795YMW9kDqxJXjR3i8hqIzdKcb6_cTROairMIDaD0e5Eiim7uOTVis3dA1uxj_TGAobG3VbFwZlcpSMorOsnyfuJUtXXpYtO1YRXHiy28zrO_qmup6cPeImEX_KAvfHqAW5Mnn_k26lA5zOdYZPexpGtgOhwh-p2dvJ6NIx81KT-RnWqRGX04AUj7D2bu3AFl3ebb17ICz3uID5C8USp-NTdtGA_Taw_DqaPZ3KEyvZLnteUcyCRGrAbnvv-6WFyRsC68X93xx3fhY8Cgq95PuIBdIXG9jdnE-bzHmt-cxHjZTBv-FeJSobK-QDEj0A_rd1Nq2_f2OuLtcKTMpN-NuiUyk3pjtntJ0QIohi_L0tu6D3uVLmYH_Rzqa4QY-7qjEMDtpta7XMRrCFQW7xtFXbg2LJ67Snz_qZqzz8qaiiB4zD7IkvvLR5JGLuKX5Z3IBwAHShWON4FbqIe2ohWnwwUSaT3JJlhR-T3SYTG3oH1AXAstmCuknqyhlGBUl-ZwcJODHNIIa2Vg5ydBKTm2g2jg_GUIQ4Bi4ULA5bMT7AL4aNs-a3hJgARzn.yh2ng3q9HXJpEJp2L5gIlQ.650893a645a395469151d25a2a0de7a5ba4ef269268282cc105b448c330cb5af

URL: https://vimeo.com/469884825?autoplay=1&muted=1&stream_id=Y2xpcHN8MTE4MzA1MjQzfGlkOmRlc2N8W10%3D

John Crane Films

415.847.5054

email: johncranefilms@gmail.com

On Sun, Aug 24, 2025 at 1:24 PM John Crane <johncranefilms@gmail.com> wrote:

To: Mayor and Town Council of San Anselmo
CC: Derek Johnson
DATE: 8.24.25
RE: Public Comment

Item # 2.3 County Flood District update on the San Anselmo Flood Risk Reduction Project

I hate to break it to the District, but the newly adopted slogan is dead wrong. You're not "*Creating a pass towards excellence*" - you're - "*Creating a path towards lawsuits*." But the good news is you can still do a course correction and prevent this.

Here is a short list of issues that should concern the Town Council:

Judd Goodman doesn't answer questions because he is unable to or possibly due to constraints imposed on him.

Tony Swan reaches out to schedule meetings with impacted homeowners and then doesn't follow up. After lots of talk about reaching out and improving communications, this is a disappointing outcome. Very disingenuous.

CLOMR notifications were sent via certified mail to the wrong address and returned to sender. And it took 2 weeks to finally get them to impacted homeowners. (See attached photo) Hard to imagine a more careless oversight – after seven years.



Some survey information is still inaccurate and still questionable after 3 or more survey attempts.

The District didn't know about or ignored FEMA regulations until residents called them on it in 2020. And now they misinterpret them using FFF instead of No-Rise against structures. Now we have the CLOMR mess.

Chris Blunk acknowledges that there are many unanswered questions. Shouldn't we have answers before approving anything?

The budget for mitigation is a paltry $400,000 – a number that was plucked out of thin air, rather than actual needs. This is after wasting more than $50 million dollars. (Think how many homes could have been raised for $50 million!)

Liz Lewis told the truth about required mitigation and left shortly thereafter.

Tracy Clay and Berenice Davidson lied to residents, Town Councils, and FEMA and now they are gone.

As is Rosemarie Gaglione.

This whole thing is a mess. I could go on and on – Redwoods, Downstream Flooding, etc., but it has all been said before. It is now time to act and put an end to the pretense that the District has a viable plan. They don't and we all know it.

I implore the Town Council of San Anselmo to terminate SAFRR, without further delay. The script is already written courtesy of MMWD's Matt Samson. Just substitute "water supply" with "flood control."

"I say we just cancel it right now and put the community at rest to let them know that this is taken off the docket and we no longer need to move forward with it," said Matt Samson, district board chair. "It's no longer economically viable and it's no longer a responsible way to spend district ratepayer money on a water supply."

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With Concern,

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Outlook

Agenda, Item #2.3, 8/26/25

From Garril Page (POP) <obility@comcast.net>
Date Mon 8/25/2025 5:44 PM
To Town Council <towncouncil@sananselmo.gov>
Cc John Crane <johncranefilms@gmail.com>; Dave Bohn <Dave@DaveBohn.com>; Diana Davis <diana@uprightarts.com>; paul Chignell <paul@sfpoa.org>; Ellen Caldwell <ellen@ncps1.net>; ann politzer <annpolitzer@gmail.com>; Ford Greene <fordgreene@comcast.net>; Roseanne Del Bello <dalbello@sonic.net>; Charles Goodman <Charlie@CharlesGoodman.com>; ross asselstine <ross.asselstine@comcast.net>; Jeff Kroot <jkarch2@comcast.net>

3 attachments (5 MB)
FW- Updating an effective model - steps and timeline-1.pdf; Creek Park report.pdf; BB2 Strain gauges May 2025.pdf;

CAUTION: External Sender

Notice re SAFRR & CMC FRMP MT2 Applications: Since I see this correspondence sent to you July 28 was not include in correspondence I am resending it:

Notice re SAFRR & CMC FRMP MT2 Applications:

This is a Notice to those responsible for rendering decisions on flood projects in Marin County's Ross Valley, Flood Zone 9, detailing perceived problems and suggested remedies for process failures causing harm and increasing risk to public safety in Marin's Flood District, Zone 9. Remapping appears unjustified.

On July 7, 2025, Carlos Rendo of FEMA's Region 9 office extended the courtesy of a reply to a series of questions I asked FEMA. That response contained this statement:
"The Hydrology and Hydraulic Studies are not a FEMA product. If the community commissions a study to put forward to FEMA's MT2 review team, we do not and cannot control the 'inputs' used. Only the variables found in quantifiable data are checked for quality control in this process. Please contact your local community to verify the specifics ..."

Given FEMA's representatives' reported insistence on one dimensional modeling (**1D**) to the exclusion of more recent and accurate software and models, those statements are incorrect. I urge greater diligence, broader factual basis, and fresh eyes on project analysis as well as the use of better diagnostic tools. In June 2023, FEMA Region 9 was advised that Marin's flood district Hydrology and Hydraulic studies for SAFRR using combined one and two dimensional programs (**1D-2D)** differed by almost three feet from one-dimensional models (**1D**) on which FEMA relies, with FEMA **1D** delivering lower BFE levels. (see below)

Apparently, the potential for three feet of project-caused flood water is not sufficiently compelling to persuade FEMA to accept the verifiable Stetson Engineers' models certified by Marin Board of Supervisors in SAFRR EIR documents. Instead, FEMA's one dimensional model, predicting lower flood levels, is used for CLOMR. Therefore, in this case, **1D** is a FEMA product, and software less effective to assess Marin's augmented by overland drainage flooding where recent hybrid models are more accurate. This brings to mind the USACE's 1960s decision to disregard the unique high sediment production of Ross Valley waterways when designing their dysfunction channelization, resulting in a 250 Year Storm Design project that overtops in events exceeding a 6 year storm level.

How will you explain to future flooded residents that both decision-makers and FEMA knew there was a more accurate **1D-2D HEC-RAS** software program which was not used in the CLOMR permit process? The inexplicable *qui pro quo* here is that post-BB2 demolition LOMR construction can use the improved models but receive no mitigation.(see below)

The “highly technical” MT2 application of Marin’s flood district apparently makes no distinction between one inch of flood benefit upstream as opposed to up to 4 inches (or three feet!) of additional, induced project-caused flooding downstream. Using the BB2 demolition project to pit 502 properties upstream against 9-10 properties downstream is political oversimplification. To shift flood burden from upstream to downstream areas is inhumane, and a deflection from the rejection of expressed public desire to verify the information *before* it is presented to FEMA. Politics and ‘vanity projects’ may be greater flow constraints than any bridges, culverts or natural features of the Ross Valley.

Access to CLOMR MT2 Applications, the Balance Hydraulics Report and project renderings for SAFRR is denied. Yet both San Anselmo and Ross sign-offs are a required part of the CLOMR process. Why should heavily-settled downstream reaches of San Anselmo and Corte Madera Creeks sited outside the curated, highly selective project definition for the proposed BB2 demolition be denied access? Surely, the public should be able to read and verify material being submitted to FEMA *before* any approvals? This is especially important because SAFRR and CMC FRMP are projects that increase flood flows before recognized flow constraints in these areas are fixed.

Not realizing the communication problem caused by an unresponsive flood district, Mr. Rendo suggested: **"There is a Point of Contact for this project** for the Marin County Flood Control and Water Conservation District: https://flooddistrict.marincounty.gov/fema-review-bb2/“.
Detailed below are examples of the failed district response to public inquiry and concern that have been a defining factor of flood projects for years:

The December 2023 SAFRR Addendum 2 contains Public Comments about harm to Creek Park redwoods. After publicly stating the district website would provide Response to these Comments, the flood district continued to ignore those and subsequent concerns and questions, causing residents to seek expert advice of a qualified Arborist. The Arborist Report attached below confirms project-caused potential risks to utilities and failure of the Creek Park redwood trees. Such a failure endangers public safety, incurs liability for the Town, and destabilizes the proposed ‘bio-engineered bank' proposed to replace BB2. If bank stability and environmental function are compromised, the town has exchanged BB2 for a costly liability. (see below)

Removing BB2 is more complex and consequential than the flood district acknowledges. Adding to public concern, important impacts and risk factors continue to be ignored, questions continue to remain unanswered. Impacts to the commercial center of San Anselmo deserve answers, but continuing non-response is a constant. This lack of accountability tests public trust and may enable misinformation. Where are project renderings? Does any one *know* what San Anselmo will look like post-project? What is the risk to commercial buildings with in-creek structural elements? What is the on-going extent and cost of increases to town operations and maintenance?

Strain gauges placed on BB2 years ago with scheduled weekly readings by town staff relayed to district staff should have forced district staff to correct false claims of BB2’s hazardous instability. Yet the recitals of impending hazard were repeated for years, used even today to justify the denial of access to a former town recreational asset. The district has ignored years of strain gauge monitoring *and* engineering assessments for restoring and retaining BB2.
(see below)

During 2011-15 flood studies, BB2 was one of the many flow constraints identified. Those have remained unimproved and unmentioned while BB2 has been demonized by repetition of misinformation that blocks access and deflect concerns over unanswered aspects of SAFRR. This does not improve public trust.

In spite of a federal administration unable to appreciate the importance of FEMA’s work in responding to national emergencies, I hope FEMA’s future is secure and the agency is available to join residents who seek to identify representatives able to work toward more transparent, rational, and responsible paths to flood projects using more diversified communication, greater transparency, and above all, truth.

Yours sincerely,

Garril Page

Building Bridge 2 Strain Gauges

Photos taken August 2022 and May 2025

Gauge 1



Aug 2022



May 2025

Photos taken by Scott Schneider, P.E.

