



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

Town Council Agenda

Tuesday, May 14, 2024

7:00 PM

Meeting held In-Person and via Zoom:

<https://us02web.zoom.us/j/86240550723>

Or Telephone: +1 669 900 6833 | Webinar ID: 862 4055 0723

How to Submit Comments Before the Meeting: Members of the public are encouraged to submit email correspondence to towncouncil@townofsananselmo.org 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 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.

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.

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.

Public Written Comment

[Public Comment- Ng](#)

Council requests for future agenda items.

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

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, April 23, 2024.

[Staff Report \(DOC\)](#)

[Attachment 1- Draft Minutes of the April 23, 2024 Meeting \(DOC\)](#)

1.2 Adopt Resolution Approving Senate Bill 1 (SB1) Gas Tax Funding Project List to be Included in the FY 2024-25 Budget for Roadway Improvements.

[Staff Report \(DOC\)](#)

[Resolution \(DOC\)](#)

1.3 Town of San Anselmo 2024-2025 Tax Rates for Municipal Services Tax, Pension Override Tax, Measure G Debt Service Tax, Special Library Services Tax, and Ross Valley Paramedic Tax

[Staff Report \(DOCX\)](#)

[Attachment 1 2024-2025 Municipal Services Tax Resolution \(DOC\)](#)

[Attachment 2 2024-2025 Pension Override Tax Resolution \(DOC\)](#)

[Attachment 3 2024-2025 Measure G Tax Resolution \(DOC\)](#)

[Attachment 4 2023-2024 Library Tax Resolution \(DOC\)](#)

[Attachment 5 2024-2025 RVPA Tax Resolution \(DOCX\)](#)

1.4 Approval of Resolution Revising a Statement of Investment Policy for Fiscal Year 2024-2025

[Staff Report \(DOCX\)](#)

[Attachment 1 2024-2025 Investment Policy Resolution \(DOCX\)](#)

[Attachment 2 2024-2025 Statement of Investment Policy \(DOCX\)](#)

1.5 Approve the Report of Checks Issued, April 2024

[Staff Report \(DOCX\)](#)

[Attachment 1 Check Report April 2024 \(PDF\)](#)

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

Approve the 2024 Street Resurfacing and 2024 Slurry Seal Projects and Authorize Staff to Advertise for Construction Bids. The Town finds this project to be categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 Class 1.

[Staff Report - Street Resurfacing \(DOC\)](#)

[Attachment 1- 2024 Street Resurfacing Map \(PDF\)](#)

[Staff Report-2024 Slurry Seal \(DOC\)](#)

[Attachment 1- 2024 Slurry Sea; Map \(PDF\)](#)

[Public Comment- Wells \(PDF\)](#)

2.2

Direct Staff to Prepare a Ballot Measure to Allow for Appointment of Town Clerk and Town Treasurer. Directing staff to prepare a ballot measure is not a “project” under the California Environmental Quality Act within the meaning of Public Resources Code section 21065, and CEQA Guidelines sections 15060(c)(2), 15060(c)(3), or 15378 because there is no potential that it will cause a reasonably foreseeable direct or indirect physical change in the environment.

[Staff Report \(DOC\)](#)

[PowerPoint Presentation \(PPT\)](#)

2.3

Discussion on Just Cause Eviction Regulations and Relocation Benefits. Conducting a discussion regarding potential residential eviction protections is not considered 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).

[Staff Report \(DOCX\)](#)

[Attachment 1 Town of Fairfax Just Cause Evictions \(PDF\)](#)

[Attachment 2 City of Larkspur Just Cause Eviction and Tenant Protection Ordinance \(PDF\)](#)

[Attachment 3 City of Petaluma Residential Tenancy Protections \(PDF\)](#)

[Public Comment- Borter \(PDF\)](#)

[Public Comment- Goldfinger \(PDF\)](#)

[Public Comment- Bloom \(PDF\)](#)

[Public Comment- Dershowitz- Public Advocates \(PDF\)](#)

[Public Comment- Ries \(PDF\)](#)

[Public Comment- Ritchie \(PDF\)](#)

[Public Comment- Rushworth \(PDF\)](#)

[Public Comment- Simon-Weisberg 1 \(PDF\)](#)

[Public Comment- Simon-Weisberg \(PDF\)](#)

[Public Comment- Brauner \(PDF\)](#)

[Public Comment- Broome \(PDF\)](#)

[Public Comment- Engert \(PDF\)](#)
[Public Comment- Hunt \(PDF\)](#)
[Public Comment- O'Brien \(PDF\)](#)
[Public Comment- Politzer \(PDF\)](#)
[Public Comment- Chappelle \(PDF\)](#)

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@townofsananselmo.org. Notification at least 48 hours prior to the meeting will enable the Town to make reasonable accommodation to help insure 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 May 28, 2024.

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

Town Council
Eileen Burke, Mayor
Tarrell Kullaway, Vice Mayor
Brian Colbert, Councilmember
Alexis Fineman, Councilmember
Steve Burdo, 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, Planning Director
Sean Condry, Public Works Director
Dannielle Mauk, Community Services Director
Mike Norton, Chief of Police
Dan Mahoney, Interim 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.

WHAT IS IT LIKE TO AGE IN MARIN? A CROSS-CULTURAL CONVERSATION

THURSDAY, MAY 30TH

9:00 AM -2:30 PM

Ticket and meal: \$25

<http://mcccoa.eventbrite.com>

MAY HEALTH FORUM



PANEL AND TABLE DISCUSSIONS

9:00-9:30 COFFEE

PANEL: Five residents
share their experience
of aging in Marin

Speaker response to
panel

12:00 LUNCH provided

1:00 Facilitated table
conversations to develop
an advocacy platform

2:30 CLOSE

LOCATION TICKETS INFO

EMBASSY SUITES

101 McInnis Parkway.
San Rafael, CA

**NO TICKETS FOR
SALE AT THE DOOR.**

**Ticket scholarships available
Call Salamah- (415) 499-0809.**

All public meetings and events sponsored or conducted by the County of Marin are held in accessible sites. Requests for accommodations may be made by calling 415-473-4381 (voice), 711 (TTY) or emailing disabilityaccess@marincounty.org at least five business days in advance of the event. Copies of documents are available in alternative formats, upon written request.



STAFF REPORT

TOWN OF SAN ANSELMO

Item #: 1.1

MEETING DATE: May 14, 2024

AGENDA TITLE: Approval of the Draft Minutes of the Regular Town Council Meeting of the April 23, 2024

FROM: Serge Avila, Town Clerk

RECOMMENDATION: For Council to consider the approval of the Draft Minutes of the Regular Town Council meeting of April 23, 2024.

ATTACHMENT:

Attachment 1- April 23, 2024 Draft Minutes

San Anselmo Draft Council Minutes
Regular Meeting
Town Council Chambers and via Zoom
Tuesday, April 23, 2024

Call to Order: Optional Pledge of Allegiance

COUNCILMEMBERS PRESENT:

Steve Burdo
Eileen Burke, Mayor
Brian Colbert
Tarrell Kullaway

COUNCILMEMBERS ABSENT:

Alexis Fineman

STAFF MEMBERS PRESENT:

Dave Donery, Town Manager
Linda Kenton, Assistant Town Manager/ Librarian
Megan Acevedo, Town Attorney
Serge Avila, Town Clerk
Heidi Scoble, Planning Director
Lindsey Klein, Senior Planner
Erica Freeman, Building Official
Matthew Ferrer, Assistant Engineer
Dannielle Mauk, Recreation Director
Sean Condry, Public Works Director
Jeff Zuba, Finance Director/ Admin Svcs. Director

Open Time for Public Expression

Mr. Bob Middlestead commended Central Marin Police Authority (CMPA) Chief Norton for his comments regarding illegal throttle devices (ebikes) that kids are riding on the street. Schools should be in the forefront of this issue.

Mr. Rene Voss, Alderney Avenue, thanked the Council and staff for their hard work. He supported keeping the size of Accessory Dwelling Units (ADU) at 800 square feet.

Mr. Guy Meyer talked about the need to do something for the earth. He discussed his opposition to the plans for Creek Park and the use of concrete.

Mr. Sean Freeman agreed with Mr. Middlestead and asked the Council to publically endorse the statements made by CMPA Chief Norton.

Ms. Susanne Burgess stated she likes to take her dogs to Memorial Park and asked if the off-lease rule could be adjusted to start at 9:00 a.m.

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

Councilmember Colbert reported he attended the Fairfax Work Day; joined staff members to help with Small Business Week activities; attended the memorial services for a former Ross Valley Fire Department Firefighter.