Gauge 2

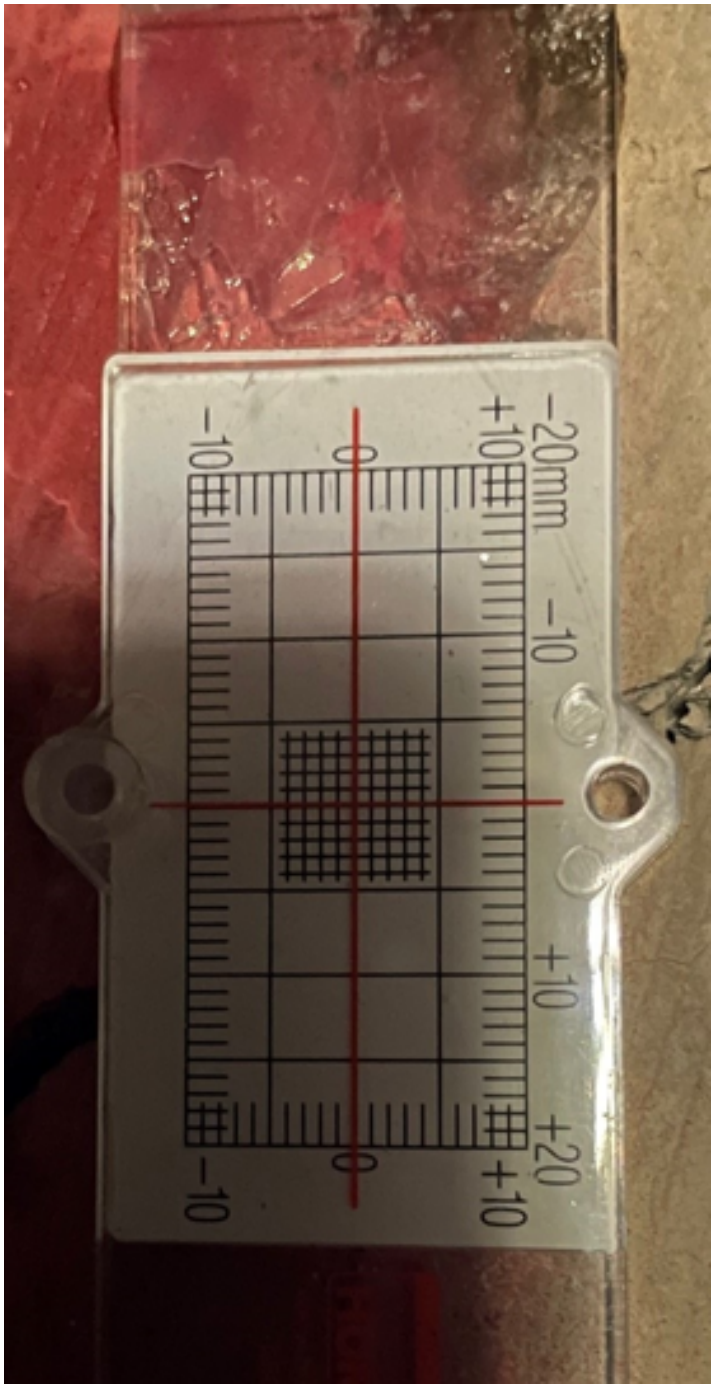


Aug 2022



May 2025

Gauge 3

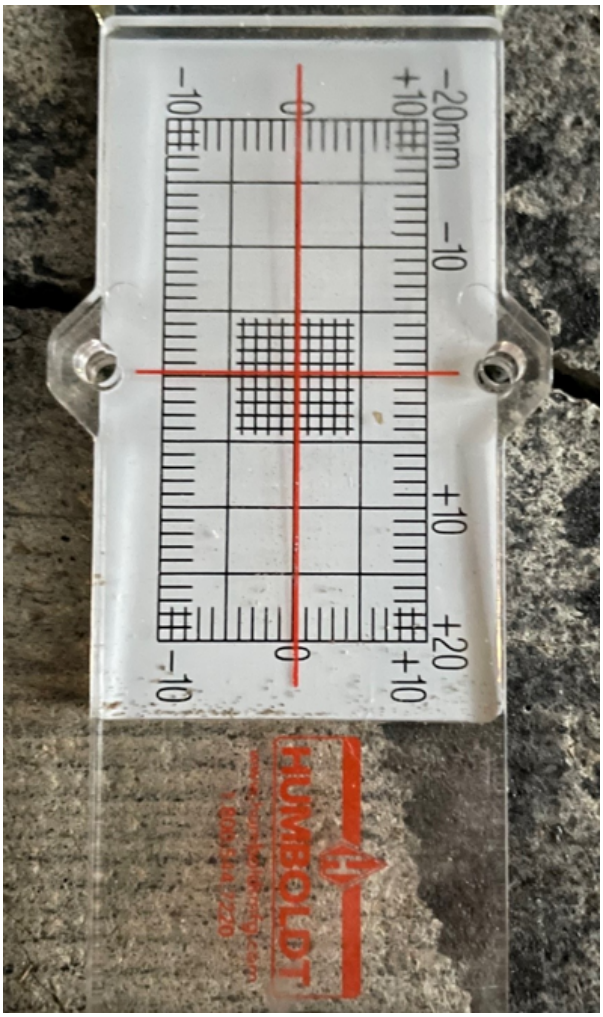


Aug 2022

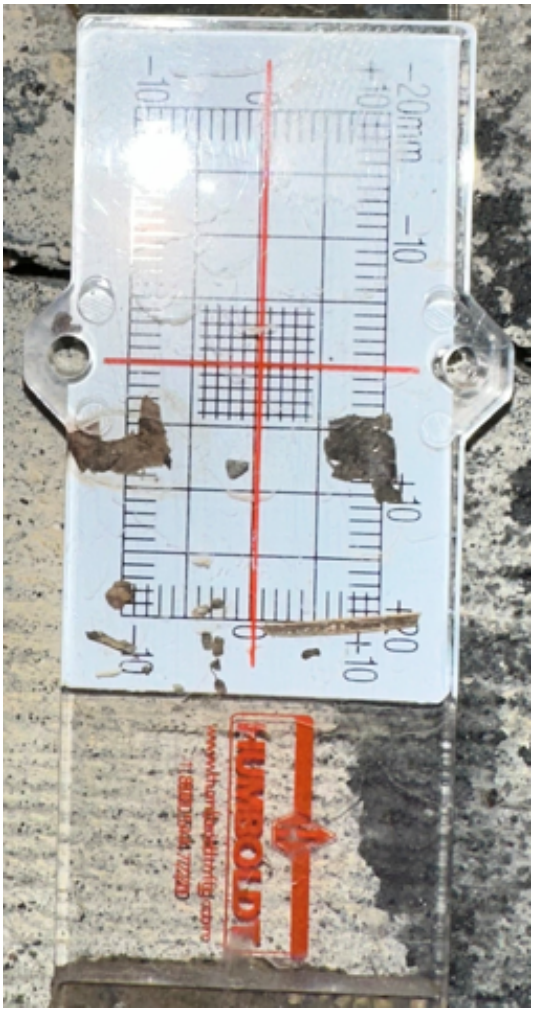


May 2025

Gauge 4



Aug 2022



May 2025

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified

Roseann Dal Bello, ASLA
via email: dalbellodesign@sonic.net

RE: Creek Park redwoods, San Anselmo

Date: 7/23/25

ARBORIST REPORT

Assignment

- Review construction documents.
- Visit Creek Park to assess trees and site conditions.
- Provide an Arborist Report of findings and recommendations.

Overview

Creek Park contains many trees, including numerous coast redwoods, white alders and ornamental species. The property has a natural reach of San Anselmo creek running roughly from north to south. A concrete structure spans the creek that was built as a gas station and auto repair shop. The current project intends to remove the structure and install new flood control structures and vegetation in its place.

Trees that experience construction impacts, and particularly root losses, are likely to become hazards. Current plans show that a minimum of 13 redwood trees and 4 alders at this site will experience significant root losses, are likely to become hazards and will need to be removed. Most of the remaining trees in the park will experience significant and harmful impacts due to access and staging for the construction.

The attached photographs are of the site and the redwood trees that will require removal based on the design. Sheet G-7 by Stetson Engineers identifies tree locations and trunk diameters, and the attached markup shows tree protection zones for these 13 redwood trees.

Document Review

Tree Protection Plan Sheet

The tree protection zone (TPZ) diameter is 20 times the trunk diameter. All trees are good candidates for preservation based on their pre-construction condition.

Tree protection requires use of fencing, trunk protection and root buffers where fencing cannot be installed, protection of soil and roots wherever staging and equipment access are required, and the installation of temporary irrigation and mulch. None of these tree protective

methods has been shown on the "tree protection plan", and it therefore ***does not protect the trees from damage***.

The proposed "tree protection plan" simply states to stop work if 1-inch or larger roots are encountered. ***There are <u>many</u> roots of 1 inch diameter and larger visible right now***. By this specification, excavation work could never start.

<u>Sheet G-5, GEI Consultants, September 15, 2023</u>

The plan shows water and sanitary sewer lines and indicates "*Remove water, sewer or other conduit hanging below bridge deck or buried below structure.*" These utilities run parallel to the east edge of the concrete structure and are within the structural root zone of the trees. Removal of utilities cannot be completed in this location since this would destabilize the trees and create hazardous conditions for park users. **Recommendation: Abandon buried utilities in place.**

The plan specifies "*Demo grade beam wall*", and "*Demo concrete structure (dimensions approximate)*", and improperly shows the curb next to the trees as below grade when it actually extends about 1 foot above grade. Per plans, "*Dimensions unknown. 2-ft maximum demolition depth*", and "*Protect (E) trees and roots exposed in soil back of wall*". The plan is **unclear** as to what is meant by "*wall*". Per tree protection industry standards and based on the trunk diameter of the adjacent redwood trees, all roots in back of the wall nearest to the grade beams need to be protected, and per the scale of the drawing this would be to a distance of approximately 12 feet. **Recommendation: protect and preserve all roots and associated soil at the back of the eastern-most wall, or at an average distance of 12 to 15 feet from the 6 adjacent redwood trees.**

<u>Sheet C-19, Geomorph Design, September 15, 2023</u>

Section detail (3) indicates that soil will be excavated to an average of minus 5 feet in areas that are within 1 foot of the redwood trees. This excavation with vegetated soil lifts is to "*Avoid damaging tree roots*", and per note 4, "*…avoid damaging tree roots with arborist and engineer approval*." Structural roots for these trees are present in the entire area depicted in section detail (3), and per industry standards, the removal of soil per this detail cannot be performed without creating structurally unsound and unsafe trees out of the adjacent redwoods. **Recommendation: retain existing soil and root structure, relying on the roots for soil stability. Infill with plantings on the existing soil grade.**

Section detail (4) indicates that a backcut slope is to reduce the existing grade by between 5 and 8 feet. This excavation would remove most if not all roots on the creek side of the row of 6 redwoods, and would create hazardous trees that are likely to fail, uprooting toward the east. **Recommendation: protect and preserve all roots and associated soil at the back of the eastern-most wall, or at an average distance of 12 to 15 feet from the 6 adjacent redwood trees.**

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Sheet C-1, Stetson Engineers, Inc., September 15, 2023

The plan is titled “Finished Site Plan”, and fails to show any trees in Creekside Park. Since many trees are present in the park, it appears that Stetson forgot to include trees on this plan sheet. **Recommendation: revise the plan sheet to include trees to be preserved in the actual “Finished Site Plan”, if any.**

Marin County Flood Control: San Anselmo Downtown Creek Area

Tree inventory data set identifying tree tag numbers, tree species, scientific name, DBH (in), and condition. These are standard minimal as-found data points for a tree inventory. There are no tree protection zone diameters or other calculated metrics to characterize tree protection zones. **Recommendation: develop tree protection zones per industry standards for each tree identified in this dataset. Use the tree protection zones to identify limitations to site utilization, and to establish mitigation requirements, per industry standards.**

Sheet 1 of 1, Topographic Map, BKF Engineers, May 30, 2023

Redwood trees as well as other trees found within Creekside Park are clearly located. **Recommendation: incorporate tree locations onto all plan sheets and develop tree protection zones per industry standards for each tree identified on this map. Use the tree protection zones to identify limitations to site utilization, and to establish mitigation requirements, per industry standards.**

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Conclusions

The current plans do not accommodate the trees within Creekside Park due to designs that require **extensive excavation within tree protection zones**. Tree removal for several trees will be required should construction proceed as shown on the plans.

Access and staging will require extensive utilization of the park property, including most areas with trees. **Trees that are retained will suffer irreparable damage** unless extensive tree protection measures are added to this plan.

To preserve the trees, the portion of the existing east structure that retains soil needs to remain undisturbed. All underground structures and utilities within tree protection zones should be retained in order to preserve roots. New plans should minimize soil disturbance in order to preserve the roots.

The portion of the structure that does not retain soil with roots may be removed and the site restored to become part of the creek environment. Although some roots from the redwoods are likely present at this distance, the impacts would be tolerated.

A tree protection plan, per industry standards, is essential to preservation of the trees in this park. The tree protection plan provided does not meet industry standards. With the current plan, most if not all trees in this park are de-facto condemned, and will be either removed or damaged to a point where they become hazardous or unhealthy.

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Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

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Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

Tree risk assessment is not tree risk management. The arborist typically has the distinct and separate role of being the tree risk assessor. The tree risk manager is typically the property owner or the agent thereof. Tree risk management should consider tree risk assessment, and may consider many additional factors related to property management decision making.

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Certification of Performance

I, Roy C. Leggitt, III, Certify:

- That we have inspected the trees and/or property evaluated in this report. We have stated findings accurately, insofar as the limitations of the Assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report or professional attribution within this report;
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I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Plant Science, by routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

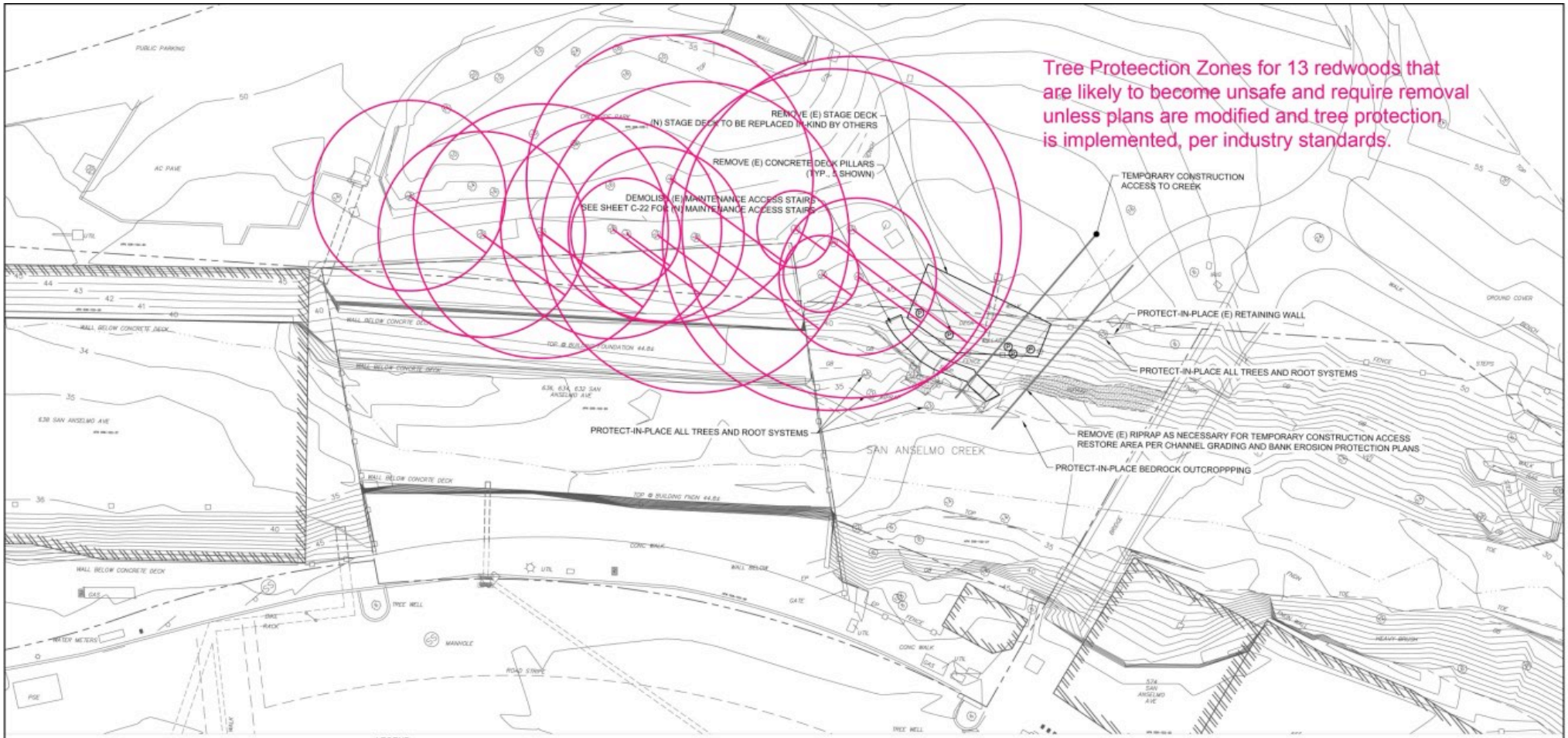
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Signed: Roy C. Leggitt, III

Certified Arborist WE-0564A

Date: *7/23/25*

roy@treemanagementexperts.com
Cell (415) 606-3610



DEMOLITION NOTES:

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PHASE II 90% Submittal

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Stetson Engineers Inc.
2171 E. Francisco Blvd., Suite K
San Rafael, CA. 94901
(415) 457-0701
Project Number: 2706
Date: March 11, 2021

Designed: L.S. / J.D.
Checked: J.R. / J.D.
Drawn: L.S.
Approved:

MARIN COUNTY
FLOOD CONTROL & WATER CONSERVATION DISTRICT
3501 CIVIC CENTER DR, ROOM 304
SAN RAFAEL CALIFORNIA 94903

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SHEET NO. 7 of 31

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Outlook

FW: Updating an effective model - steps and timeline

From Clay, Tracy <tclay@marincounty.org>
Date Wed 9/6/2023 2:10 PM
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To: Gaglione, Rosemarie <rgaglione@marincounty.org>
Cc: Clay, Tracy <tclay@marincounty.org>; Leventhal, Roger <RLeventhal@marincounty.org>
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Engineer | Mitigation Division | Region 9
Mobile: (510) 928-5531
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Subject: Updating an effective model - steps and timeline

Hi Eric

I am helping my folks out in our Ross Valley zone with the FEMA issues around removing building Bridge 2 (I think they have spoken with you). As you may recall, we have a newer 2D RAS model that is more accurate but gives very different model results (almost 3 feet difference in wse) then the effective model.

We believe the newer 2D model is more accurate, and I wanted to understand the process and timeline to update to a new effective model? How does this happen? Approvals and timeline

Can you help me out on this question, thanks, Roger

Roger Leventhal, P.E.
Senior Engineer
Marin DPW Flood Control
510-757-6848
Email Disclaimer: https://www.marincounty.org/main/disclaimers

Tree Management Experts
Consulting Arborists
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Roseann Dal Bello, ASLA
via email: dalbellodesign@sonic.net

RE: Creek Park redwoods, San Anselmo

Date: 7/23/25

ARBORIST REPORT

Assignment

- Review construction documents.
- Visit Creek Park to assess trees and site conditions.
- Provide an Arborist Report of findings and recommendations.