Councilmember Burdo reported attended the Ross Valley Fire Board meeting and the memorial service; the JEPA Yellow Bus meeting; the Memorial Park Master Plan meeting; wished everyone a Happy Earth Week.

Vice Mayor Kullaway reported she attended the Marine County Council of Mayors and Councilmembers (MCCMC) Legislative Committee meeting; thanked Mr. Middlestead and Mr. Freeman for their efforts regarding ebikes.

Mayor Burke reported she is making an effort to meet all of the Board, Commission, and Committee members; she would like to add the following items to a future agenda: 1) Revisit the Overnight Parking Regulations; 2) Discuss regulations regarding dogs at public parks. There was support from the Council to add these items to a future agenda. Councilmember Burdo suggested item #2 be reviewed by the Parks and Recreation Commission prior to going to the Council.

Special Presentation

Mayor's Proclamation Recognizing Jonathan A. Wentzell for His Outstanding Community Service

Mayor Burke presented Mr. Wentzell with the Proclamation and congratulated him on his recent Eagle Scout honor. The crowd went wild with applause!

1. Consent Agenda

1.1 Approve the Draft Minutes of the Regular Meeting of April 9, 2024

1.2 Adopted Resolution No. 2024-4536 in Recognition of National Small Business Week and San Anselmo's Small Businesses and Proclaiming the Month of May as Small Business Month

1.3 Revenue and Expenditure Reports, March 2024

1.4 Recreation Fund Revenue and Expenditure Reports March 2024

Mayor Burke opened the meeting to public comments

There were no comments.

Mayor Burke closed the meeting to public comments.

M/s, Burdo/Kullaway, Motion to approve the Consent Calendar as submitted.

AYES: Burdo, Colbert, Vice Mayor Kullaway, Mayor Burke

ABSENT: Fineman

Council Business Items

2.1 That the Council consider the request of Jim Baum, operator of the San Anselmo Farm Stand, to operate the Farm Stand on the Town Hall Plaza this summer, from May to December 2024

Town Manager Donery presented a staff report. There were no questions from the Council.

Mayor Burke opened the meeting to public comments.

Mr. Guy Meyer asked if the presence of the Farm Stand would be fair to an independent natural food market in San Anselmo. He asked if someone should be able to run a business on the Town Hall lawn.

Ms. Suzanne Lindely supported this proposal and would like to see the lease extended from three to five years and open all year round. The Stand has excellent produce.

Mr. Jim Baum thanked the Council for the opportunity. His request is for year round operations but he would not be open during extreme rain and/or wind events (December or January).

Mayor Burke closed the meeting to public comments.

Councilmember Burdo supported the request. Previous concerns about the lawn are moot due to the decomposed gravel (DG).

Councilmember Colbert and Vice Mayor Kullaway supported the request.

Mayor Burke stated the contract is put out to bid periodically. The Farm Stand is an asset to the community and Mr. Baum pays for the space.

2.2 For the Council to Review Options for a Potential New Methodology for the Town's Allotment of Measure A Funds.

Recreation Director Mauk presented a staff report. There were no questions from the Council.

Mayor Burke opened the meeting to public comments.

Mr. Stan Radtke, Chair of the Open Space Committee, stated the committee supports the proposed split. He discussed various Open Space Committee projects funded by Measure A Funds.

Mr. Rene Voss stated he was surprised to see Faudy Park on the list designated as a park and not open space. Much of it is heavily covered in Scotch Broom and is need of some restoration work.

Mayor Burke closed the meeting to public comments.

Vice Mayor Kullaway would like to move forward as proposed.

Councilmember Burdo agreed with the recommendations in the staff report. He is in favor of some funding going towards projects at Robson Harrington. Public Works Director Condry stated there are some projects planned for Robson Harrington including inside and outside restroom work, window repairs, ADA improvements, and painting.

Councilmember Colbert stated work at Robson Harrington is long overdue. Parks other than Memorial should be taken care of.

Mayor Burke stated the money obtained through Measure A is not enough for Memorial Park or open space. Memorial Park gets the most use. She does not support a change in the split but she would like to look at the General Fund and Measure J Funds as a supplement.

Mayor Burke stated the consensus of the Council is to leave the split as is.

Public Hearings

3.1 Public Hearing to Consider Awarding the Contract for the General Plan Update Consultant And Consider Approval of a Resolution Establishing a General Plan Advisory Committee and Associated Next Steps

Senior Planner Klein presented a staff report and a PowerPoint presentation. Staff answered questions from the Council regarding how information will be communicated to residents; the public engagement process.

Mayor Burke opened the meeting to public comments.

Mr. Rene Voss supported the proposal and asked about the frequency of meetings.

Mayor Burke closed the meeting to public comments.

Mayor Burke suggested including a Communications Element in the General Plan. Planning Director Scoble stated each element could include Policies, Programs, and Actions that speak directly to communication.

The Council thanked staff for their exceptional work on this issue.

M/s, Kullaway/Colbert, Motion to Direct the Town Manager to execute a Professional Services Agreement with O'Rourke and Associates for the General Plan Update.

AYES: Burdo, Colbert, Vice Mayor Kullaway, Mayor Burke

ABSENT: Fineman

M/s, Kullaway/Burdo, Motion to Adopt Resolution No. 2024-4537 Establishing a General Plan Advisory Committee (GPAC).

AYES: Burdo, Colbert, Vice Mayor Kullaway, Mayor Burke

ABSENT: Fineman

The Council directed staff to bring GPAC applicants to a future Town Council meeting for interviews and appointments.

The Council directed staff to work with the Climate Action Commission, the Economic Development Committee, the Open Space Committee, the BPAC, the Parks and Recreation Committee, and the Racial Equity Committee to nominate a member to sit on the GPAC at their upcoming meetings.

3.2 Council to Consider Approval of a Resolution Adopting an Energy Service Contract with Gridscape Solutions for Solar Photovoltaic System and Battery Energy Storage System Microgrid for Town Hall Resilience Hub and the Required Findings pursuant to California Government Code Section 4217.12

Public Works Director Condry presented a staff report. Building Official Freeman and Assistant Engineer Ferrer gave a PowerPoint presentation. Staff, along with Mr. David Williard representing CHMB5, answered questions from the Council regarding the process used in determining the two locations; whether the Town lot location would generate enough energy; if it would be possible to do both locations; if excess energy could be sold back to the grid; if it made financial sense to generate excess power; if they would be able to use 100% of the system when there is not an emergency; if there could be a situation where they would draw from the needs of the community in the event of an emergency; where Town owned vehicles would be charged; what would happen if they want to expand the footprint of Town Hall.

Mayor Burke opened the meeting to public comments.

Mr. Josh Siegel spoke on behalf of his parents who own property in the proposed locations regarding emergency vehicle access, fires, aesthetics, etc. The benefits do not seem to outweigh the negatives.

Mr. Rene Voss stated “beauty is in the eye of the beholder” and he supported the proposal. He had questions about the financing.

Ms. Karen Mendalow supported the proposal.

Mayor Burke closed the meeting to public comments.

Councilmember Burdo supported the proposal. This project is the future.

Councilmember Colbert thanked the staff and the Climate Action Commission. This is a great intersection of climate change and disaster preparedness

Vice Mayor Kullaway supported the project.

Mayor Burke supported the project but would prefer that it be integrated into buildings and on the roof. Public Works Director Condry stated this is not feasible.

M/s, Burdo/Colbert, Motion to adopt Resolution No. 2024-4538 Adopting an Energy Service Contract with Gridscape Solutions for Solar Photovoltaic System and Battery Energy Storage System Microgrid for Town Hall Resilience Hub and the Required Findings pursuant to California Government Code Section 4217.12.

AYES: Burdo, Colbert, Vice Mayor Kullaway, Mayor Burke

ABSENT: Fineman

3.3 Approve Resolution Amending the Town’s Master Fee Schedule and finding the action statutorily and categorically exempt from CEQA

Finance Director Zuba presented a staff report. There were no questions from the Council.

Mayor Burke opened the meeting to public comments.

There were no comments.

Mayor Burke closed the meeting to public comments.

M/s, Burdo/Colbert, Motion to adopt Resolution No. 2024-4539 Amending the Town’s Master Fee Schedule and finding the action statutorily and categorically exempt from CEQA.

AYES: Burdo, Colbert, Vice Mayor Kullaway, Mayor Burke

ABSENT: Fineman

The meeting was adjourned at 8:47 p.m. in honor and in memory of Ross Valley Fire Captain Rick Attics and Mr. Ralph Mihan, father of Recreation Supervisor Greg Mihan.

Respectfully submitted,

Toni DeFrancis, Recording Secretary

STAFF REPORT

TOWN OF SAN ANSELMO

Item #: 1.2

MEETING DATE: May 14, 2024

AGENDA TITLE: Senate Bill 1 (SB1) Gas Tax Funding Project List

FROM: Scott Schneider, Assistant Public Works Director

RECOMMENDATION: That the Town Council adopt the attached Resolution approving the 2024-2025 Senate Bill 1 (SB1) Project List to be included in the Fiscal Year 2024-2025 Budget for roadway improvements and finding the project exempt from CEQA under 14 Cal. Code Regs. § 15301(c).

BACKGROUND

On April 28, 2017, the Governor signed Senate Bill 1 (SB1), an increase in vehicle registration fees along with per-gallon gas and diesel tax increases. The tax rates are also adjusted for inflation.

Distribution of funds to San Anselmo will follow the apportionment formula used for the current gas tax. Funding will be available for basic road maintenance, rehabilitation and critical safety projects on local streets and roads. SB1 requires annual project reporting, which includes submittal of a list of proposed projects (Project List) that is adopted by Resolution by the Town Council. The Project List must include a description and location of the project, a proposed schedule of completion and an estimated useful life of the improvement. The 2024/2025 Fiscal Year (FY) Project List is due to the California Transportation Commission by July 1, 2024. Project Expenditure Reports are due December 1.

In addition, the Town is also required to sustain a Measure of Effort (MOE) by spending at least the annual average of its General Fund expenditures during Fiscal Years 2009/2010, 2010/2011, and 2011/2012. (\$730,759 average per year). The proposed FY 2024/25 Town budget reflects a MOE of above this level.

The funding from SB1 will supplement the existing funding sources for this paving project. The Project List includes the streets expected to be paved in summer/fall 2024 as part of 2024 Street Resurfacing Project.

Project Title: 2024 Street Resurfacing Project

Item #: 1.2

Project Description: Road resurfacing, including complete streets elements

Project Location: Kensington Rd from Bolinas Ave to Austin Ave
Mariposa Ave from Kensington Rd to Richmond Rd
Spring Grove Ave from Greenfield Ave to 160 Spring Grove Ave
Woodside Dr from Idlewood Dr to Oak Springs Dr
Oak Springs Dr from Woodside Dr to 180 Oak Springs Dr
Los Angeles Blvd from Monterey Ave South to Town Limit
Monterey Ave from Los Angeles Blvd S to Los Angeles Blvd N
Monterey Terrace from Monterey Ave to end

Estimated Project Schedule: Start (07/24)– Completion (11/24) based on the component being funded with RMRA funds

Estimated Project Useful Life: 20 years

DISCUSSION/ANALYSIS

Per Town Council Resolution No. 4020, Complete Streets analysis will be done to determine if any pedestrian, bicyclist or transit improvements are necessary.

If the Town Council adopts the attached Resolution approving the Project List, the proposed list of street paving projects (2024 Street Resurfacing Project) will be included in the FY 2024-2025 Town Budget.

FISCAL IMPACT

The SB1 revenue to be distributed to San Anselmo is expected to be approximately \$326,968 in FY 2024/2025. The remaining project budget has funding from the Town's Road Maintenance Fund, Measure AA and Measure J Fund for FY 2024/2025.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Adoption of the proposed resolution is categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 because the resolution allocates a portion of the funds for a paving project that will not create additional automobile lanes nor result in an expansion of use. (14 Cal. Code Regs. § 15301(c)).

ATTACHMENTS

Attachment 1- Resolution

RESOLUTION NO. _____

**RESOLUTION OF THE SAN ANSELMO TOWN COUNCIL
ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2024/25 FUNDED BY SB 1:
THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017**

WHEREAS, Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and Signed into law by the Governor in April 2017 to address the significant multi-modal transportation funding shortfalls statewide; and

WHEREAS, SB 1 includes accountability and transparency provisions that will ensure the residents of our Town are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

WHEREAS, the Town of San Anselmo must adopt by resolution a list of projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

WHEREAS, the Town of San Anselmo, will receive an estimated \$326,968 in RMRA funding in Fiscal Year 2024/25 from SB 1; and

WHEREAS, this is the eighth year in which the Town of San Anselmo is receiving SB 1 funding and will enable the Town of San Anselmo to continue essential road maintenance and rehabilitation projects, safety improvements, repairing and replacing aging bridges, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

WHEREAS, the Town of San Anselmo has undergone a robust public process to ensure public input into our community's transportation priorities/the project list; and

WHEREAS, the Town of San Anselmo used a Pavement Management System to develop the SB 1 project list to ensure revenues are being used on the most high-priority and cost-effective projects that also meet the communities priorities for transportation investment; and

WHEREAS, the funding from SB 1 will help the Town maintain and rehabilitate several streets throughout the Town this year and other streets into the future; and.

WHEREAS, the 2021 California Statewide Local Streets and Roads Needs Assessment found that the Town's streets and roads are in an "AT-RISK" condition and this revenue will help us increase the overall quality of our road system and over the next decade will bring our streets and roads into a "GOOD to EXCELLENT" condition; and

WHEREAS, the SB 1 project list and overall investment in our local streets and roads

infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials and practices, will have significant positive co-benefits statewide.

NOW, THEREFORE, THE TOWN COUNCIL HEREBY RESOLVES:

Section 1. The foregoing recitals are true and correct.

Section 2. The following list of newly proposed projects will be funded in-part or solely with Fiscal Year 2024-25 Road Maintenance and Rehabilitation Account revenues:

Project Title:	2024 Street Rehabilitation Project
Project Description:	Road resurfacing, including complete streets elements
Project Location:	Kensington Rd from Bolinas Ave to Austin Ave Mariposa Ave from Kensington Rd to Richmond Rd Spring Grove Ave from Greenfield Ave to 160 Spring Grove Ave Woodside Dr from Idlewood Dr to Oak Springs Dr Oak Springs Dr from Woodside Dr to 180 Oak Springs Dr Los Angeles Blvd from Monterey Ave South to Town Limit Monterey Ave from Los Angeles Blvd S to Los Angeles Blvd N Monterey Terr from Monterey Ave to end

Estimated Project Schedule: Start (07/24)– Completion (11/24) based on the component being funded with RMRA funds

Estimated Project Useful Life: 20 years

Section 3.
GAS TAX FUND

The budget will include the following:

Transfers Out	Transfers to Road Maintenance fund by \$326,968 to fund SB 1 eligible projects.
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ROAD MAINTAINANCE FUND

The budget will include the following:

Transfers In:	\$326,968 Transfer in from Gas Tax Fund.
Expenditure Budget:	Budget \$326,968 for SB 1 funded projects.

Section 4.

Environmental Analysis. Adoption of this resolution is categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301, because the resolution allocates a portion of the funds for a paving project that will not create additional automobile lanes nor result in an expansion of use. (14 Cal. Code Regs. § 15301(c).

RESOLUTION PASSED AND ADOPTED, at the regular meeting of the San Anselmo Town Council on the 14th day of May, 2024, by the following vote:

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

Eileen Burke
MAYOR

ATTEST:

SERGE AVILA
TOWN CLERK

Item #: 1.2 – Attachment 1

STAFF REPORT

TOWN OF SAN ANSELMO

Item #: 1.3

MEETING DATE: May 14, 2024

AGENDA TITLE: Town of San Anselmo 2024-2025 Tax Rates for Municipal Services Tax, Pension Override Tax, Measure G Debt Service Tax, Special Library Services Tax, and Ross Valley Paramedic Tax

FROM: Jeff Zuba, Finance & Admin Services Director

RECOMMENDATION: That the Town Council consider approving the attached resolutions establishing:

1. The Municipal Services Tax for 2024-2025 fiscal year at the rate of \$78.00 per living unit and per 1,500 square feet of non-residential structure; and
 2. The Pension Override Tax for the 2024-2025 fiscal year at the rate of 5.9 cents per \$100 of assessed valuation; and
 3. The Measure G Debt Service Tax rates for 2024-2025 fiscal year at 0.3 cents per \$100 of assessed valuation for the Series 2011 and at 0.3 cents per \$100 of assessed valuation for the Series 2020 Measure G bonds respectively, for a total debt service tax levy of 0.6 cents per \$100 of assessed valuation; and
 4. The Special Library Services Tax for the 2024-2025 fiscal year at the rate of \$70.44 per real estate parcel; and
 5. The Ross Valley Paramedic Tax for the 2024-2025 fiscal year at a rate of \$97.50 per taxable living unit or per 1,500 square feet of structure developed parcel in non-residential use.
-

BACKGROUND

The Municipal Services and Pension Override taxes have been levied at the rate proposed above since the 1987-88 fiscal year. These taxes are necessary to provide for the level of municipal services currently provided by the Town of San Anselmo and to meet the Town's obligation to the Public Employees' Retirement System.