Overview

Creek Park contains many trees, including numerous coast redwoods, white alders and ornamental species. The property has a natural reach of San Anselmo creek running roughly from north to south. A concrete structure spans the creek that was built as a gas station and auto repair shop. The current project intends to remove the structure and install new flood control structures and vegetation in its place.

Trees that experience construction impacts, and particularly root losses, are likely to become hazards. Current plans show that a minimum of 13 redwood trees and 4 alders at this site will experience significant root losses, are likely to become hazards and will need to be removed. Most of the remaining trees in the park will experience significant and harmful impacts due to access and staging for the construction.

The attached photographs are of the site and the redwood trees that will require removal based on the design. Sheet G-7 by Stetson Engineers identifies tree locations and trunk diameters, and the attached markup shows tree protection zones for these 13 redwood trees.

Document Review

Tree Protection Plan Sheet

The tree protection zone (TPZ) diameter is 20 times the trunk diameter. All trees are good candidates for preservation based on their pre-construction condition.

Tree protection requires use of fencing, trunk protection and root buffers where fencing cannot be installed, protection of soil and roots wherever staging and equipment access are required, and the installation of temporary irrigation and mulch. None of these tree protective



methods has been shown on the "tree protection plan", and it therefore ***does not protect the trees from damage***.

The proposed "tree protection plan" simply states to stop work if 1-inch or larger roots are encountered. ***There are <u>many</u> roots of 1 inch diameter and larger visible right now***. By this specification, excavation work could never start.

<u>Sheet G-5, GEI Consultants, September 15, 2023</u>

The plan shows water and sanitary sewer lines and indicates "*Remove water, sewer or other conduit hanging below bridge deck or buried below structure.*" These utilities run parallel to the east edge of the concrete structure and are within the structural root zone of the trees. Removal of utilities cannot be completed in this location since this would destabilize the trees and create hazardous conditions for park users. **Recommendation: Abandon buried utilities in place.**

The plan specifies "*Demo grade beam wall*", and "*Demo concrete structure (dimensions approximate)*", and improperly shows the curb next to the trees as below grade when it actually extends about 1 foot above grade. Per plans, "*Dimensions unknown. 2-ft maximum demolition depth*", and "*Protect (E) trees and roots exposed in soil back of wall*". The plan is **unclear** as to what is meant by "*wall*". Per tree protection industry standards and based on the trunk diameter of the adjacent redwood trees, all roots in back of the wall nearest to the grade beams need to be protected, and per the scale of the drawing this would be to a distance of approximately 12 feet. **Recommendation: protect and preserve all roots and associated soil at the back of the eastern-most wall, or at an average distance of 12 to 15 feet from the 6 adjacent redwood trees.**

<u>Sheet C-19, Geomorph Design, September 15, 2023</u>

Section detail (3) indicates that soil will be excavated to an average of minus 5 feet in areas that are within 1 foot of the redwood trees. This excavation with vegetated soil lifts is to "*Avoid damaging tree roots*", and per note 4, "*…avoid damaging tree roots with arborist and engineer approval*." Structural roots for these trees are present in the entire area depicted in section detail (3), and per industry standards, the removal of soil per this detail cannot be performed without creating structurally unsound and unsafe trees out of the adjacent redwoods. **Recommendation: retain existing soil and root structure, relying on the roots for soil stability. Infill with plantings on the existing soil grade.**

Section detail (4) indicates that a backcut slope is to reduce the existing grade by between 5 and 8 feet. This excavation would remove most if not all roots on the creek side of the row of 6 redwoods, and would create hazardous trees that are likely to fail, uprooting toward the east. **Recommendation: protect and preserve all roots and associated soil at the back of the eastern-most wall, or at an average distance of 12 to 15 feet from the 6 adjacent redwood trees.**

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Sheet C-1, Stetson Engineers, Inc., September 15, 2023

The plan is titled “Finished Site Plan”, and fails to show any trees in Creekside Park. Since many trees are present in the park, it appears that Stetson forgot to include trees on this plan sheet. **Recommendation: revise the plan sheet to include trees to be preserved in the actual “Finished Site Plan”, if any.**

Marin County Flood Control: San Anselmo Downtown Creek Area

Tree inventory data set identifying tree tag numbers, tree species, scientific name, DBH (in), and condition. These are standard minimal as-found data points for a tree inventory. There are no tree protection zone diameters or other calculated metrics to characterize tree protection zones. **Recommendation: develop tree protection zones per industry standards for each tree identified in this dataset. Use the tree protection zones to identify limitations to site utilization, and to establish mitigation requirements, per industry standards.**

Sheet 1 of 1, Topographic Map, BKF Engineers, May 30, 2023

Redwood trees as well as other trees found within Creekside Park are clearly located. **Recommendation: incorporate tree locations onto all plan sheets and develop tree protection zones per industry standards for each tree identified on this map. Use the tree protection zones to identify limitations to site utilization, and to establish mitigation requirements, per industry standards.**

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Conclusions

The current plans do not accommodate the trees within Creekside Park due to designs that require **extensive excavation within tree protection zones**. Tree removal for several trees will be required should construction proceed as shown on the plans.

Access and staging will require extensive utilization of the park property, including most areas with trees. **Trees that are retained will suffer irreparable damage** unless extensive tree protection measures are added to this plan.

To preserve the trees, the portion of the existing east structure that retains soil needs to remain undisturbed. All underground structures and utilities within tree protection zones should be retained in order to preserve roots. New plans should minimize soil disturbance in order to preserve the roots.

The portion of the structure that does not retain soil with roots may be removed and the site restored to become part of the creek environment. Although some roots from the redwoods are likely present at this distance, the impacts would be tolerated.

A tree protection plan, per industry standards, is essential to preservation of the trees in this park. The tree protection plan provided does not meet industry standards. With the current plan, most if not all trees in this park are de-facto condemned, and will be either removed or damaged to a point where they become hazardous or unhealthy.

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Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

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Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

Tree risk assessment is not tree risk management. The arborist typically has the distinct and separate role of being the tree risk assessor. The tree risk manager is typically the property owner or the agent thereof. Tree risk management should consider tree risk assessment, and may consider many additional factors related to property management decision making.

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Certification of Performance

I, Roy C. Leggitt, III, Certify:

- That we have inspected the trees and/or property evaluated in this report. We have stated findings accurately, insofar as the limitations of the Assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
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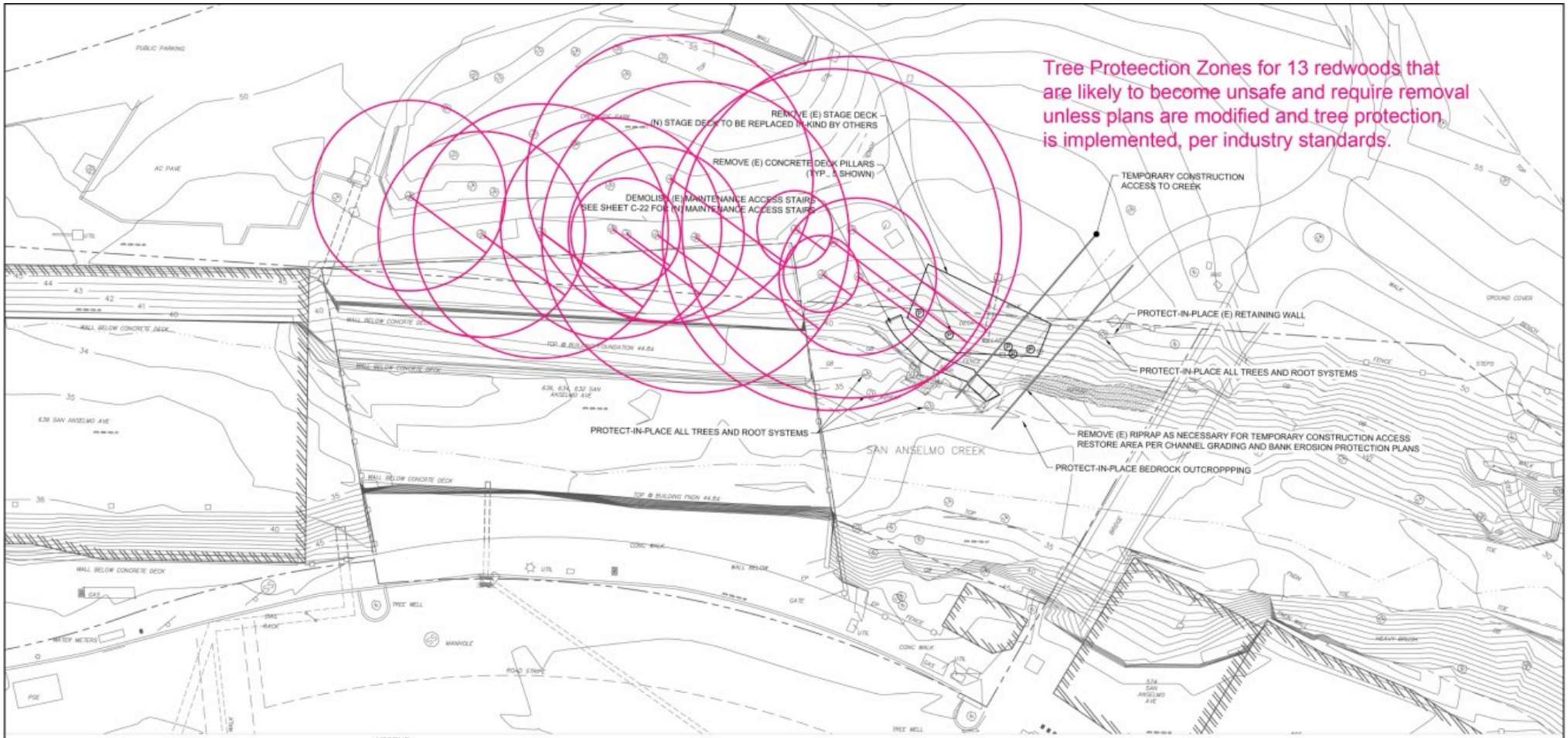
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Subject: Updating an effective model - steps and timeline

Hi Eric

I am helping my folks out in our Ross Valley zone with the FEMA issues around removing building Bridge 2 (I think they have spoken with you). As you may recall, we have a newer 2D RAS model that is more accurate but gives very different model results (almost 3 feet difference in wse) then the effective model.

We believe the newer 2D model is more accurate, and I wanted to understand the process and timeline to update to a new effective model? How does this happen? Approvals and timeline

Can you help me out on this question, thanks, Roger

Roger Leventhal, P.E.
Senior Engineer
Marin DPW Flood Control
510-757-6848
Email Disclaimer: https://www.marincounty.org/main/disclaimers

Building Bridge 2 Strain Gauges

Photos taken August 2022 and May 2025

Gauge 1



Aug 2022



May 2025

Photos taken by Scott Schneider, P.E.