The Measure G levy is necessary to pay the debt service on the general obligation bonds sold by the Town to pay for improvements to streets, drainage, and the library, as

authorized by the San Anselmo voters on June 6, 1995. The levy includes debt service from both the 2011 bond series, which is a result of refinancing the 1995, 1997 and 2000 bond series, and the 2020 bond series, which is the result of refinancing the 2003 bond series in July 2020. The combined Measure G tax levy is 0.6 cents per \$100 of assessed valuation.

The Special Library Services Tax was approved by voters in November 2022 for the purpose of enhancing library services. The attached resolution reflects the 3% cost of living increase approved as part of the measure, which results in an increase of \$1.99 from the 2023-2024 rate.

The Ross Valley Paramedic Tax was approved by the voters in June 2022 for paramedic services. The rate for 2024-2025 is \$97.50 per taxable living unit or per 1,500 square feet of structure-developed parcels with non-residential uses.

These resolutions must be sent to the County Tax Assessor annually for placement on the property tax bills.

FISCAL IMPACT

The funds that will be raised by the above taxes are projected to be:

Municipal Services Tax	\$ 456,766
Pension Override Tax	\$3,002,102
Measure G Debt Service, Series 2011	\$ 142,340
Measure G Debt Service, Series 2020	\$ 152,441
Special Library Services Tax	\$ 315,322

There is no fiscal impact to the Town with respect to the Ross Valley Paramedic Tax because the tax proceeds go directly to the Ross Valley Paramedic Authority.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Adoption of the attached resolutions establishing tax rates for fiscal year 2024-25 is statutorily exempt from the California Environmental Quality Act (CEQA), because CEQA does not apply to the establishment, modification, or approval of rates or other charges by the Town which the Town finds are for the purpose of meeting operating expenses, meeting financial reserve needs, or obtaining funds for capital projects. (14 Cal. Code Regs. § 15273).

ATTACHMENTS

Attachment 1- 2024-2025 Municipal Services Tax Resolution
Attachment 2 – 2024-2025 Pension Override Tax Resolution

Attachment 3 – 2024-2025 Measure G Tax Resolution
Attachment 4 – 2024-2025 Library Tax Resolution
Attachment 5 – 2024-2025 RVPA Tax Resolution

TOWN OF SAN ANSELMO

RESOLUTION NO.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO ESTABLISHING THE AMOUNT OF THE MUNICIPAL SERVICES TAX RATE FOR THE 2024-2025 FISCAL YEAR

WHEREAS, Ordinance No. 845 of the Town of San Anselmo was adopted in 1983 and authorizes the Town Council by Resolution to establish the amount of municipal services tax to be imposed and levied during each ensuing fiscal year; and

WHEREAS, the Town Council has determined that for the fiscal year commencing on July 1, 2024, the cost of maintaining municipal services will exceed the amount of funds and revenues generated from all other sources of income,

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of San Anselmo does hereby confirm and levy a tax on all improved real property at the flat rate of \$78 per year per living unit and per 1,500 square feet of structure of non-residential use, except that the tax derived from a non-residential structure seventy-five percent (75%) or more occupied by a single enterprise or institution shall not exceed \$1,000.

I hereby certify that the foregoing Resolution was duly passed and adopted at a regular meeting of the San Anselmo Town Council held on the 14th day of May 2024, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Eileen Burke, Mayor

ATTEST:

Serge Avila, Town Clerk

TOWN OF SAN ANSELMO

RESOLUTION NO.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO ESTABLISHING THE AMOUNT OF THE PENSION OVERRIDE TAX RATE FOR THE 2024-2025 FISCAL YEAR

BE IT RESOLVED that the Town Council of the Town of San Anselmo does hereby confirm that the tax rate for the Town’s Pension Override on property tax for the fiscal year 2024-2025 necessary to meet the Town’s obligation to the Public Employees’ Retirement System is hereby fixed at 5.9 cents per \$100 of assessed valuation.

I hereby certify that the foregoing Resolution was passed and adopted by the San Anselmo Town Council at a regular meeting thereof held on the 14th day of May 2024, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Eileen Burke, Mayor

Serge Avila, Town Clerk

TOWN OF SAN ANSELMO

RESOLUTION NO. _____

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO SETTING
THE 2024-2025 TAX REQUIREMENT FOR GENERAL OBLIGATION BONDS, SERIES 2011
AND SERIES 2020**

WHEREAS, on June 6, 1995, the voters of San Anselmo approved Ordinance No. 964 authorizing the issue of general obligation bonds in the principal amount of \$10.8 million to finance improvements to streets, storm drains, and the library building; and

WHEREAS, the Town of San Anselmo has sold the general obligation bonds in four installments, the Series 1995 Bonds of \$2.125 million, the Series 1997 Bonds of \$3.55 million, the Series 2000 bonds of \$2.56 million, and the Series 2003 bonds of \$2.565 million; and

WHEREAS, on April 21, 2011 the Town of San Anselmo refinanced the Series 1995 Bonds, the Series 1997 Bonds and the Series 2000 Bonds in the amount of \$5.955 million; and

WHEREAS, on July 23, 2020 the Town of San Anselmo refinanced the Series 2003 Bonds in the amount of \$1.320 million; and

WHEREAS, the partial repayment of the Series 2011 bonds and Series 2020 bonds took place in the 2023-2024 fiscal year.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the tax rate for the general obligation bonds Series 2011 shall be 0.3 cents per \$100 of assessed valuation and the tax rate for the general obligation bonds Series 2020 shall be 0.3 cents per \$100 of assessed valuation during the 2024-2025 fiscal year.

I hereby certify that the foregoing Resolution was passed and adopted by the San Anselmo Town Council at a regular meeting thereof held on the 14th day of May 2024, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Eileen Burke, Mayor

ATTEST:

Serge Avila, Town Clerk

TOWN OF SAN ANSELMO

RESOLUTION NO. _____

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO
ESTABLISHING THE SPECIAL LIBRARY SERVICES TAX RATE
FOR THE 2024-2025 FISCAL YEAR**

WHEREAS, on November 8, 2022, the voters of San Anselmo approved Measure H, Town Ordinance No. 1171, authorizing the Special Library Services Tax; and

WHEREAS, as specified in Ordinance No. 1171, the proceeds of the Special Library Services Tax will be spent for the purpose of improving children’s librarian services, hiring a children’s librarian and enhancing general library services.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of San Anselmo does hereby confirm and levy a tax in the amount of \$70.44 per year per real estate parcel located in the Town of San Anselmo in the 2024-2025 fiscal year, which includes an annual 3% cost of living increase. The tax is being levied for the first of nine years approved by Ordinance No. 1171 and the proceeds will be used to augment the money from the Town of San Anselmo’s General Fund currently used to fund library services.

I hereby certify that the foregoing Resolution was passed and adopted by the San Anselmo Town Council at a regular meeting thereof held on the 14th day of May 2024 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Eileen Burke, Mayor

ATTEST:

Serge Avila, Town Clerk

TOWN OF SAN ANSELMO

RESOLUTION NO. _____

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SAN ANSELMO ESTABLISHING THE AMOUNT OF THE ROSS VALLEY PARAMEDIC TAX RATE FOR THE 2024-2025 FISCAL YEAR

WHEREAS, the voters in the Town of San Anselmo and the Ross Valley have approved the Paramedic Tax extensions and increases since 1982; and

WHEREAS, prior to July 1st, the Board of Directors of the Ross Valley Paramedic Authority will approve and adopt a status quo operating budget for the 2024-25 fiscal year; and

WHEREAS, the San Anselmo Town Council supports the continuation of the existing tax at the new rate structure approved by the voters on June 7, 2022, for paramedic services for an additional four years beginning at \$94.50 in the first year and raising the tax \$3 annually to a maximum amount of \$103.50 per taxable living unit in the fourth year, or \$94.50 per 1,500 square feet of structure developed parcel in non-residential use in the first year and raising the tax \$3 annually to a maximum of \$103.50 in the fourth year.

NOW, THEREFORE BE IT RESOLVED, that the Town Council of the Town of San Anselmo does hereby confirm and levy a tax of \$97.50 per taxable living unit or per 1,500 square feet of structure developed parcel in non-residential use for Ross Valley Paramedic Authority services during the fiscal year 2024-2025.

The foregoing Resolution was duly passed and adopted at a regular meeting of the San Anselmo Town Council held on the 14th day of May 2024 by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

Eileen Burke, Mayor

ATTEST:

Serge Avila, Town Clerk



STAFF REPORT

TOWN OF SAN ANSELMO

Item # 1.4

MEETING DATE: May 14, 2024

AGENDA TITLE: Approval of Resolution Revising a Statement of Investment Policy for Fiscal Year 2024-2025

FROM: Jeff Zuba, Finance & Admin Services Director

RECOMMENDATION: That the Town Council consider approving the attached Resolution setting the Statement of Investment Policy for fiscal year 2024-2025.