Gauge 2

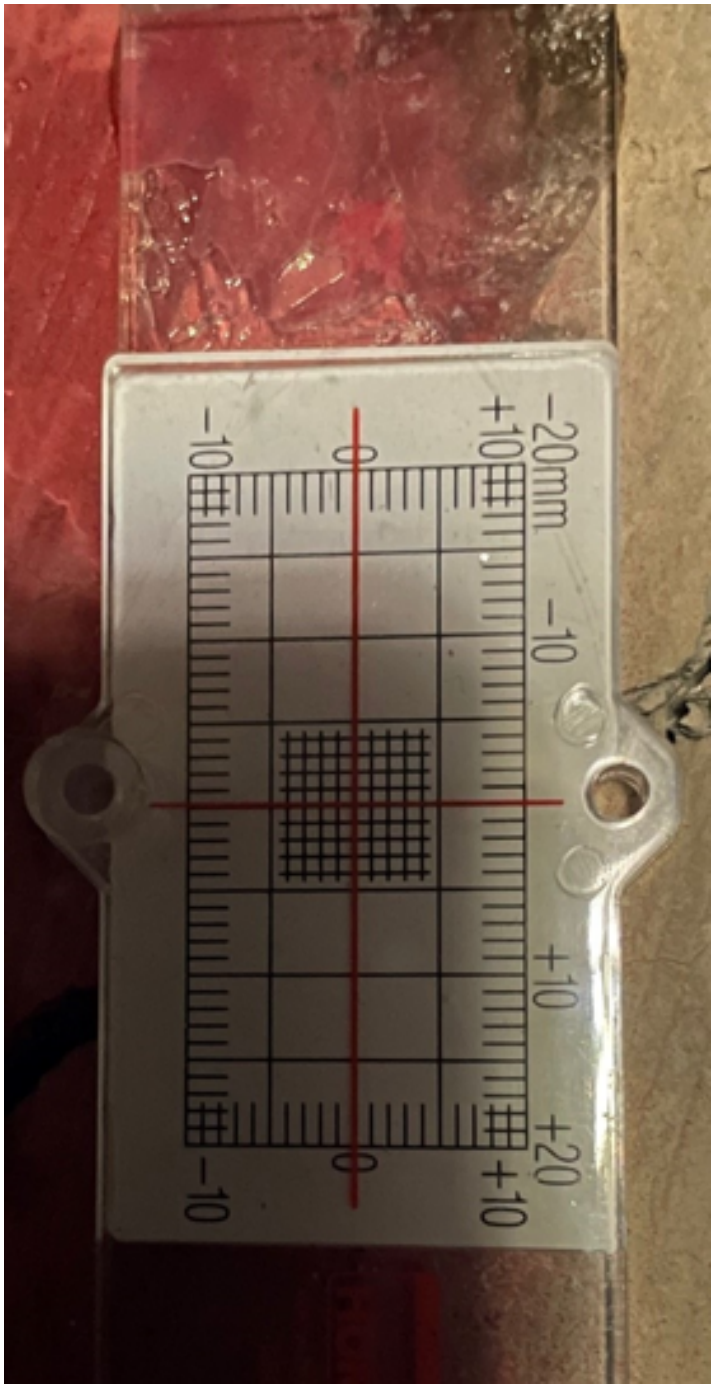


Aug 2022



May 2025

Gauge 3

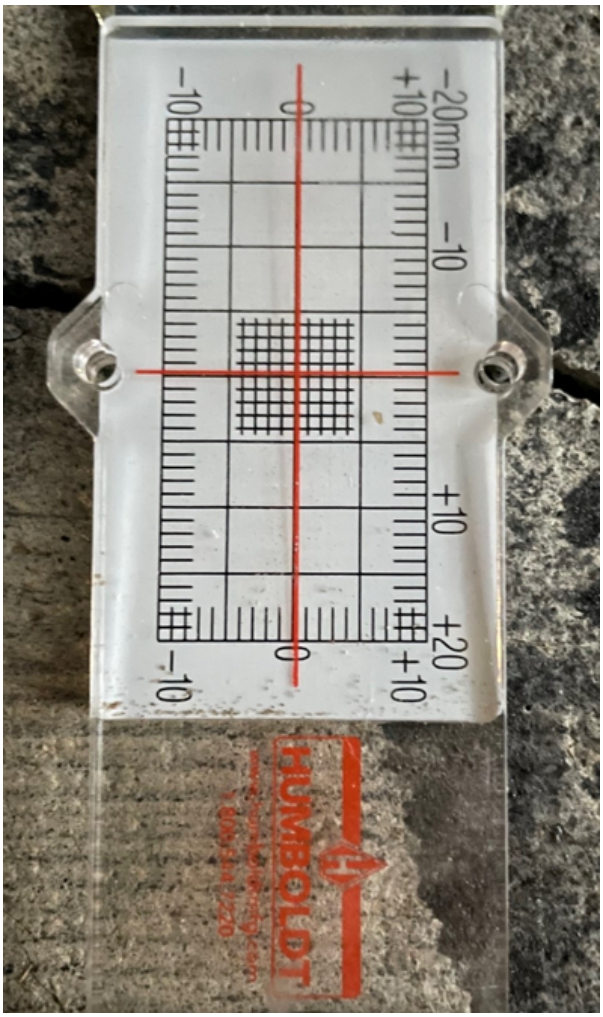


Aug 2022

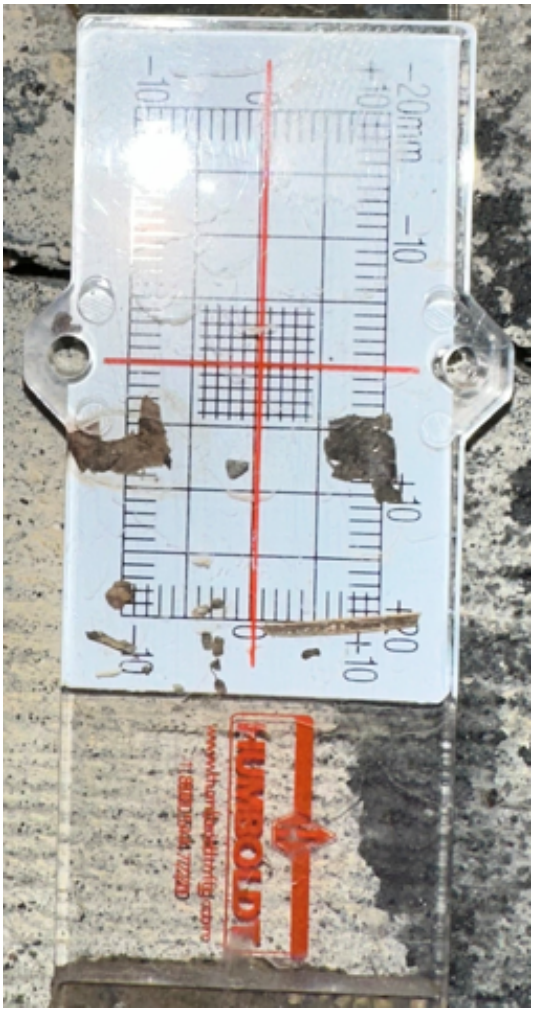


May 2025

Gauge 4



Aug 2022



May 2025

BUILDING BRIDGE 2, SAN ANSELMO COUNCIL LETTER FOR 8/26/25 MEETING
Item #2.3

San Anselmo Mayor Kullaway and Town Council Members,

I'm sending you this email letter in regard to Item #2.3 on your meeting Agenda of August 26, 2025. I expect to address you in person at the meeting, but three minutes is just too short a time for such a complicated issue the Conditional Letter of Map Revision (CLOMR) application and the demolition of Building Bridge 2 (BB2).

The following is a little about my background. I've lived in San Anselmo for 46 years and have had my architectural practice on San Anselmo Ave. for almost 50 years. Over the years, I've had the honor to design several additions, remodels, homes, restaurants and low-income senior housing projects in San Anselmo. I'm also a former Planning Commissioner, four term Council Member and Mayor. Needless to say, my entire career has been spent working with our community and perfecting our built environment.

I strongly ask that you vote against the CLOMR application for the San Anselmo Flood Reduction (SAFRR). This is the worst case of rewriting a law because it does not agree with what you want to do. When I was a young architect, Geotechnical Engineer Jay Nelson of Earth Science Consultants took me aside to explain the rules of the road and in particular, how FEMA works. My design for a new house showed a wet season only swale being relocated around the house. Mr. Nelson pointed out that no one is allowed to relocate drainage swales or in any way increase or change the flow of water in a creek or a stream. His memorable comment was that one or more of the people downstream of the relocated swale would say, "we never had any problem with flooding until that architect changed the swale!" He further pointed out that I would be responsible for any real or imagined downstream water damage for the rest of my career.

This situation is exactly the same as what Mr. Nelson taught me. CLOMR is attempting to change FEMA's rules about downstream flooding. It will not work and will only give attorneys more ammunition against the Town of San Anselmo the next time there is a flood. Your decision could cost the Town of San Anselmo

millions after the next flood. These floods come about every 20-25 years so the next one may not be that far away since the last one was in 2005.

The following are additional reasons to vote against CLOMR's rule change to allow the destruction of BB2:

1. CLOMR and County of Marin Public Works Dept. have grossly underestimated the number of houses that are affected by removing BB2. As an architect I inspected several badly flooded houses downstream of BB2 after the 2005 New Years Eve flood. The houses were located on Sylvan Way, Shady Lane (badly flooded) and Kent Ave. in Kentfield (the house was totaled and a new house was built on the lot). This is only a small proportion of the Ross Valley and there will be many more damaged during the next flood, than the handful of homes flooded as noted by the County of Marin Public Works Dept.

2. The purpose of CLOMR's request to change FEMA's rules is to demolish BB2. This will be a great contributor to downstream flooding and future lawsuits to the Town of San Anselmo. To remove BB2 the most recent estimate is $11,000,000+ Since none of this makes fiscal sense the County of Marin has created a dialogue that BB2 is a dangerous structure and needs to be removed for public safety. Nothing could be further from the truth. There are four engineer's reports on BB2 and all of them say for a fraction of the cost (ca$300,00) BB2 can be made secure permanently. Only one report implies if BB2 was full of people and there was a major earthquake it could collapse. This line is at the very end of the report and appears to have been added to strengthen the argument. The use of the word 'could' and not the definitive 'would' creates a level of ambiguity in the report. From my professional experience I would much rather ride out an earthquake on BB2 than in the San Anselmo Council Chamber!

3. For a few years during the pandemic, BB2 was open to the public and was used as a park. On Friday afternoons high school kids would show off their music skills. People would use BB2 for lunch or a pizza and beer. It was very popular with the community, too popular, so the County of Marin in the dark of night put up a 6'-0" high fence around it. This was based on the one line in one of the four engineer's report ambiguously saying it 'could' collapse in an earthquake. This contrary to the fact that the County put a strain gage on the bridge to show if it was moving and a danger to the public. Turns out the strain gage has shown no movement at all. The

structure of BB2 is very stout. BB2 was used as the structure for a gas station for years. Cars and trucks would drive on it to fill up for many years until the garage was remodeled into much lighter commercial spaces in the early 1970's.

4. The demolition of BB2 will be a disaster. One cannot just dump tons of concrete into a creek. Removal of BB2 will have to be done carefully with a structure built under it to catch the tons of concrete debris that will not be allowed by FEMA to end up in the creek. Much of San Anselmo Ave. near BB2 will have to be closed for several months for all of the heavy diesel equipment that will have to be brought in for demolition and for trucking away the debris. It will be a mess on San Anselmo Ave. and will have a negative effect on store owners and shoppers.

5. Several of the beautiful redwoods on the Center Ave. side of BB2 will have to be removed. There is no way the redwoods will be stable after BB2 and its retaining walls have been removed. Why didn't anyone think of the destabilizing of the redwood grove with the bridge gone?

6. The removal of BB2 will not create meaningful flood reduction in San Anselmo. Downtown San Anselmo is the pinch point of 27 square miles of tributary area for flooding. Any reduction in flooding will be a small fraction of an inch if at all. There is also a building just to the west of BB2 that equally obstructs flood waters. Yet there are no plans to remove the commercial building at 638, 702 and 708 San Anselmo Ave.

I can't think of any positives in the demolition of BB2. A wonderful community asset will be destroyed at great cost ($11,000,000+) while creating a huge future liability for our community. For $300,000, BB2 will make a great park for our community or for $11,000,000+ BB2 will be turned into two sidewalks, liability and noisy mess during demolition.

Please vote no on CLOMR and the destruction of BB2, a real community asset.

Thank you for your time and attention. I'm available if you have any questions.

Jeff Kroot
(415) 456-5531
JKArch2@comcast.net

Outlook

Public Comment for 8/26/25 TC Meeting for Item 2.3

From Jennifer Mota <jrosemota@gmail.com>
Date Mon 8/25/2025 7:46 PM
To Town Council <towncouncil@sananselmo.gov>

CAUTION: External Sender

Hello San Anselmo Town Council,
Below is an email I sent on August 11th to the County Flood Control as well as FEMA. Please read as it sheds light to the FACT that the mitigation they proposed in the CLOMR application is NOT ADEQUATE and will be challenged by home owners and hopefully by you all as well. I have received no response from the County from the last 3 emails I have sent to them. If you have any questions please call or email me at jrosemota@gmail.com, 415 845 1899.
Thank you,
Jennifer Mota
82 Sir Francis Drake Blvd.,
Ross, Ca 94957

Sent from my iPhone

Begin forwarded message:

From: Jennifer Mota <jrosemota@gmail.com>
Date: August 11, 2025 at 1:12:42 PM PDT
To: Judd Goodman <Judd.Goodman@marincounty.gov>, Berenice Davidson <Berenice.Davidson@marincounty.gov>, Tracy Clay <Tracy.Clay@marincounty.gov>, Inquiry Flood <FloodInquiry@marincounty.gov>, floodinquiry@marincounty.org
Cc: R9-MIT-FMandI@fema.dhs.gov, towncouncil@sananselmo.gov, Christa Johnson - Town Manager <cjohnson@townofross.org>, Richard Simonitch <rsimonitch@townofrossca.gov>, towncouncil@townofrossca.gov
Subject: Request for Adequate Mitigation Measures and CLOMR Review – San Anselmo Creek BB2 Removal Project

To:
Marin County Flood Control and Water Conservation District
P.O. Box 4186
San Rafael, CA 94913

CC:
FEMA Region IX
Attn: Floodplain Management and Insurance Branch
1111 Broadway, Suite 1200
Oakland, CA 94607

Subject: Request for Adequate Mitigation Measures and CLOMR Review – San Anselmo Creek BB2 Removal Project

Dear Marin County Flood Control District and FEMA Region IX,

I am writing regarding the proposed BB2 Removal Project and the associated Conditional Letter of Map Revision (CLOMR) submitted by Marin County. As a property owner whose home lies within the regulatory floodway and AE flood zone, and who has been identified as requiring mitigation due to a modeled increase in the 100-year Base Flood Elevation (BFE), I have serious concerns.

The County's acknowledgment that mitigation is needed for my home confirms that the project causes an adverse flood impact. According to 44 CFR §60.3(d)(3) and Marin County Code §23.09.038, no rise in BFE is permitted within the regulatory floodway unless full compliance with §65.12 is achieved, including mitigation of all structural impacts.

While I acknowledge that wet floodproofing may reduce certain forms of flood damage, it does not maintain pre-project conditions if the Base Flood Elevation at my structure is rising. FEMA Technical Bulletin 7 explicitly states that wet floodproofing does not eliminate the exposure of the structure to flooding, and FEMA's CLOMR approval under 44 CFR §65.12 requires that all adverse impacts are mitigated, not simply reduced. The mitigation measures proposed for my property do not appear to meet the standards set forth by FEMA or the County's own floodplain management ordinance.

Required Mitigation Standards and Cited Sources

Category	Required Mitigation	Standard / Citation
Hydrostatic pressure relief	Flood openings in crawlspace, totaling at least 1 square inch per square foot of enclosed area; must be located in at least 2 walls, and ≤12" above grade	FEMA Technical Bulletin 1 (TB-1), 2020, pp. 11–13
Anchoring	Structure must be anchored to resist flotation, collapse, and lateral movement	FEMA TB-2, 2009, p. 2; 44 CFR §60.3(a)(3)(i); Marin County Code §23.09.034(a)
Utility protection	All mechanical/electrical/gas equipment below BFE must be elevated or designed to prevent floodwater damage	FEMA TB-7, 2013, pp. 4–6; Marin County Code §23.09.034(b)
Structural analysis (floodway)	Structures exposed to increased velocity/depth in floodway should be assessed for strength; structural reinforcement may be required	44 CFR §65.12(b)(4); FEMA Guidelines for Floodway Encroachments, 2022
Freeboard requirement	Structures should be elevated at least 1 foot above BFE	Marin County Code §23.09.034(c)(1)
Use of space below BFE	Must be limited to parking, building access, or storage; no habitable use	FEMA TB-1, p. 5; 44 CFR §60.3(c)(5)

This project's compliance with 44 CFR §65.12, §60.3(d)(3), and Marin County Code §23.09.038 hinges on the adequacy of mitigation for structures affected by the BFE increase. The proposed measures for my home—limited to wet floodproofing (flood vents and partial electrical elevation)—do not constitute full mitigation under FEMA or local standards, particularly given the following:

- Wet floodproofing does not eliminate exposure to floodwaters. It is a damage-reduction technique, not a protective measure that restores pre-project conditions. (Source: FEMA TB-7, 2013, p. 2)
- FEMA requires that all adverse impacts from a project causing a BFE rise be fully mitigated as a condition for CLOMR approval. (Source: 44 CFR §65.12(b))

- No rise in flood levels is permitted in the regulatory floodway unless these mitigation requirements are satisfied in full. (Source: 44 CFR §60.3(d)(3))

- Marin County's own ordinance (Chapter 23.09.038) mirrors this requirement, stating: "Prohibit encroachments...within the regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses...that the proposed encroachment would not result in any increase in flood levels during the base flood discharge."

I request written documentation demonstrating that the mitigation proposed for my property and my neighbors' properties fully satisfies FEMA requirements under 44 CFR §65.12 for CLOMR approval, specifically:

1. A re-evaluation of the sufficiency of the mitigation measures currently proposed for my home, which include only the installation of additional crawlspace flood vents and the elevation of some electrical boxes.

2. Engineering documentation that certifies the current mitigation measures will eliminate all adverse impacts associated with the BFE rise at my home.

3. A description of the mitigation alternatives considered, and why more robust measures (e.g., anchoring retrofits, full utility elevation, raising homes, flood walls, etc.) were not proposed.

4. Clarification as to whether my home's foundation is currently anchored, and if not, why anchoring is not part of the mitigation strategy.

5. If the County asserts that the proposed wet floodproofing measures restore pre-project conditions, written documentation and engineering justification showing that post-project flood depth, duration, and velocity at my structure are equivalent to pre-project conditions, and that the structure's risk profile is not increased.

6. Assurance that the CLOMR will not be approved unless and until full mitigation—compliant with all applicable federal and local standards—is provided and documented.

I respectfully request a formal written response within 30 days.