BACKGROUND

The purpose of the Town's investment policy is to ensure, through the prudent investment of its idle cash, that the Town obtains the highest yield possible without risk to the safety and liquidity of its funds.

The Town has maintained a Statement of Investment Policy since 1985. Town staff reviews the policy on an annual basis and updates the policy as needed to comply with the California Government Code Section 53600 et seq.

Staff has reviewed the attached Statement of Investment Policy to ensure all are allowable investment types. The policy presented for Council consideration complies with the California Government Code Section 53600 et seq.

In compliance with the policy, the Town's idle cash is invested when interest exceeds the interest generated by the operating fund bank account. Finance Department staff reconcile all Town accounts monthly. The Town Treasurer reviews the reconciliation reports and, together with the Director, prepares a Quarterly Investment Report for presentation to the Town Council.

FISCAL IMPACT

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

GENERAL PLAN CONSISTENCY

Not applicable.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The Council's discussion 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).

ATTACHMENTS

Attachment 1: 2024-2025 Investment Policy Resolution

Attachment 2: 2024-2025 Statement of Investment Policy

RESOLUTION NO. XXXX

**RESOLUTION OF THE SAN ANSELMO TOWN COUNCIL SETTING A
STATEMENT OF INVESTMENT POLICY FOR FISCAL YEAR 2024-2025**

WHEREAS, the State of California Government Code requires the Town to review and update the Town’s Statement of Investment Policy annually;

NOW THEREFORE BE IT RESOLVED, that the San Anselmo Town Council hereby adopts the revised Statement of Investment Policy for Fiscal Year 2024-2025 attached hereto.

RESOLUTION PASSED AND ADOPTED at the regular meeting of the San Anselmo Town Council on the 14th day of May, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Eileen Burke, Mayor

ATTEST:

Serge Avila, Town Clerk

TOWN OF SAN ANSELMO

STATEMENT OF INVESTMENT POLICY Fiscal Year 2024-2025

PURPOSE

This Statement is intended to provide guidelines for the prudent investment of the Town's temporary idle cash, and to outline the policies for maximizing the efficiency of the Town's cash management system. The ultimate goal is to enhance the economic status of the Town while protecting its pooled cash. The Statement of Investment Policy is reviewed annually by the Town Council, and any modifications to the statement must be approved by the Town Council.

OBJECTIVE

The Town's cash management system is designed to accurately monitor and forecast expenditures and revenues, thus enabling the town to invest funds to the fullest extent possible. The town attempts to obtain the highest yield obtainable as long as investments meet the criteria established for safety and liquidity.

POLICY

San Anselmo operates its temporary pooled idle cash investments under the prudent investor standard as defined in Government Code Section 53600.3. "When investing, reinvesting, purchasing, acquiring, exchanging, selling, or managing public funds, a trustee shall act with care, skill, prudence, and diligence... that a prudent person acting in a like capacity and familiarity with those matters would use in the conduct of funds of a like character and with like aims, to safeguard the principal and maintain the liquidity needs of the agency." This affords the Town a broad spectrum of investment opportunities as long as the investment is deemed prudent and is allowable under Government Code Section 53600, et seq.

Criteria for selecting investments and the order of priority are:

1. **Safety:** The safety and risk associated with an investment refers to the potential loss of principal and interest, or a combination of these elements. There is safety if there is assurance that principal will be preserved.
2. **Liquidity:** An investment is liquid if it can be converted to cash with a minimal chance of losing principal or interest.
3. **Yield:** Yield is the potential earnings of an investment, or its rate of return.

Investments may be made in the following instruments:

- **United States Treasury obligations.**
- **United States Agency obligations.**
- **Federal Instrumentalities.**
- **Negotiable Certificates of Deposit**
- **Non-negotiable Certificates of Deposit**
- **Local Agency Bonds**
- **State of California and Others Bonds and Registered Warrants.**
- **Bonds, Notes, Warrants** or other evidence of indebtedness of a **local agency** within the State of California.
- **Medium-term notes** of a maximum of five years maturity issued by corporations organized and operating within the United States or by depository institutions licensed by the United States or any state and operating within the United States. Notes eligible for investment shall be rated in a rating category of “A” or its equivalent or better by a nationally recognized rating service. The purchase of eligible medium-term notes may not exceed thirty percent (30%) of the Town’s surplus money.
- **California State Local Agency Investment Fund (LAIF) Pooled Money Investment Program** operated by the State Treasurer’s office.
- **Passbook Savings Account Demand Deposits.**
- **Mutual Funds and Money Market Mutual Funds.**

Other investment instruments authorized by State legislation shall not be used unless Town Council approval is obtained.

Safekeeping:

Securities purchased from broker/dealers shall be held in third party safekeeping by the trust department of the Town’s bank, or other designated third-party trust, and in the Town’s name and control whenever possible.

Town Constraints:

The Town strives to maintain the level of investment of all funds as near to 100% as possible through daily and projected cash flow determinations. Idle cash management and investment transactions are the responsibility of the Finance and Administrative Services Director.

All participants in the investment process shall act responsibly as custodians of the public trust. Investment officials shall recognize that the investment portfolio is subject to public review and evaluation. The overall program shall be designed and managed with a degree of professionalism that is worthy of the public trust. Nevertheless, in a diversified portfolio, it must be recognized that occasional measured losses are inevitable and must be considered within the context of the overall portfolio's investment return, provided that adequate diversification has been implemented. The basic premise underlying the Town's Investment Policy is to ensure the Town's financial integrity.

David P. Donery, Town Manager

Dated: _____



STAFF REPORT

TOWN OF SAN ANSELMO

Item #:1.5

MEETING DATE: May 14, 2024

AGENDA TITLE: Report of Checks Issued, April 2024

FROM: Jeff Zuba, Finance & Admin Services Director

RECOMMENDATION: That Town Council acknowledges, and files warrant numbers 97543 to 97702 issued during the month of April 2024 and bank draft numbers DFT05084, DFT05112, DFT05203-DFT05213, DFT05232, DFT05236, and DFT05238-DFT05240 in a total amount of \$2,738,970.66.

BACKGROUND

This report is an itemization of payments made to vendors during the month just ended. It also includes wires to Bank of America for April 2024 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: 97552-97553, 97623, and 97640-97641.

ATTACHMENTS

Attachment #1: Check Report April 2024



Town of San Anselmo

Check Report

By Check Number

Date Range: 04/01/2024 - 04/30/2024

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP-AP - OPERATING POOL						
00351	The Bank of New York Mellon Trust Company, N	04/02/2024	Regular	0.00	-825.00	97536
00283	1on1 Premier Sports Academy	04/04/2024	Regular	0.00	3,472.95	97543
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
W24-BKS HOOPS	Invoice	03/26/2024	03.26.2024 - ASE WINTER 2024 - BASKETB...	0.00	732.55	
	21.63.61180		AFTER SCHOOL ENRICHM...		732.55	
W24-HV HOOPS	Invoice	03/26/2024	03.26.2024 - ASE WINTER 2024 - BASKETB...	0.00	1,066.00	
	21.63.61180		AFTER SCHOOL ENRICHM...		1,066.00	
W24-WT FLAG	Invoice	03/26/2024	03.26.2024 - ASE WINTER 2024 - BASKETB...	0.00	837.20	
	21.63.61180		AFTER SCHOOL ENRICHM...		837.20	
W24-WT HOOPS	Invoice	03/26/2024	03.26.2024 - ASE WINTER 2024 - BASKETB...	0.00	837.20	
	21.63.61180		AFTER SCHOOL ENRICHM...		837.20	
01028	A & S Landscape Materials	04/04/2024	Regular	0.00	86.85	97544
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
MAIN-1841	Invoice	03/26/2024	03.26.2024 - BUTTERFIELD TREES - NORTH...	0.00	86.85	
	01.81.62200		DEPARTMENTAL SUPPLIES		86.85	
02986	Albertsons/Safeway	04/04/2024	Regular	0.00	28.15	97545
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
724210-032624-...	Invoice	03/28/2024	03.28.2024 - EGGS/GLITTER	0.00	17.17	
	21.63.62979		PARKSIDE SUPPLIES		17.17	
804709-032724-...	Invoice	03/28/2024	03.28.2024 - VINEGAR	0.00	10.98	
	21.63.62979		PARKSIDE SUPPLIES		10.98	
00048	Alhambra & Sierra Springs	04/04/2024	Regular	0.00	56.98	97546
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
23551470 032824	Invoice	03/28/2024	03.28.2024 - WATER DELIVERY - REC DEPT	0.00	56.98	
	21.65.62000		OFFICE SUPPLIES		56.98	
02030	Alvin S. Bailey	04/04/2024	Regular	0.00	243.60	97547
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
040220242	Invoice	04/02/2024	04.02.2024 - WINTER UKELELE CLASS - 01/...	0.00	243.60	
	21.62.61170		ADULT ART & CULTURE S...		243.60	
02920	Amazon Business	04/04/2024	Regular	0.00	210.39	97548
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
19LM-WV1V-HW...	Invoice	03/27/2024	03.27.2024 - LIBRARY - THE STARSEED TR...	0.00	12.01	
	01.71.62310		Library Zip Grant		12.01	
19NR-RRCX-3FJQ	Invoice	03/18/2024	03.18.2024 - THE UNIVERSAL ONE - LIBRA...	0.00	43.65	
	01.71.62310		Library Zip Grant		43.65	
1DT7-C6CX-7XMH	Invoice	03/28/2024	03.28.2024 - LIBRARY - THE SILENCE AFTER...	0.00	14.19	
	01.71.62310		Library Zip Grant		14.19	
1JG4-MLTV-CJYM	Invoice	03/20/2024	03.20.2024 - HOW TO DENTAL ASSIST - LI...	0.00	22.20	
	01.71.62310		Library Zip Grant		22.20	
1LXG-CXTL-LP9H	Invoice	03/21/2024	03.21.2024 - OUT AND BACK - LIBRARY	0.00	16.33	