With Concern,
Jennifer Mota
Owner and Resident
82 Sir Francis Drake Blvd.
Ross, CA 94957

Outlook

Racial Equity Committee

From Hayes Handler <hayesnmnhandler@gmail.com>
Date Mon 8/25/2025 11:10 PM
To Town Council <towncouncil@sananselmo.gov>

CAUTION: External Sender

Hello Council Members,
I am a member of the San Anselmo racial equity committee and I am writing to recommend and endorse Cassandra Rene Lopez's application to join the committee. I have read the applications, and while I have worked in equity, inclusion, and belonging in many capacities, knowing Ms. Lopez's abilities, I feel that she is the ideal candidate for this position. While our committee supports varied marginalized populations, it is a racial equity committee and should appoint as many people of color as possible that can bring forward an awareness of this lived experience in San Anselmo.
Please feel free to reach out should you have any questions and for your consideration of this nomination.
Thank you,
Hayes Handler

Outlook

8/26 Agenda Item 2.3 County Flood District Update

From Ann Politzer <annpolitzer@gmail.com>
Date Tue 8/26/2025 1:12 PM
To Town Council <towncouncil@sananselmo.gov>; Tarrell Kullaway <tkullaway@sananselmo.gov>; eileen burke <eileenburke@mindspring.com>; Yoav Schlesinger <yschlesinger@sananselmo.gov>; Steve Burdo <SBurdo@sananselmo.gov>; Chantel Walker <cwalker@sananselmo.gov>
Cc Sean Condry <scondry@sananselmo.gov>; Dave Donery <ddonery@sananselmo.gov>

CAUTION: External Sender

Members of the Town Council,

You may think that you aren't the deciders of the fate of Building Bridge 2 and the surrounding redwoods, but you are. Maybe not tonight; soon you will decide if you support or disapprove of the Letter of Concurrence to FEMA and, soon thereafter, you will decided if you approve or deny the County's permit for BB2 demolition. In order for you to make an informed and fair minded decision, I want you to listen closely to what is NOT stated in the County Flood District's SAFRR update:

BENEFITS: San Anselmo's Flood Risk Reduction benefits from the SAFRR project are restricted to the Ten Year Flood only. In addition, the reduction in damages or losses (deduced from what is unclear) is restricted to 14% off the TEN YEAR flood—14%. There is no remediate reduction in flood levels in the 25 or 100 Year floods. This alone would be a shameful return on a $58 million dollar investment if it weren't for the well-documented fact that we DON'T HAVE Ten Year floods in the Ross Valley. We flood approximately every 25 years and it is always calibrated at the 100 Year level--2005, 1982, 1955 (see link below*). There were some repetitive flooding event in the late 30's and 40's, but those were fixed by the novel action of clearing the creek.

Just to be clear—through removal of BB2, San Anselmo experiences a six inch reduction off the current inundation depth of a couple of feet in a 25 Year flood and a five inch reduction off the current inundation depth of approximately four feet in a 100 Year flood. Everyone knows that four inches of water in your drywall is the same as four feet to your contractor and insurance company. BB2 removal creates a 4 inch water RISE in the 25+ floods, hence FEMA's mitigation requirement (see 2018/23 FEIR table below for data.)

Why the CLOMR is focussed on the 100 Year flood but the County can only deliver benefits in the Ten Year (at 14%) is beyond me. And, unlike the constant rejiggering, re- mapping and re-surveying of downstream properties to avoid mitigation requirements, The County never bothered to conducted a survey on any of the identified upstream
properties.

MITIGATION: In the CLOMR, the County offers something called Wet Floodproofing as mitigation to the downstream property owners whose homes are impacted by a four inch water rise from the removal of BB2. Wet Floodproofing DOES NOT meet the standard for mitigation stated by FEMA. FEMA Technical Bulletin 7 explicitly states that Wet Floodproofing does not eliminate the exposure of the structure to flooding, and FEMA's CLOMR approval under 44 CFR §65.12 requires that all adverse impacts are mitigated, not simply reduced. By removing BB2, the County is sending 4 inches of water against houses which, with one exception, have never flooded before. THE COUNTY IS CREATING A FLOOD THREAT AT DOWNSTREAM HOUSES. How do you know this? Because one of the Wet Floodproofing options is to punch holes for flood vents in people's understructures to let heretofore nonexistent flood waters through. If you wet proof a house and flood it, you still flood it. It's not the

same house, and the changed status is reflected in the overall devaluation of the house. Hence the need for actual mitigation. Read Jenny Mota's excellent letter below.***

Why is the County only offering Wet Floodproofing as a mitigation option? Because the County only has $400,000 for mitigation.

KNOWN THREE FOOT DISCREPANCY IN WATER SURFACE ELEVATION BETWEEN CLOMR'S OLD 1D HYDRAULIC and HYDROLOGIC MODELS AND MORE CURRENT COUNTY-EXTOLLED 1D/2D HYBRID MODEL: Enough said.

MONEY: The County Flood District has a $2.7 million Department of Water Resources grant that comes due in July 2026 (according to Chris Blunk at the Ross TC meeting) and will be revoked—or have to be paid back, if that is the case—if the County does not show progress on the CLOMR and the SAFRR project. Do not discount that in the County's avidity to get on with the timeline.

A few things not addressed in the CLOMR update:

CLOMR INTEGRITY: FEMA doesn't input the data into the CLOMR. The data and info come from the County. FEMA reviews and check the boxes.

LIABILITY AND LITIGATION: Guaranteed downstream lawsuits. The Town of San Anselmo is not indemnified by the County. The County call the shots, we take the liability hit.

REDWOODS: Read Roy Leggitt's objective external arborist report entitled Creek Park. You cannot do this project without destabilizing the Redwood roots, causing trees to come down. In addition, some trees will have to be removed to do the project.

SAFETY: BB2 is not in danger of collapse and the strain gages have not moved one iota. See the multiple engineer's reports for the Town on BB2.****

IMPACT ON DOWNTOWN BUSINESSES: Severe, especially if a stop work order due to lawsuits is slapped on the project.

CONSTITUENT OPINIONS ON CREEK PARK PROJECT: Voters made it clear (by almost 20%) that they want to keep the original park, platform included. You could not find a better market survey.

Pease keeps these comments in mind while listening to tonight's briefing. Reference material at base of email.

With Great Appreciation,

Ann Politzer
San Anselmo

*Flood record



San Anselmo's Long History of Flooding - San Anselmo Historical Museum
sananselmohistory.org

** 2018/23 SAFRR FEIR page 70

TABLE 5
CHANGE IN FLOOD INUNDATION DEPTH AND EXTENT IN FAIRFAX AND SAN ANSELMO COMPARED TO EXISTING CONDITIONS [a]

Flood Event	Location	FEIR (Approved) Project			Modified Project		
		Maximum Inundation Depth Reduction in the Floodplain (inches)	Change in Inundation Extent	Inundation Depth Increase in areas of new flooding (inches; where relevant)	Maximum Inundation Depth Reduction in the Floodplain (inches) [b]	Change in Inundation Extent	Inundation Depth Increase in areas of new flooding (inches; where relevant)
10 Year	Fairfax	17	reduction	--	4	reduction	--
	Upper Downtown San Anselmo	20		--	13		--
	Lower Downtown San Anselmo	20		--	19		--
25 Year	Fairfax	2	nearly zero	--	4	reduction	--
	Upper Downtown San Anselmo	6		--	4	nearly zero	--
	Lower Downtown San Anselmo	6	minor increase	4	4		--
100 Year	Fairfax	4	nearly zero	--	1	nearly zero	--
	Upper Downtown San Anselmo	5		3	3		--
	Lower Downtown San Anselmo	5		3	2		--

NOTES:
[a] Changes in flood inundation depth and extent for the modified project use the "corrected existing conditions" as the baseline for comparison.
[b] In Fairfax, the maximum inundation depth reduction for the modified project is lower than identified for the approved project due to the reduced capacity of the FDS basin and new information about Fairfax Creek channel (additional surveyed cross sections and model recalibration).

SOURCE: San Anselmo Flood Risk Reduction Project Final Environmental Impact Report, 2018; Stetson Engineers, 2023 (Appendix A).

***Jenny Mota

To:
Marin County Flood Control and Water Conservation District
P.O. Box 4186
San Rafael, CA 94913

CC:
FEMA Region IX
Attn: Floodplain Management and Insurance Branch
1111 Broadway, Suite 1200
Oakland, CA 94607

Subject: Request for Adequate Mitigation Measures and CLOMR Review – San Anselmo Creek BB2 Removal Project

Dear Marin County Flood Control District and FEMA Region IX,

I am writing regarding the proposed BB2 Removal Project and the associated Conditional Letter of Map Revision (CLOMR) submitted by Marin County. As a property owner whose home lies within the regulatory floodway and AE flood zone, and who has been identified as requiring mitigation due to a modeled increase in the 100-year Base Flood Elevation (BFE), I have serious concerns.

The County's acknowledgment that mitigation is needed for my home confirms that the project causes an adverse flood impact. According to 44 CFR §60.3(d)(3) and Marin County Code §23.09.038, no rise in

BFE is permitted within the regulatory floodway unless full compliance with §65.12 is achieved, including mitigation of all structural impacts.

While I acknowledge that wet floodproofing may reduce certain forms of flood damage, it does not maintain pre-project conditions if the Base Flood Elevation at my structure is rising. FEMA Technical Bulletin 7 explicitly states that wet floodproofing does not eliminate the exposure of the structure to flooding, and FEMA's CLOMR approval under 44 CFR §65.12 requires that all adverse impacts are mitigated, not simply reduced. The mitigation measures proposed for my property do not appear to meet the standards set forth by FEMA or the County's own floodplain management ordinance.

Required Mitigation Standards and Cited Sources

Category	Required Mitigation	Standard / Citation
Hydrostatic pressure relief	Flood openings in crawlspace, totaling at least 1 square inch per square foot of enclosed area; must be located in at least 2 walls, and ≤12" above grade	FEMA Technical Bulletin 1 (TB-1), 2020, pp. 11–13
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Structural analysis (floodway)	Structures exposed to increased velocity/depth in floodway should be assessed for strength; structural reinforcement may be required	44 CFR §65.12(b)(4); FEMA Guidelines for Floodway Encroachments, 2022
Freeboard requirement	Structures should be elevated at least 1 foot above BFE	Marin County Code §23.09.034(c)(1)
Use of space below BFE	Must be limited to parking, building access, or storage; no habitable use	FEMA TB-1, p. 5; 44 CFR §60.3(c)(5)

This project's compliance with 44 CFR §65.12, §60.3(d)(3), and Marin County Code §23.09.038 hinges on the adequacy of mitigation for structures affected by the BFE increase. The proposed measures for my home—limited to wet floodproofing (flood vents and partial electrical elevation)—do not constitute full mitigation under FEMA or local standards, particularly given the following:

- Wet floodproofing does not eliminate exposure to floodwaters. It is a damage-reduction technique, not a protective measure that restores pre-project conditions. (Source: FEMA TB-7, 2013, p. 2)
- FEMA requires that all adverse impacts from a project causing a BFE rise be fully mitigated as a condition for CLOMR approval. (Source: 44 CFR §65.12(b))
- No rise in flood levels is permitted in the regulatory floodway unless these mitigation requirements are satisfied in full. (Source: 44 CFR §60.3(d)(3))
- Marin County's own ordinance (Chapter 23.09.038) mirrors this requirement, stating: "Prohibit encroachments...within the regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses...that the proposed encroachment would not result in any increase in flood levels during the base flood discharge."

I request written documentation demonstrating that the mitigation proposed for my property and my nei ghbors' properties fully satisfies FEMA requirements under 44 CFR §65.12 for CLOMR approval, specifically:

1. A re-evaluation of the sufficiency of the mitigation measures currently proposed for my home, which include only the installation of additional crawlspace flood vents and the elevation of some electrical boxes.

2. Engineering documentation that certifies the current mitigation measures will eliminate all adverse impacts associated with the BFE rise at my home.

3. A description of the mitigation alternatives considered, and why more robust measures (e.g., anchoring retrofits, full utility elevation, raising homes, flood walls, etc.) were not proposed.

4. Clarification as to whether my home's foundation is currently anchored, and if not, why anchoring is not part of the mitigation strategy.

5. If the County asserts that the proposed wet floodproofing measures restore pre-project conditions, written documentation and engineering justification showing that post-project flood depth, duration, and velocity at my structure are equivalent to pre-project conditions, and that the structure's risk profile is not increased.

6. Assurance that the CLOMR will not be approved unless and until full mitigation—compliant with all applicable federal and local standards—is provided and documented.

I respectfully request a formal written response within 30 days.

With Concern,
Jennifer Mota
Owner and Resident
82 Sir Francis Drake Blvd.
Ross, CA 94957

****

Engineer Michael Watkins, who provided the engineering report cited by the County, was asked by the Marin Independent Journal (IJ) if he thought BB2 could be safely repaired. "Yeah, I think it can be repaired to make it adequately safe," Watkins told the IJ. (https://www.marinij.com/2022/09/22/san-anselmo-seeks-plaza-reopening-amid-bridge-controversy/)

- Structural Engineer's Sunny Jhutti's report
- Ballard & Watkins
- Martin & Martin
- MGE

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified

Roseann Dal Bello, ASLA
via email: dalbellodesign@sonic.net

RE: Creek Park redwoods, San Anselmo

Date: 7/23/25

ARBORIST REPORT

Assignment

- Review construction documents.
- Visit Creek Park to assess trees and site conditions.
- Provide an Arborist Report of findings and recommendations.

Overview

Creek Park contains many trees, including numerous coast redwoods, white alders and ornamental species. The property has a natural reach of San Anselmo creek running roughly from north to south. A concrete structure spans the creek that was built as a gas station and auto repair shop. The current project intends to remove the structure and install new flood control structures and vegetation in its place.

Trees that experience construction impacts, and particularly root losses, are likely to become hazards. Current plans show that a minimum of 13 redwood trees and 4 alders at this site will experience significant root losses, are likely to become hazards and will need to be removed. Most of the remaining trees in the park will experience significant and harmful impacts due to access and staging for the construction.

The attached photographs are of the site and the redwood trees that will require removal based on the design. Sheet G-7 by Stetson Engineers identifies tree locations and trunk diameters, and the attached markup shows tree protection zones for these 13 redwood trees.

Document Review

Tree Protection Plan Sheet

The tree protection zone (TPZ) diameter is 20 times the trunk diameter. All trees are good candidates for preservation based on their pre-construction condition.

Tree protection requires use of fencing, trunk protection and root buffers where fencing cannot be installed, protection of soil and roots wherever staging and equipment access are required, and the installation of temporary irrigation and mulch. None of these tree protective

methods has been shown on the "tree protection plan", and it therefore ***does not protect the trees from damage***.

The proposed "tree protection plan" simply states to stop work if 1-inch or larger roots are encountered. ***There are <u>many</u> roots of 1 inch diameter and larger visible right now***. By this specification, excavation work could never start.