Check Report

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.71.62310	Library Zip Grant	03.21.2024 - OUT AND BACK - LI...		16.33	
1NWF-KNGJ-4H9G	Invoice	03/27/2024	03.27.2024 - LIBRARY - TWICE UPON A TI...	0.00	13.05	
	01.71.62310	Library Zip Grant	03.27.2024 - LIBRARY - TWICE U...		13.05	
1Q1V-NNLC-93PF	Invoice	03/20/2024	03.20.2024 - GOPRO MOUNT	0.00	7.64	
	27.71.62200	DEPARTMENTAL SUPPLIES	03.20.2024 - GOPRO MOUNT		7.64	
1VT6-DPPW-1THD	Invoice	03/19/2024	03.19.2024 - WISH/ELEMENTAL	0.00	81.32	
	01.71.62307	VIDEOS	03.19.2024 - WISH/ELEMENTAL		81.32	
00001	AT&T Calnet	04/04/2024	Regular	0.00	535.46	97549
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
576-03272024	Invoice	03/27/2024	576 - TH CHAMBERS PHONE - 02.27.24-03...	0.00	58.70	
	41.41.61701		UTILITIES		58.70	
583-03252024	Invoice	03/25/2024	583 - DPW FAX - 02.25.24-03.24.24	0.00	29.35	
	41.41.61701		UTILITIES		29.35	
586-03252024	Invoice	03/25/2024	586 - REC DEPT FAX - 02.25.24-03.24.24	0.00	27.79	
	21.65.61705		UTILITIES-TELEPHONE		27.79	
634-03202024	Invoice	03/20/2024	634 - TRAFFIC SIGNAL MODEM - 02.20.24-...	0.00	419.62	
	41.41.61701		UTILITIES		419.62	
02542	Avril Angevine	04/04/2024	Regular	0.00	125.00	97550
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
INV0011955	Invoice	03/29/2024	03.29.2024 - ART TALK TUESDAY - LIBRARY...	0.00	125.00	
	01.71.61132		OUTSIDE SVCS-PROGRA...		125.00	
00388	Baker & Taylor	04/04/2024	Regular	0.00	1,975.57	97551
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
5018798777	Invoice	03/13/2024	03.13.2024 - CHILDRENS BOOKS	0.00	22.61	
	27.71.62302		CHILDRENS BOOKS		22.61	
5018798778	Invoice	03/13/2024	03.13.2024 - CHILDRENS BOOKS	0.00	15.22	
	27.71.62302		CHILDRENS BOOKS		15.22	
5018803372	Invoice	03/11/2024	03.11.2024 - TEEN BOOKS	0.00	135.81	
	27.71.62302		CHILDRENS BOOKS		135.81	
5018804781	Invoice	03/18/2024	03.18.2024 - ADULT BOOKS	0.00	21.81	
	01.71.62301		ADULT BOOKS		21.81	
5018804782	Invoice	03/18/2024	03.18.2024 - ADULT BOOKS	0.00	85.27	
	01.71.62301		ADULT BOOKS		85.27	
5018804783	Invoice	03/18/2024	03.18.2024 - ADULT BOOKS	0.00	60.84	
	01.71.62301		ADULT BOOKS		60.84	
5018804784	Invoice	03/18/2024	03.18.2024 - ADULT BOOKS	0.00	21.80	
	01.71.62301		ADULT BOOKS		21.80	
5018804785	Invoice	03/18/2024	03.18.2024 - ADULT BOOKS	0.00	20.50	
	01.71.62301		ADULT BOOKS		20.50	
5018804786	Invoice	03/18/2024	03.18.2024 - ADULT BOOKS	0.00	140.57	
	01.71.62301		ADULT BOOKS		140.57	
5018804787	Invoice	03/18/2024	03.18.2024 - ADULT BOOKS	0.00	19.48	
	01.71.62301		ADULT BOOKS		19.48	
5018804788	Invoice	03/18/2024	03.18.2024 - ADULT BOOKS	0.00	32.78	
	01.71.62301		ADULT BOOKS		32.78	
5018804789	Invoice	03/18/2024	03.18.2024 - ADULT BOOKS	0.00	27.88	
	01.71.62301		ADULT BOOKS		27.88	
5018804790	Invoice	03/18/2024	03.18.2024 - ADULT BOOKS	0.00	89.31	

Check Report

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.71.62301	ADULT BOOKS	03.18.2024 - ADULT BOOKS		89.31	
5018804791	Invoice	03/18/2024	03.18.2024 - ADULT BOOKS	0.00	43.62	
	27.71.62301	ADULT BOOKS	03.18.2024 - ADULT BOOKS		43.62	
5018810791	Invoice	03/14/2024	03.14.2024 - ADULT BOOKS	0.00	40.20	
	27.71.62301	ADULT BOOKS	03.14.2024 - ADULT BOOKS		40.20	
5018810792	Invoice	03/14/2024	03.14.2024 - ADULT BOOKS	0.00	20.79	
	27.71.62301	ADULT BOOKS	03.14.2024 - ADULT BOOKS		20.79	
5018810793	Invoice	03/14/2024	03.14.2024 - ADULT BOOKS	0.00	131.46	
	27.71.62301	ADULT BOOKS	03.14.2024 - ADULT BOOKS		131.46	
5018810794	Invoice	03/14/2024	03.14.2024 - ADULT BOOKS	0.00	22.45	
	27.71.62301	ADULT BOOKS	03.14.2024 - ADULT BOOKS		22.45	
5018818861	Invoice	03/21/2024	03.21.2024 - ADULT BOOKS	0.00	13.46	
	01.71.62301	ADULT BOOKS	03.21.2024 - ADULT BOOKS		13.46	
5018818862	Invoice	03/21/2024	03.21.2024 - ADULT BOOKS	0.00	21.15	
	01.71.62301	ADULT BOOKS	03.21.2024 - ADULT BOOKS		21.15	
5018818863	Invoice	03/21/2024	03.21.2024 - ADULT BOOKS	0.00	21.15	
	01.71.62301	ADULT BOOKS	03.21.2024 - ADULT BOOKS		21.15	
5018818864	Invoice	03/21/2024	03.21.2024 - ADULT BOOKS	0.00	14.47	
	01.71.62301	ADULT BOOKS	03.21.2024 - ADULT BOOKS		14.47	
5018818865	Invoice	03/21/2024	03.21.2024 - ADULT BOOKS	0.00	25.40	
	01.71.62301	ADULT BOOKS	03.21.2024 - ADULT BOOKS		25.40	
5018818866	Invoice	03/21/2024	03.21.2024 - ADULT BOOKS	0.00	32.36	
	01.71.62301	ADULT BOOKS	03.21.2024 - ADULT BOOKS		32.36	
5018818867	Invoice	03/21/2024	03.21.2024 - ADULT BOOKS	0.00	76.39	
	01.71.62301	ADULT BOOKS	03.21.2024 - ADULT BOOKS		76.39	
5018818868	Invoice	03/21/2024	03.21.2024 - ADULT BOOKS	0.00	142.47	
	01.71.62301	ADULT BOOKS	03.21.2024 - ADULT BOOKS		142.47	
5018818869	Invoice	03/21/2024	03.21.2024 - ADULT BOOKS	0.00	20.48	
	01.71.62301	ADULT BOOKS	03.21.2024 - ADULT BOOKS		20.48	
5018818870	Invoice	03/21/2024	03.21.2024 - ADULT BOOKS	0.00	45.04	
	01.71.62301	ADULT BOOKS	03.21.2024 - ADULT BOOKS		45.04	
5018818871	Invoice	03/21/2024	03.21.2024 - ADULT BOOKS	0.00	22.42	
	01.71.62301	ADULT BOOKS	03.21.2024 - ADULT BOOKS		22.42	
5018824780	Invoice	03/25/2024	03.25.2024 - CHILDRENS BOOKS	0.00	10.96	
	01.71.62302	CHILDRENS BOOKS	03.25.2024 - CHILDRENS BOOKS		10.96	
5018826645	Invoice	03/26/2024	03.26.2024 - ADULT BOOKS	0.00	91.82	
	01.71.62301	ADULT BOOKS	03.26.2024 - ADULT BOOKS		91.82	
5018826646	Invoice	03/26/2024	03.26.2024 - ADULT BOOKS	0.00	22.45	
	01.71.62301	ADULT BOOKS	03.26.2024 - ADULT BOOKS		22.45	
5018826647	Invoice	03/26/2024	03.26.2024 - ADULT BOOKS	0.00	45.58	
	01.71.62301	ADULT BOOKS	03.26.2024 - ADULT BOOKS		45.58	
5018826648	Invoice	03/26/2024	03.26.2024 - ADULT BOOKS	0.00	25.12	
	01.71.62301	ADULT BOOKS	03.26.2024 - ADULT BOOKS		25.12	
5018826649	Invoice	03/26/2024	03.26.2024 - ADULT BOOKS	0.00	21.15	
	01.71.62301	ADULT BOOKS	03.26.2024 - ADULT BOOKS		21.15	
5018826650	Invoice	03/26/2024	03.26.2024 - ADULT BOOKS	0.00	21.15	
	01.71.62301	ADULT BOOKS	03.26.2024 - ADULT BOOKS		21.15	
5018826651	Invoice	03/26/2024	03.26.2024 - ADULT BOOKS	0.00	194.54	
	01.71.62301	ADULT BOOKS	03.26.2024 - ADULT BOOKS		194.54	
5018826652	Invoice	03/26/2024	03.26.2024 - ADULT BOOKS	0.00	23.79	
	01.71.62301	ADULT BOOKS	03.26.2024 - ADULT BOOKS		23.79	
H68203580	Invoice	02/29/2024	02.29.2024 - VIDEOS	0.00	38.00	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.71.62307	VIDEOS	02.29.2024 - VIDEOS		38.00	
H68284650	Invoice	03/08/2024	03.08.2024 - VIDEOS	0.00	47.32	
	01.71.62307	VIDEOS	03.08.2024 - VIDEOS		47.32	
H68284660	Invoice	03/08/2024	03.08.2024 - VIDEOS	0.00	46.50	
	01.71.62307	VIDEOS	03.08.2024 - VIDEOS		46.50	
	Void	04/04/2024	Regular	0.00	0.00	97552
	Void	04/04/2024	Regular	0.00	0.00	97553
00007	Bay Cities Joint Power Insurance Authority	04/04/2024	Regular	0.00	21,005.64	97554
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
BCJPIA-00106-20...	Invoice	03/27/2024	03.27.2024 - WORKER'S COMP/LIABILITY I...	0.00	16,118.00	
	40.21.60201	WORKERS COMPENSATI...	03.27.2024 - WORKER'S COMP/L...		9,228.00	
	40.21.61153	LIABILITY INSURANCE PR...	03.27.2024 - WORKER'S COMP/L...		6,696.00	
	40.21.61153	LIABILITY INSURANCE PR...	03.27.2024 - WORKER'S COMP/L...		194.00	
BCJPIA-00126-20...	Invoice	03/29/2024	03.29.2024 - FEBRAURY 2024 CLAIMS-WKR..	0.00	4,887.64	
	40.21.61906	LIABILITY INSURANCE CLA...	03.29.2024 - FEBRAURY 2024 CL...		4,548.99	
	40.21.61907	WORKERS COMPENSATI...	03.29.2024 - FEBRAURY 2024 CL...		338.65	
00061	Bill Jacobson	04/04/2024	Regular	0.00	361.25	97555
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
1624	Invoice	04/01/2024	04.01.2024 - SECURITY/PLUGIN UPDATES/...	0.00	361.25	
	01.12.61150	OUTSIDE SERVICES-OTHER	04.01.2024 - SECURITY/PLUGIN ...		361.25	
03361	Bob Deutsch	04/04/2024	Regular	0.00	1,140.00	97556
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
W24-HVCHESSE	Invoice	03/26/2024	03.26.2024 - ASE WINTER 2024 - CHESS CL...	0.00	1,140.00	
	21.63.61180	AFTER SCHOOL ENRICHM...	03.26.2024 - ASE WINTER 2024 -...		1,140.00	
00032	BRADY INDUSTRIES	04/04/2024	Regular	0.00	1,513.81	97557
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
8743334	Invoice	03/25/2024	03.25.2024 - SAFETY GLASSES SMOKE LENS..	0.00	83.50	
	01.81.62200	DEPARTMENTAL SUPPLIES	03.25.2024 - SAFETY GLASSES S...		83.50	
8758667	Invoice	03/29/2024	03.29.2024 - WHITE TOWELS - ROBSON H...	0.00	107.91	
	34.41.61501	BLDG. MAINT-JANITORIAL	03.29.2024 - WHITE TOWELS - R...		107.91	
8758668	Invoice	03/29/2024	03.29.2024 - WHITE TOWELS/SOAP - PARK	0.00	425.86	
	01.81.61501	BLDG. MAINT-JANITORIAL	03.29.2024 - WHITE TOWELS/S...		425.86	
8758672	Invoice	03/29/2024	03.29.2024 - TOWELS/SOAP - ICC - REC DE...	0.00	282.02	
	31.41.61501	BLDG. MAINT-JANITORIAL	03.29.2024 - TOWELS/SOAP - ICC..		282.02	
8758675	Invoice	03/29/2024	03.29.2024 - TOWELS/LINERS - ICC - REC D...	0.00	212.19	
	31.41.61501	BLDG. MAINT-JANITORIAL	03.29.2024 - TOWELS/LINERS - I...		212.19	
8758679	Invoice	03/29/2024	03.29.2024 - TOWLES - TOWN HALL	0.00	107.91	
	01.41.61501	BLDG. MAINT-JANITORIAL	03.29.2024 - TOWLES - TOWN H...		107.91	
8758682	Invoice	03/29/2024	03.29.2024 - TOWELS/LINERS/SOAP - TO...	0.00	294.42	
	01.41.61501	BLDG. MAINT-JANITORIAL	03.29.2024 - TOWELS/LINERS/S...		294.42	
03462	Bullet Liongson	04/04/2024	Regular	0.00	2,625.00	97558
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
2433	Invoice	03/15/2024	03.15.2024 - MEM PK/BRANDING/PPT TM...	0.00	2,625.00	
	01.21.61903	PROMOTION OF COMME...	03.15.2024 - MEM PK/BRANDIN...		712.50	
	01.21.61903	PROMOTION OF COMME...	03.15.2024 - MEM PK/BRANDIN...		600.00	
	01.21.61903	PROMOTION OF COMME...	03.15.2024 - MEM PK/BRANDIN...		487.50	
	01.21.61903	PROMOTION OF COMME...	03.15.2024 - MEM PK/BRANDIN...		825.00	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
01631	Caine Starelli	04/04/2024	Regular	0.00	546.00	97559
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
03262024	Invoice	03/26/2024	03.26.2024 - MAHJONG LESSONS - 02.29....	0.00	546.00	
21.62.61170	ADULT ART & CULTURE S...	03.26.2024 - MAHJONG LESSONS..	546.00			
00193	CalMat Company	04/04/2024	Regular	0.00	126.18	97560
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
2403-047504	Invoice	03/26/2024	03.26.2024 - TOPSOIL SUPREME MIX - M...	0.00	126.18	
01.81.62200	DEPARTMENTAL SUPPLIES	03.26.2024 - TOPSOIL SUPREME...	126.18			
01876	Chess Wizards	04/04/2024	Regular	0.00	1,701.00	97561
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
7322	Invoice	03/26/2024	03.26.2024 - ASE WINTER 2024 - WADE T...	0.00	1,701.00	
21.63.61180	AFTER SCHOOL ENRICHM...	03.26.2024 - ASE WINTER 2024 -...	1,701.00			
03411	Christopher James Smith	04/04/2024	Regular	0.00	1,293.60	97562
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
INV0011956	Invoice	03/21/2024	03.21.2024 - MUSIC TOGETHER CONTRACT	0.00	1,293.60	
21.63.62978	TODDLER ENRICHMENT S...	03.21.2024 - MUSIC TOGETHER ...	1,293.60			
02315	Coastland Civil Engineering Inc.	04/04/2024	Regular	0.00	19,430.00	97563
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
58521	Invoice	01/31/2024	01.31.2024 - BUILDING DEPT SERVICES	0.00	19,430.00	
01.41.61157	PLAN CHECKING	01.31.2024 - BUILDING DEPT SE...	19,430.00			
02524	Code Source	04/04/2024	Regular	0.00	1,265.00	97564
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
11624	Invoice	03/29/2024	03.29.2024 - COMPLETE PLAN REVIEW - 5...	0.00	934.00	
01.41.61157	PLAN CHECKING	03.29.2024 - COMPLETE PLAN R...	934.00			
11625	Invoice	03/31/2024	03.31.2024 - CONDITIONS OF APPROVAL-...	0.00	331.00	
01.41.61157	PLAN CHECKING	03.31.2024 - CONDITIONS OF A...	331.00			
00072	Comcast	04/04/2024	Regular	0.00	179.43	97565
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
049-03222024	Invoice	03/22/2024	049 - TH CABLE TV - 03.27.24-04.26.24	0.00	179.43	
42.21.63003	COMPUTER HARDWARE/...	049 - TH CABLE TV - 03.27.24-04...	179.43			
00462	County of Marin - Marin.Org	04/04/2024	Regular	0.00	8,543.76	97566
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
2428	Invoice	03/31/2024	03.31.2024 - AT&T MIDAS NETWORK ACC...	0.00	8,543.76	
21.65.61106	OUTSIDE SVCS-MGT INFO...	03.31.2024 - AT&T MIDAS NET...	1,452.44			
42.21.63003	COMPUTER HARDWARE/...	03.31.2024 - AT&T MIDAS NET...	7,091.32			
00533	Davis Sign Company	04/04/2024	Regular	0.00	163.88	97567
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
37953	Invoice	03/26/2024	03.26.2024 - PICKLEBALL COURT PILOT SI...	0.00	163.88	
15.81.63100	CONSTRUCTION	03.26.2024 - PICKLEBALL COURT...	163.88			
01320	DC Electric Group Inc	04/04/2024	Regular	0.00	11,476.34	97568