<u>Sheet G-5, GEI Consultants, September 15, 2023</u>

The plan shows water and sanitary sewer lines and indicates "*Remove water, sewer or other conduit hanging below bridge deck or buried below structure.*" These utilities run parallel to the east edge of the concrete structure and are within the structural root zone of the trees. Removal of utilities cannot be completed in this location since this would destabilize the trees and create hazardous conditions for park users. **Recommendation: Abandon buried utilities in place.**

The plan specifies "*Demo grade beam wall*", and "*Demo concrete structure (dimensions approximate)*", and improperly shows the curb next to the trees as below grade when it actually extends about 1 foot above grade. Per plans, "*Dimensions unknown. 2-ft maximum demolition depth*", and "*Protect (E) trees and roots exposed in soil back of wall*". The plan is **unclear** as to what is meant by "*wall*". Per tree protection industry standards and based on the trunk diameter of the adjacent redwood trees, all roots in back of the wall nearest to the grade beams need to be protected, and per the scale of the drawing this would be to a distance of approximately 12 feet. **Recommendation: protect and preserve all roots and associated soil at the back of the eastern-most wall, or at an average distance of 12 to 15 feet from the 6 adjacent redwood trees.**

<u>Sheet C-19, Geomorph Design, September 15, 2023</u>

Section detail (3) indicates that soil will be excavated to an average of minus 5 feet in areas that are within 1 foot of the redwood trees. This excavation with vegetated soil lifts is to "*Avoid damaging tree roots*", and per note 4, "*…avoid damaging tree roots with arborist and engineer approval*." Structural roots for these trees are present in the entire area depicted in section detail (3), and per industry standards, the removal of soil per this detail cannot be performed without creating structurally unsound and unsafe trees out of the adjacent redwoods. **Recommendation: retain existing soil and root structure, relying on the roots for soil stability. Infill with plantings on the existing soil grade.**

Section detail (4) indicates that a backcut slope is to reduce the existing grade by between 5 and 8 feet. This excavation would remove most if not all roots on the creek side of the row of 6 redwoods, and would create hazardous trees that are likely to fail, uprooting toward the east. **Recommendation: protect and preserve all roots and associated soil at the back of the eastern-most wall, or at an average distance of 12 to 15 feet from the 6 adjacent redwood trees.**

Tree Management Experts
Consulting Arborists
3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified

Sheet C-1, Stetson Engineers, Inc., September 15, 2023

The plan is titled “Finished Site Plan”, and fails to show any trees in Creekside Park. Since many trees are present in the park, it appears that Stetson forgot to include trees on this plan sheet. **Recommendation: revise the plan sheet to include trees to be preserved in the actual “Finished Site Plan”, if any.**

Marin County Flood Control: San Anselmo Downtown Creek Area

Tree inventory data set identifying tree tag numbers, tree species, scientific name, DBH (in), and condition. These are standard minimal as-found data points for a tree inventory. There are no tree protection zone diameters or other calculated metrics to characterize tree protection zones. **Recommendation: develop tree protection zones per industry standards for each tree identified in this dataset. Use the tree protection zones to identify limitations to site utilization, and to establish mitigation requirements, per industry standards.**

Sheet 1 of 1, Topographic Map, BKF Engineers, May 30, 2023

Redwood trees as well as other trees found within Creekside Park are clearly located. **Recommendation: incorporate tree locations onto all plan sheets and develop tree protection zones per industry standards for each tree identified on this map. Use the tree protection zones to identify limitations to site utilization, and to establish mitigation requirements, per industry standards.**

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3109 Sacramento Street
San Francisco, CA 94115
Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified

Conclusions

The current plans do not accommodate the trees within Creekside Park due to designs that require **extensive excavation within tree protection zones**. Tree removal for several trees will be required should construction proceed as shown on the plans.

Access and staging will require extensive utilization of the park property, including most areas with trees. **Trees that are retained will suffer irreparable damage** unless extensive tree protection measures are added to this plan.

To preserve the trees, the portion of the existing east structure that retains soil needs to remain undisturbed. All underground structures and utilities within tree protection zones should be retained in order to preserve roots. New plans should minimize soil disturbance in order to preserve the roots.

The portion of the structure that does not retain soil with roots may be removed and the site restored to become part of the creek environment. Although some roots from the redwoods are likely present at this distance, the impacts would be tolerated.

A tree protection plan, per industry standards, is essential to preservation of the trees in this park. The tree protection plan provided does not meet industry standards. With the current plan, most if not all trees in this park are de-facto condemned, and will be either removed or damaged to a point where they become hazardous or unhealthy.

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Consulting Arborists

3109 Sacramento Street
San Francisco, CA 94115

Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified

Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
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7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

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3109 Sacramento Street
San Francisco, CA 94115

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Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate the trees.

Tree risk assessment is not tree risk management. The arborist typically has the distinct and separate role of being the tree risk assessor. The tree risk manager is typically the property owner or the agent thereof. Tree risk management should consider tree risk assessment, and may consider many additional factors related to property management decision making.

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Certification of Performance

I, Roy C. Leggitt, III, Certify:

- That we have inspected the trees and/or property evaluated in this report. We have stated findings accurately, insofar as the limitations of the Assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report or professional attribution within this report;
- That compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I am a member in good standing of the American Society of Consulting Arborists, and of the International Society of Arboriculture.

I am a Certified Arborist and am Tree Risk Assessment Qualified (TRAQ), as designated by the International Society of Arboriculture.

I maintain a California State Contractor's License for Tree Service (C-61, D-49).

I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Plant Science, by routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

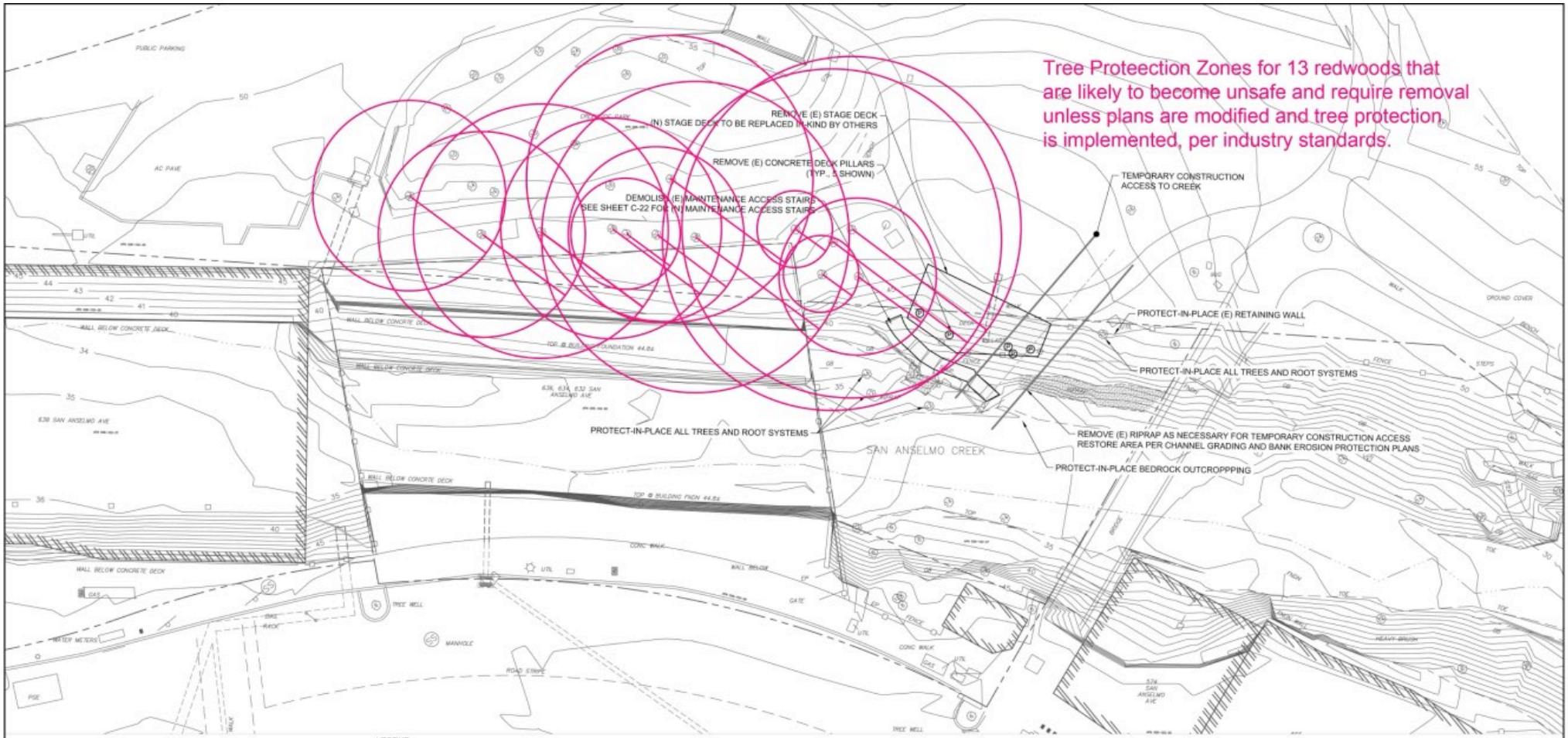
I have rendered professional services in a full-time capacity in the field of horticulture and arboriculture for more than 37 years.

Signed: Roy C. Leggitt, III

Certified Arborist WE-0564A

Date: *7/23/25*

roy@treemanagementexperts.com
Cell (415) 606-3610



DEMOLITION NOTES:

1. THIS MAP IS BASED ON THE TOPOGRAPHIC SURVEY PERFORMED BY MERIDIAN SURVEY ENGINEERING INC., DATED JUNE, 2017 AND THE PROPERTY BOUNDARY SURVEY PERFORMED BY OBERKAMPER, DATED MARCH, 2019.
2. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UTILITY OWNERS TO ENSURE THAT ALL UTLITIES HAVE BEEN MARKED AND SERVICE HAS BEEN DISCONTINUED PRIOR TO DEMOLITION.
3. WORK WILL BE CONDUCTED IN AN ENVIRONMENTALLY SENSITIVE AREA; THEREFORE, THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS TO RESTRICT OPERATIONS TO THE LEAST AREA OF WORK POSSIBLE AND SHALL NOT DISTURB PROPERTY OR THE ENVIRONMENTAL HABITAT BEYOND THE LIMIT OF WORK. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE THE WORK AREA AND KEEP THE CONSTRUCTION AREA CLEAN AND FREE OF ALL EXCESS TRASH, DEBRIS, POLLUTANTS, AND DUST AT ALL TIMES. ALL MATERIAL AND DEBRIS IS PROHIBITED FROM ENTERING THE CREEK CHANNEL.
4. PROTECT IN PLACE ALL TREES SURROUNDING STAGE DECK THROUGHOUT DEMOLITION AND CONSTRUCTION.
5. (E) STAGE DECK, ALL CONCRETE PILLARS, MAINTENANCE ACCESS STAIRS AND RIPRAP SHALL BE REMOVED TO THE EXTENT REQUIRED FOR CHANNEL GRADING, BANK TREATMENTS AND (N) MAINTENANCE ACCESS STAIRS. SEE DRAWINGS C-16 THROUGH C-22 FOR CHANNEL GRADING AND BANK TREATMENTS.

LEGEND

- LIMIT OF (E) STAGE DECK AND ACCESS STAIRS
- P — CONCRETE DECK PILLAR
- APPROXIMATE PROPERTY LINE (AVAILABLE RECORDS)
- BUILDING FOOTPRINT (AT GRADE)
- FENCE
- EDGE OF PAVEMENT
- ROAD CENTERLINE STRIPE
- CREEK THALWEG
- (E) CONTOUR MAJOR 5' INTERVAL
- (E) CONTOUR MINOR 1' INTERVAL
- GRADE BREAK - TOP/TOE
- STREET LIGHT
- GAS VALVE
- SANITARY SEWER MANHHOLE
- WATER METER
- WATER VALVE
- TREE DIAMETER(VARIES)(TYP)
- (E) STORM DRAIN PIPE
- (E) STORM DRAIN INLET

N E W S

GRAPHIC SCALE
1 INCH = 10 FEET

PHASE II 90% Submittal

Attention: If this scale bar does not measure 1" then drawing is not original scale.

NO.	DATE	ISSUE/REVISION	APP
0			

Stetson Engineers Inc.
2171 E. Francisco Blvd., Suite K
San Rafael, CA. 94901
(415) 457-0701

Project Number: 2706
Date: March 11, 2021

Designed: L.S. / J.D.
Checked: J.R. / J.D.
Drawn: L.S.
Approved:

MARIN COUNTY
FLOOD CONTROL & WATER CONSERVATION DISTRICT
3501 CIVIC CENTER DR, ROOM 304
SAN RAFAEL CALIFORNIA 94903

SAN ANSELMO FLOOD RISK REDUCTION PROJECT
BUILDING BRIDGE No. 2
SAN ANSELMO, CA

DEMOLITION PLAN
STAGE DECK AREA

DWG NO. G-7

SHEET NO. 7 of 31

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Summary of Preliminary Inspections of Properties Downstream from BB2

						FEMA Model								Potential Mitigation				
#	Address	Date Inspected by Stetson	Finish Floor Elev. (FFE) (ft navd88)	LAG (ft navd88)	General Bldg. Description and Inspection Notes	Existing BFE (ft navd88)	Project BFE (with SAFRR & Winship Bridge projects in place) (ft navd88)	Potential Impacted Property (Project (BFE) > Existing BFE)	Project BFE > LAG	Project (BFE+1') (ft navd88)	Project (BFE+1') Above (+) or Below (-) FFE (ft)	Desc. Of Bldg. Elements and Utilities Flooded below Project (BFE+1')	Potential Impacts and Mitigation	Raise Building	Construct Floodwall	Waterproof or Treat Building	Waterproof or Treat Vertical Piers, Posts, or Retaining Walls	Harden or Relocate Utilities
BB#2																		
1	**572-574 San Anselmo Ave**	4/16/2021	48.67	--	-2006 URS Survey identified bldg. soffit at 46.2'; used to visually est. BFE -Foundation is below BFE: vertical concrete piers (~18"x18" w/ 4'x4' footings) & horz. concrete beams with steel cross bracing. Some eroded concrete with exposed rebar visible. - Wood joists and wood flooring (wood floor joists at elev. 48.0' and above) - Stucco exterior -Utilities visible underneath bldg.. below. wood joists (but abv soffit) include water, sewer, gas, electrical. -On outside of bldg.., plumbing vent pipes and rain gutter visible -Pressure treated wood retaining wall underneath building	43.38	45.19	Y	✓	46.19	-2.48	-BFE+1 is right at bottom of Soffit Elev. -Only Vertical Concrete piers, footings, and steel x-bracing inundated.	**Minimal to None** -Potentially waterproof/treat concrete piers and evaluate structural integrity. - Waterproof soffits - Periodic replacement/repair of pressure treated retaining wall				✓	
2	**566-570 San Anselmo Ave**	4/16/2021	48.73	--	-2006 URS Survey identified upstream bldg. soffit at 46.2'; used to visually est. BFE at this property -Original white stucco bldg. appears setback approx. 20' from top-of-bank. Three separate add-ons at rear of bldg. extend: unfinished plywood structure on wood posts; white CMU structure on concrete stem wall foundation; and tan CMU structure with concrete stem wall foundation. -Separate CMU retaining wall located creekside of building - top of wall elev. est. at 45.5' -Sewer pipe and gas or water line visible on exterior of building	43.34	45.19	Y	✓	46.19	-2.54	- None, BFE+1 expected to be below top of CMU retaining wall	**Minimal to None.** -Potentially waterproof/treat CMU retaining wall and evaluate retaining wall structural integrity.				✓	
3	**560-564 San Anselmo Ave**	4/16/2021	48.92	--	-Visibility extremely limited due to vegetation. -Backyard gravel (?) patio extends along TOB for the length of Property -Patio elev. estimated at 48 ft based on LIDAR and EDS 2008 Survey	43.26	45.20	Y		46.20	-2.72	- None, BFE+1 expected to be approx. 2' below patio elev. on creek bank	**None**					
4	**558 San Anselmo Ave**	4/16/2021	48.89	--	-Main structure is multi-story brick bldg., with single story wood framed structure in backyard (attached to brick bldg.) and attached wood deck extending over creek. -Top Elev. of wood deck est. at 48.2 ft from Oberkamper Survey (2019) - Floor elev. of wood structure in backyard appears level with deck with glass doors opening to the deck. - Wood deck foundation (posts and steel braces)	43.19	45.21	Y	✓	46.21	-2.68	- BFE+1 below wood deck by 1-2 feet. Only wood deck foundation (posts and braces) inundated.	**Minimal to None.** -Potentially waterproof/treat deck foundation and evaluate structural integrity. -Potential for some utility re-location (need further assessment)				✓	✓
5	**550-552 San Anselmo Ave**	4/16/2021	48.67	--	- Main structure is stucco/concrete building -Backyard contains small single story wood dwelling unit on concrete slab and patio - Ground Elevation in Backyard estimated at 47 ft from URS 2006 survey - Vegetation obscures good views into backyard - Concrete retaining wall at creek bank extends from d/s pedestrian bridge abutment to u/s property; top-of-wall appears level with backyard elev. (approx. 47')	43.06	45.02	Y		46.02	-2.65	- BFE+1 approximately 1' below TOB on concrete retaining wall	**None**					
6	**546 San Anselmo Ave**	4/16/2021	48.34	--	-Building sits on a modern looking concrete deck (precast channels) spanning creek channel -Concrete deck soffit elev. est. at 46 ft from URS 2006 Survey Pt -Some wood at sides of channel where deck meets walls -Some utilities (appears to be electrical conduit) strapped to underside of deck, with some pipe going into deck (holes in deck)	42.54	44.06	Y	✓	45.06	-3.28	-BFE+1 on bridge wall abutments	**None**					

#	Address	Date Inspected by Stetson	Finish Floor Elev. (FFE) (ft navd88)	LAG (ft navd88)	General Bldg. Description and Inspection Notes	FEMA Model: Existing BFE (ft navd88)	Project BFE (with SAFRR & Winship Bridge projects in place) (ft navd88)	Potential Impacted Property (Project (BFE) > Existing BFE)	Project BFE > LAG	Project (BFE+1') (ft navd88)	Project (BFE+1') Above (+) or Below (-) FFE (ft)	Desc. Of Bldg. Elements and Utilities Flooded below Project (BFE+1')	Potential Impacts and Mitigation	Potential Mitigation: Raise Building	Construct Floodwall	Waterproof or Treat Building	Waterproof or Treat Vertical Piers, Posts, or Retaining Walls	Harden or Relocate Utilities
7	526 San Anselmo Ave	4/16/2021	47.54	--	-Building is supported by concrete pillars (18"x18") at approx. 12' O.C. both directions. -There is no concrete deck, the floor and floor joists (wood) are exposed underneath and start at estimated elevation 46.7'. -Building soffit est. at elev. 45' from URS 2006 survey -Erosion Control project along right bank underneath building containing 5-6 layers of wrapped lifts, except lifts are filled with what appears to be drain rock. Some ivy planted and irrigated here as well -Utilities hung from underside of floor include gas, sewer, electrical	42.28	43.67	Y	✓	44.67	-2.87	- Some of the suspended utilities (sewer lines) are within BFE+1 inundation band - Vertical concrete pillars	**Minimal.** -Potentially waterproof / secure utilities under floor -Potentially waterproof/treat concrete pillars (one was already wrapped) and evaluate structural integrity from higher WSE.				✓	✓
8	510-518 San Anselmo Ave	4/16/2021	48.48	--	-Building is supported by concrete pillars (2'x2') at approx. 15' O.C. both directions. -There is a concrete deck, no wood is exposed underneath -Bottom Side of Deck Elevation was estimated at 46.5ft based off of adjacent bridge soffit from URS 2006 surveyed pt. at 47.2' -Numerous utilities hung from underside of floor such as gas, sewer (some old cast-iron some newer plastic), electrical	42.46	43.83	Y	✓	44.83	-3.65	- Suspended Utility Lines and Concrete Pillars	**Minimal.** -Potentially waterproof / secure or relocate lower hanging utilities -Potentially wrap or protect concrete pillars				✓	✓
9	500-506 San Anselmo Ave	4/16/2021	48.97	--	-Building is supported by concrete stem wall foundation -There is a redwood deck on East Side of Building at elevation 48.4' (based on URS 2006 survey), supports (redwood timbers) come down to estimated 40.0' - Large Steel Tank Near Deck at est. elev. 45.0' (appears water tank connected to well and irrigation system) -Numerous vented crawl spaces, even a wood door with gaps and holes into concrete foundation as low as 40.0' -slope constructed of concrete sand bags - electrical/ comms lines at approx. 42.0'	42.40	43.77	Y	✓	44.77	-4.20	-Approx. 6 large vented crawl space openings (5 windows and 1 door) within BFE+1 -Several electrical/communications lines at would be inundated	**Moderate to Significant.** -Seal up vented crawl space openings -Move electrical/communication lines -Potentially treat redwood deck supports			✓	✓	✓
SFD U/S Crossing																		
10	190 SIR FRANCIS DRAKE BLVD	4/16/2021	46.26	44.91	- Vet Hospital, building is wood-framed with portion of building on short wood posts and concrete piers, other portion of building is wood-framed all the way to ground with concrete foundation. - All of Building is above TOB. - LAG surveyed by Oberkamper (2019) in SW corner of bldg. at 44.9 ft	40.84	41.84	Y		42.84	-3.42	None, BFE+1 below top-of-bank	**None**					
11	160 SIR FRANCIS DRAKE BLVD	4/16/2021	47.88	46.53	- Dentist Office and other office buildings set above concrete retaining wall - Top of retaining wall est. at 46.5 ft (LAG) surveyed by Oberkamper 2019 - Wood Deck and Finished Floor at 47.9 ft -3 AC units creekside and below concrete retaining wall at elev. 42.6 (Oberkamper 2019 survey)	40.69	41.68	Y		42.68	-5.20	None, BFE+1 below concrete retaining wall and AC units	**None**					
12	130 SIR FRANCIS DRAKE BLVD	4/16/2021	47.65	47.59	- Nursery with wood deck and wood shed structure cantilevered over creek and supported by wood posts and braces to concrete piers - Main structure set back from TOB approx. 30ft. - Riprap slope to TOB where deck is not present - Oberkamper Survey 2019 indicated lowest part of deck at el. 45.5ft, shed FF at 46.6.	40.63	41.66	Y	✓	42.66	-4.99	- Portions of Vertical wood posts, x-braces, and concrete piers to support overhung deck and shed would be inundated -Deck flooring abv BFE+1	**Minimal** - Potentially waterproof/treat deck structural members and evaluate structural integrity from higher WSE				✓	
13	120 SIR FRANCIS DRAKE BLVD	4/16/2021	46.62	--	- Restaurant with FF from Oberkamper 2019 Survey at 46.6ft, LAG not surveyed - asphalt area behind restaurant at TOB, elev. 46.0ft (Oberkamper 2019 survey) - concrete sand bags protect steep sloped bank to creek	40.44	41.44	Y		42.44	-4.18	None, BFE+1 on creek bank well below top-of-bank	**None**					
14	100 SIR FRANCIS DRAKE BLVD	4/16/2021	45.83	--	- Bank with concrete slab foundation set at TOB -TOB est. elev. at 45' from LIDAR generated contours (no surveyed pts here)	40.55	41.58	Y		42.58	-3.25	None, BFE+1 well below TOB and FFE	**None**					

						FEMA Model								Potential Mitigation				
#	Address	Date Inspected by Stetson	Finish Floor Elev. (FFE) (ft navd88)	LAG (ft navd88)	General Bldg. Description and Inspection Notes	Existing BFE (ft navd88)	Project BFE (with SAFRR & Winship Bridge projects in place) (ft navd88)	Potential Impacted Property (Project (BFE) > Existing BFE)	Project BFE > LAG	Project (BFE+1') (ft navd88)	Project (BFE+1') Above (+) or Below (-) FFE (ft)	Desc. Of Bldg. Elements and Utilities Flooded below Project (BFE+1')	Potential Impacts and Mitigation	Raise Building	Construct Floodwall	Waterproof or Treat Building	Waterproof or Treat Vertical Piers, Posts, or Retaining Walls	Harden or Relocate Utilities
15	**56 LINCOLN PARK**	7/20/2021	45.50	45.00	- 3 structures on property: Main House, Garage, Office - Main House set back from TOB and at higher elevation above BFE - Garage and Office approx. 15-20' from TOB and are connected by roof - Garage and Office are wood framed structures on concrete slab - Office fully enclosed, Garage is open on one side	40.67	41.67	Y		42.67	-2.83	None, BFE+1 on creek bank approximately 3' below Office LAG	**None**					
16	**10 LINCOLN CT**	7/20/2021	--	--	- No Access to the property; observations made from the pedestrian bridge - Garage appears low point just a couple inches higher than street - topo on Lincoln Ct is about 46' - FFE of house appears level with exterior deck which is ~2' above ground/garage elevation.	40.65	41.67	Y		42.67	--	Appears None, BFE+1 on creek bank below structure based on Lidar/Topo	**None**					
17	**35 ENTRATA AVE**	7/20/2021	--	--	- 5 separate structures on property: Main house, upper Guest House; lower Guest House; and two lower Sheds - Main house and upper guest house are much higher elevation and set back from TOB - Lower guest house and two lower sheds close to TOB - Lower guest house slab on grade - 2 sheds on piers and posts	40.63	41.66	Y		42.66	--	None, BFE+1 below TOB and FFE	**None**					
18	**25 ENTRATA AVE**	7/20/2021	--	--	-Main House is long distance from creek TOB and much higher elevation. - Garage is on a concrete block foundation and above a lower patio - Lower back patio behind garage estimated at 45-46ft - Owner noted eroding creek bank	40.68	41.72	Y		42.72	--	None, BFE+1 below TOB	**None**					
19	**15 BARBER AVE**	7/20/2021	48.24	45.74	- House and Raised Deck set back from TOB approx. 10ft - AC unit in front yard appears to be approx. elev. 45ft - Along back of house (creek side) there is an exposed sewer line (halfway buried) at TOB - Back side of house (creek side) has crawl space door and vents - House is on concrete perimeter foundation with wood siding	40.25	41.21	Y		42.21	-6.04	None, BFE+1 well below TOB and FFE	**None**					
Barber Ave																		
20	**12 BARBER AVE**	7/20/2021	46.87	--	- House and Raised Deck set back from TOB approx. 15ft -Top of back deck appears same elev. as FFE -TOB estimated from LIDAR contours at approx. 45 ft -Top of Creek bank has concrete retaining wall protecting deck -Shorter wood retaining wall on top of concrete one	40.03	40.95	Y		41.95	-4.92	BFE+1 appears below TOB and WSE located on concrete retaining wall	**None**					
21	**14 BARBER AVE**	7/20/2021	46.94	--	-No Access, limited observations made from neighbors (16 Barber Ave) backyard - House and Raised Deck (piers and posts) set back from TOB approx. 15ft - FFE elevation is three steps above backyard top-of-deck	38.92	39.47	Y		40.47	-6.47	- Based on LiDAR data and existing survey points, BFE+1 is well below TOB	**None**					

						FEMA Model								Potential Mitigation				
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22	**16 BARBER AVE**	7/20/2021	46.55	–	- House and Raised Deck set back from TOB approx. 15ft - Back deck on conc. piers and wood posts - Foundation crawlspace vents are exposed under deck	38.95	39.52	Y	✓	40.52	-6.03	- BFE+1 is below house FFE and foundation - AT BFE+1, water may touch bottom of outermost concrete deck piers	**Likely None**				✓	
23	**64 BARBER AVE**	7/20/2021	46.51	–	- House is on concrete perimeter foundation with wood siding, located at top of terraced creek bank '- Second structure (shed, office?) located northwest from main house - There appears to have been a lower carport/garage structure that has been removed, but foundation remains with wood railing - House has several grate drains around perimeter of foundation	39.00	39.60	Y		40.60	-5.91	-BFE+1 appears below TOB - Concrete foundation stem wall of old carport may be partially inundated	**None**					
24	**70 BARBER AVE**	7/20/2021	55.88	–	- House is set back up the hill from creekside of property - Raised deck on downslope side of house is approx. 8ft above ground - AC unit and water tank on brick patio under deck - Foundation of house at ground level estimated at approx. 48ft - Backyard fence (PT posts with wire fencing) much lower elevation on creek bank	39.06	39.68	Y		40.68	-15.20	- BFE+1 is below TOB - Backyard fence will be partially inundated.	**None**					
25	**126 BARBER AVE**	7/20/2021	48.74	–	- House is set back up the hill from creekside of property, - Ground at foundation of house estimated at 46ft based on Lidar - No additional building structures in backyard - Backyard fence at TOB (Wood posts with wire fencing)	39.02	39.63	Y		40.63	-8.11	None, BFE+1 below TOB	**None**					
26	**130 BARBER AVE**	7/20/2021	56.26	–	- Large House is set back up the hill from creekside of property and would not be impacted - There is a lower guest house in SW corner of property - FFE of guest house and concrete patio of guest house appear at approx. 44' elevation (based on LiDAR) - Fenced yard (relatively flat) appears to be approx. 2 feet above TOB	38.79	39.30	Y		40.30	-15.96	None, BFE+1 below TOB	**None**					
27	**142 BARBER AVE**	7/20/2021	53.14	–	- House is set back up the hill from creekside of property - FFE from County data (53.14') is upper level. Lower level approximately 9' lower at 44 or 45' - A separate shed structure in backyard close to main house and at approximately same elevation	38.50	38.88	Y		39.88	-13.26	None, BFE+1 below TOB	**None**					

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28	152 BARBER AVE	7/20/2021	55.77	--	-Lot line changed: the smaller structure behind 152 Barber now belongs to 144 Barber. - No access to 144 Barber; limited observation made from 152 Barber - The small structure shown in Marin Map in the backyard has been removed, only the deck remains. - All remaining structures at both 144 and 152 Barber appear to be well above TOB and set back from creek.	38.25	38.51	Y		39.51	-16.26	None, BFE+1 below TOB	**None**					
29	98 SIR FRANCIS DRAKE BLVD	4/16/2021	44.59	35.27	- Fara's Auto - The shop is constructed on top of a concrete retaining wall consistent through whole property. Top of wall estimated near FFE.	39.54	40.30	Y	✓	41.30	-3.29	- Only the Concrete Retaining Wall Exposed to BFE+1	**Minimal to None** - Potentially waterproof/treat exposed concrete retaining wall				✓	
30	54 SIR FRANCIS DRAKE BLVD	7/20/2021	43.28	--	- Duplex house with units 54 and 54A - Access only provided to back of unit 54 (upstream side) - Some construction currently happening on NE corner of house foundation - appears some of piers being replaced - Part of house on concrete perimeter foundation with small crawlspace; creekside addition to unit 54 is on piers and PT beams - Water lines visible under house	39.01	39.62	Y		40.62	-2.66	None, BFE+1 below TOB	**None**					
31	40 SIR FRANCIS DRAKE BLVD	7/20/2021	49.42	--	- House set 10' from TOB with many apparent entry points for water to contact house. - Backyard is spread-out and at relatively flat elevation at TOB at approx. 41ft - Main house has concreate perimeter foundation with wood siding - FFE from County (49.42') is upper level); actual FFE of lower level at back of house is approx. 42ft - Lower unit is below grade - Multiple utilities around house at ground level: PGE gas meter; AC unit; water and irrigation lines	39.01	39.61	Y		40.61	-8.81	Need to verify that BFE+1 is actually below TOB and LAG	**None**					
32	36 SIR FRANCIS DRAKE BLVD		43.71	--	- No Access to Property on 7/20/21; not inspected	38.83	39.36	Y		40.36	-3.35							
33	34 SIR FRANCIS DRAKE BLVD		44.23	--	- No Access to Property on 7/20/21; not inspected	38.69	39.15	Y		40.15	-4.08							
34	32 SIR FRANCIS DRAKE BLVD	7/20/2021	43.32	--	- Very channelized reach of creek with access to house over bridge from SFDB. - Owner provided pictures of '82 and '05 floods. - Original timber car bridge and carport washed away in '82. - Bridge deck was 6" underwater in '05 flood - Two structures on property - main house and 2nd office/guest house/garage - Utilities hung from underside of bridge (water, gas, elec, sewer) - Sewer lateral was structurally reenforced -Not clear if County FFE (43.32) is main house or 2nd Unit - AC Parking area in front of 2nd unit supported by concrete and steel piers - 2nd Unit lower than main house	38.01	38.16	Y	✓	39.16	-4.16	- BFE+1 appears below TOB and parking area, but would inundate sewer, water, gas, elec. coming from SFD that is strapped to underside of car bridge.	**Minimal to Moderate** - Potentially harden utilities - Potentially waterproof/treat vertical structural supports for bridge/parking area and concrete retaining walls				✓	✓
35	30 SIR FRANCIS DRAKE BLVD		--	--	- No Access to Property on 7/20/21; not inspected - Appears to be an empty lot with no structures	37.98	38.12	Y		39.12	--							

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36	**28 SIR FRANCIS DRAKE BLVD**	7/20/2021	41.77	--	- No Access to Property on 7/20/21; not inspected - Limited observations made from sidewalk - House is on left bank of creek, only accessed by a ped. bridge from SFD - Utilities are strapped to underside of bridge (gas, sewer, elec., water) - Ped. bridge is roughly same elevation of SFD, which is approx. 41' based on LiDAR	38.07	38.26	Y	✓	39.26	-2.51	- BFE+1 likely to hit utilities under bridge, especially sewer. - May possibly hit low chord of bridge as well - FFE of house is above BFE+1	**Minimal to Moderate** - Potentially harden utilities - Confirm BFE+1 on bridge structure with survey and evaluate structural integrity with higher water levels					✓
Town Limit																		
37	**4 WINSHIP AVE**	7/20/2021	50.32	--	- House is on upper edge of property 50+ ft from TOB - Split level backyard with upper level at same elevation as house and lower level approx. 5' lower - FFE from County (50.32') is upper level; actual FFE of lower level at back of house is approx. 42ft - No other structures in back yard	38.14	38.36	Y		39.36	-10.96	None, BFE+1 below TOB	**None**					
38	**10 WINSHIP AVE**	7/20/2021	48.41	--	- House with attached garage (lower) on sloped property towards creek. - FFE from County (50.32') is upper level; lower level of house and garage at much lower elevation - Garage set back approx. 20ft from TOB on slab. FFE of Garage estimated at 39.0' based on Lidar - Top of garage slab level with adjacent grade - Homeowner reports flooding in garage in 2005 and 1982 - Did not enter garage	38.18	38.42	Y	?	39.42	--	- BFE+1 estimated at garage FFE - need to verify with survey - Portions of backyard and lower patio will see water	**Likely Minimal to None** - Need survey to confirm garage will not be inundated					
39	**100 SIR FRANCIS DRAKE BLVD (Ross)**	7/21/2021	42.82	--	- No Access to Property on 7/21/21; not inspected	38.14	38.35	Y		39.35	-3.47							
40	**98 SIR FRANCIS DRAKE BLVD (Ross)**	7/21/2021	40.05	--	-House and large backyard w/ pool that backs up to creek and lower walkway/stone retaining wall in creek channel - Yard is relatively flat - Laundry room in SE corner of house is lowest point - House stucco siding goes to ground - not sure of foundation type - Did not access crawlspace	38.22	38.48	Y		39.48	-0.57	- BFE+1 appears almost level with backyard and pool, but does not appear to inundate any part of main house. - Need survey to verify - Concrete patio/walkway in creek channel will see approx. 5 ft of water	**Likely None**					
41	**96 SIR FRANCIS DRAKE BLVD**	7/21/2021	42.09	--	- House on CMU foundation with large flat yard on creekside. - Vents into foundation are approx. 1ft off adjacent grade. - Homeowner witnessed "swirling water in backyard and a completely flooded basement" during 2005 flood - PGE gas meter on side yard	38.21	38.46	Y		39.46	-2.63	- BFE+1 estimated near TOB - verify with survey. Most likely will not exceed TOB	**Likely None**					
42	**94 SIR FRANCIS DRAKE BLVD**	7/21/2021	--	--	- No Access to Property on 7/21/21; not inspected	38.16	38.38	Y		39.38	--							
43	**92 SIR FRANCIS DRAKE BLVD**	7/21/2021	40.05	--	-Three (3) structures on property; Main house; garage with attached 2nd unit; standalone shed - Main house and 2nd unit/garage at similar elevation and both with concrete perimeter foundations and wood siding - Backyard steps down to creek TOB with small shed in SE corner of property 2ft lower than garage. - Deck in NE corner of property has pier/post foundation lower than rest of yard.	38.13	38.34	Y	✓	39.34	-0.71	-BFE+1 above TOB, will inundate parts of shed, deck piers and concrete foundation of garage - BFE+1 appears close to upper part of backyard and main house may see water - AC unit in back of house could see water - Need survey to verify BFE+1 relative to Main house	**Moderate** - Potentially waterproof/treat and deck piers - Potentially waterproof/treat garage/2nd unit concrete foundation - Potentially raise AC unit - May need to waterproof lower 1ft of siding of house and 2nd unit			✓	✓	✓

						FEMA Model								Potential Mitigation				
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44	90 SIR FRANCIS DRAKE BLVD	7/21/2021	41.24	--	- House with attached garage on fairly level lot that backs up to TOB just upstream of Winship Bridge. - House and attached garage are on a concrete perimeter foundation - FFE approx. 4ft of house and deck are about 4ft above backyard - Attached garage flood elevation and back yard door appear a couple feet (~2') lower than main house FFE - Large pool behind deck at grade	38.07	38.25	Y	✓	39.25	-1.99	-BFE+1 would inundate backyard and pool approx. 4' - BFE+1 above siding of house by estimated 9" - Crawl space doors and vents would be inundated - Garage FFE appears close to BFE+1 (need survey to verify)	**Moderate to Significant** - Potentially raise attached garage (need survey to confirm garage FFE) - Potentially waterproof/treat Seal lower 1-2ft of house siding (stucco) - Potentially wet floodproof crawlspace - Potentially waterproof/treat deck piers - Raise AC units by at least 3 ft	✓		✓	✓	✓
Winship Bridge																		
45	86 SIR FRANCIS DRAKE BLVD	7/21/2021	39.19	31.02	- House on right bank just downstream from Winship Bridge - House with attached garage and raised back deck on creek side - trap door to access under deck - Water heater and water, gas, elec. sewer appear under back deck - House on concrete piers and wood posts	37.67	38.17	Y	✓	39.17	-0.02	- BFE+1 estimated just above floor joists and deck joists in back, very close to FFE based on Oberkamper Survey - Will inundate all utilities strapped to bottom of deck	**Significant** - Potentially waterproof/treat all wood members underneath house and deck (posts, joists) - Relocate or harden utilities in crawl space and under deck. - Potentially raise structure	✓		✓	✓	✓
46	84 SIR FRANCIS DRAKE BLVD	7/21/2021	39.71	32.75	- House with detached garage - Raised Back deck off main house adjacent to creek channel - - under deck accessed by trap door - Water, gas, elec. sewer strapped to under side of deck - Deck supported by concrete piers and PT posts - House on concrete perimeter foundation - concrete retaining wall with tiebacks support bank	37.71	38.07	Y	✓	39.07	-0.64	- BFE+1 estimated near top of floor joists and deck joists in back but just below top-of-deck and FFE. - Will inundate all utilities under deck	**Moderate to Significant** - Potentially waterproof/treat all wood members underneath house and deck (posts, joists) - Relocate or harden utilities in crawl space and under deck.			✓	✓	✓
47	82 SIR FRANCIS DRAKE BLVD	7/21/2021	40.58	37.24	- House with backyard raised deck adjacent to creek channel - Shallow crawl space under house - Crawl space door in back of house at elev. 37.8 (Oberkamper survey) - Water, gas, elec., sewer, HVAC, all observed in crawl space - House on concrete perimeter foundation with interior piers/posts - AC unit in back already on raised platform	37.21	37.31	Y	✓	38.31	-2.27	- BFE+1 appears to be 6" above threshold of crawlspace door, - Utilities in crawl space will be inundated. - Deck piers will be inundated - Water not on floor joists	**Moderate to Significant** - Wet floodproof crawlspace and relocate HVAC and harden other utilities - Potentially waterproof/treat deck posts and exterior 2' of stucco siding			✓	✓	✓
48	78 SIR FRANCIS DRAKE BLVD	7/21/2021	36.60	36.50	- Two (2) structures on property: Main house and detached office/garage - FFE of main house is approx. 3ft higher than backyard - Detached office/garage is at backyard adjacent grade. - Crawl space under main house with HVAC, water, electric, sewer, gas utilities observed - FFE of detached office/garage is 36.6' and FFE of main house is 39.6' (Oberkamper survey)	37.25	37.37	Y	✓	38.37	1.77	- BFE+1 estimated to inundate approx. 2ft of water in backyard and office. - Main house FFE is above BFE+1, but water will enter crawl space through doors and inundate utilities. -Floor joints under main house appear to see water at BFE+1	**Significant** - Raise detached office/garage - Wet floodproof crawlspace and relocate HVAC and harden other utilities - Does not appear that floodwall is viable here as water could enter from neighbors property - Potentially waterproof/treat exterior of main house wood siding	✓		✓		✓
49	74 SIR FRANCIS DRAKE BLVD	7/21/2021	37.55	36.69	- House with stucco siding and concreate perimeter foundation with interior piers and posts - Two surveyed FFE's of house - main level at 41.4' and slightly lower room at 37.5' with door to backyard - Crawl space/basement room under house is much lower - Multiple crawlspace vents and doors around house - Utilities observed in crawlspace: HVAC, electrical, water, gas, sewer	37.28	37.42	Y	✓	38.42	0.88	- BFE+1 estimated to be 10" above lower FFE at back of house - Window sill leading to basement surveyed at 1.3 ft below BFE+1 - Water would flow into crawl space/basement room (floor joists would not see water)	**Significant** - Wet floodproof crawlspace and relocate HVAC and harden other utilities - Potentially waterproof/treat lower exterior of stucco siding - Potentially raise lower FFE - Potentially evaluate floodwall around yard perimeter	✓	?	✓	✓	✓
50	72 SIR FRANCIS DRAKE BLVD	7/21/2021	46.71	--	- Side of house adjacent to creek is set back from TOB 5-10ft with CMU retaining wall at TOB - TOB estimated at 42.0 ft based on lidar and survey (URS 2006) - House is on left bank just upstream from Sir Francis Drake Blvd bridge - FFE and backyard above TOB	37.27	37.40	Y		38.40	-8.31	- None, BFE+1 estimated below TOB by several feet	**None**					

						FEMA Model								Potential Mitigation				
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51	20 WINSHIP AVE	7/21/2021	37.57	36.95	- House with sloping yard extending from Winship Ave toward lower creek, with several large redwoods in yard at TOB - Garage is below main house level - Raised deck in backyard off main level - House on concrete perimeter foundation with wood and stucco siding - Garage FFE is 37.57 ft per Oberkamper Survey - Did not have access to inside of garage	37.70	38.05	Y	✓	39.05	1.48	- BFE+1 is approximately 1.5' above garage FFE - Water on back of house (creek side) and deck posts	**Significant** - Prevent water from entering garage by potentially raising structure or wet floodproofing garage - Potentially waterproof/treat lower couple feet of wood siding along back and side of house - Potentially waterproof/treat deck posts	✓		✓	✓	?
52	42 WINSHIP AVE	7/21/2021	38.92	33.76	- Large house with relatively flat yard backs up to TOB with fence. - FFE surveyed by Oberkamper at 38.9ft - Lawn/backyard approximately 3' lower than FFE - Deck with hot tub and crawl space in SW corner of house - Detached Wood shed in backyard	37.22	37.32	Y	✓	38.32	-0.59	- BFE+1 is above TOB and inundates lower lawn/backyard area and walkway - Water just below (0.6') FFE - Water will be against stucco siding - Deck posts will see water and will top crawl space door by est. 2-3" (need survey to confirm crawl space door elevation) - Shed in backyard will see water - Irrigation/electrical utilities under deck will see water	**Moderate** - Prevent water from entering crawlspace by raising door elevation if feasible or wet floodproofing crawlspace - Potentially waterproof/treat bottom 1ft of stucco siding			✓	✓	✓
53	46 WINSHIP AVE	7/21/2021	57.2	–	- House set far back and up from creek bank. - Large split level backyard: upper level is brick patio (approx. 51' elev). - Lower backyard much lower, approx. 10' below brick patio. - Only structures in lower backyard are chicken coop, fence, and swing set	37.23	37.34	Y		38.34	-18.86	- BFE+1 may inundate part of lower backyard	**None**					
54	50 WINSHIP AVE	7/21/2021	56.13	–	-No Access to Property on 7/21/21; not inspected - FFE of main house is well above TOB - Does not appear any additional structures in backyard based on Google Maps and Marin Maps (need access to verify)	37.27	37.40	Y		38.40	-17.73		**Likely None**					
55	54 WINSHIP AVE	7/21/2021	53.47	–	- No Access to Property on 7/21/21; not inspected - FFE of main house is well above TOB - There is a structure (garage?) in the backyard - need access to inspect to determine potential impacts to backyard structure	37.29	37.43	Y		38.43	-15.04							
56	58 WINSHIP AVE	7/21/2021	52.46	–	- No Access to Property on 7/21/21; not inspected - FFE of main house is well above TOB - There is a structure (garage?) in the backyard - need access to inspect to determine potential impacts to backyard structure	37.32	37.48	Y		38.48	-13.98		**Likely None**					
SFD D/S CROSSING																		

Acronyms:

BFE: Base Flood Elevation
FFE: Finish Floor Elevation
LAG: Lowest Adjacent Grade
FEMA: Federal Emergency Management Agency