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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		
473284	Invoice	02/29/2024	02.29.2024 - M5006 SL ROUTINE	0.00	668.17	
	01.42.61708		UTILITIES-STREET LIGHTS		668.17	
473430	Invoice	02/29/2024	02.29.2024 - M1007 TS ROUTINE	0.00	2,281.44	
	01.42.61707		UTILITIES-SIGNALS		2,281.44	
473431	Invoice	02/29/2024	02.29.2024 - M1008 TS RESPONSE	0.00	1,233.15	
	01.42.61707		UTILITIES-SIGNALS		1,233.15	
473458	Invoice	02/29/2024	02.29.2024 - M5008 SL RESPONSE	0.00	158.25	
	01.42.61708		UTILITIES-STREET LIGHTS		158.25	
473549	Invoice	03/25/2024	03.25.2024 - ANCHO VISTA AVE - DAMAG...	0.00	7,135.33	
	01.42.61708		UTILITIES-STREET LIGHTS		7,135.33	
02732	Diesel Direct West	04/04/2024	Regular	0.00	584.65	97569
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
85733231	Invoice	03/21/2024	03.21.2024 - GASOLINE UNL - 98.7 GAL	0.00	584.65	
	01.81.62988		VEHICLE-FUEL/OIL/TIRES		584.65	
00237	Discount Magazine Service	04/04/2024	Regular	0.00	1,777.98	97570
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
3234002-2024	Invoice	03/28/2024	03.28.2024 - MAGAZINE SUBS - LIBRARY	0.00	1,777.98	
	01.71.62305		MAGAZINES AND NEWSP...		1,777.98	
03662	DMR Builders	04/04/2024	Regular	0.00	205,521.72	97571
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011970	Invoice	04/01/2024	04.01.2024 - TOWN HALL HVAC - PROGRE...	0.00	205,521.72	
	45.41.61150		OUTSIDE SERVICES-OTHER		205,521.72	
00087	Elite Tree Service	04/04/2024	Regular	0.00	2,880.00	97572
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2024-03-11	Invoice	03/29/2024	03.29.2024 - BUTTERFIELD RD - SYCAMORE..	0.00	1,440.00	
	01.42.61144		Medians		1,440.00	
2024-03-12	Invoice	03/29/2024	03.29.2024 - CORP YARD - WEED WHACKI...	0.00	1,440.00	
	01.81.61104		OUTSIDE SERVICES-GRO...		1,440.00	
02777	Elizabeth Flanagan	04/04/2024	Regular	0.00	182.00	97573
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
040120242	Invoice	04/01/2024	04.01.2024 - PAINTING WORKSHOPS - MA...	0.00	182.00	
	21.62.61170		ADULT ART & CULTURE S...		182.00	
00060	Elizabeth Touchette	04/04/2024	Regular	0.00	3,561.60	97574
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
W24 BROOKSIDE...	Invoice	03/26/2024	03.26.2024 - ASE WINTER 2024 - SCIENCE ...	0.00	1,820.00	
	21.63.61180		AFTER SCHOOL ENRICHM...		1,820.00	
W24-MANOR AN...	Invoice	03/26/2024	03.26.2024 - ASE WINTER 2024 - SCIENCE ...	0.00	649.60	
	21.63.61180		AFTER SCHOOL ENRICHM...		649.60	
W24-WADE TH...	Invoice	03/26/2024	03.26.2024 - ASE WINTER 2024 - BASKETB...	0.00	1,092.00	
	21.63.61180		AFTER SCHOOL ENRICHM...		1,092.00	
03396	Emily B. Stucky	04/04/2024	Regular	0.00	500.00	97575

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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		
0424	Invoice	04/03/2024	04.03.2024 - SING & STOMP - 03/1-03/29	0.00	500.00	
	01.71.61132		OUTSIDE SVCS-PROGRA...		500.00	
03193	Enbridgement, Inc.	04/04/2024	Regular	0.00	31,973.90	97576
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
W24-BKS AMAZI...	Invoice	03/26/2024	03.26.2024-ASE WINTER 2024-BROOKSID...	0.00	3,113.60	
	21.63.61180		AFTER SCHOOL ENRICHM...		3,113.60	
W24-BKS BAKING	Invoice	03/26/2024	03.26.2024-ASE WINTER 2024-BROOKSID...	0.00	2,394.00	
	21.63.61180		AFTER SCHOOL ENRICHM...		2,394.00	
W24-BKS DRONES	Invoice	03/26/2024	03.26.2024-ASE WINTER 2024-BROOKSID...	0.00	2,539.60	
	21.63.61180		AFTER SCHOOL ENRICHM...		2,539.60	
W24-BKS MINEC...	Invoice	03/26/2024	03.26.2024-ASE WINTER 2024-BROOKSID...	0.00	1,795.50	
	21.63.61180		AFTER SCHOOL ENRICHM...		1,795.50	
W24-HV DODGE...	Invoice	03/26/2024	03.26.2024-ASE WINTER 2024-BROOKSID...	0.00	2,229.50	
	21.63.61180		AFTER SCHOOL ENRICHM...		2,229.50	
W24-HV DRONES	Invoice	03/26/2024	03.26.2024-ASE WINTER 2024-BROOKSID...	0.00	2,179.10	
	21.63.61180		AFTER SCHOOL ENRICHM...		2,179.10	
W24-HV MINECR...	Invoice	03/26/2024	03.26.2024-ASE WINTER 2024-BROOKSID...	0.00	2,075.50	
	21.63.61180		AFTER SCHOOL ENRICHM...		2,075.50	
W24-MANOR A...	Invoice	03/26/2024	03.26.2024 - ASE WINTER 2024-MANOR &...	0.00	1,984.50	
	21.63.61180		AFTER SCHOOL ENRICHM...		1,984.50	
W24-MANOR BAK...	Invoice	03/26/2024	03.26.2024 - ASE WINTER 2024-MANOR &...	0.00	1,764.00	
	21.63.61180		AFTER SCHOOL ENRICHM...		1,764.00	
W24-MANOR DO...	Invoice	03/26/2024	03.26.2024 - ASE WINTER 2024-MANOR &...	0.00	1,045.80	
	21.63.61180		AFTER SCHOOL ENRICHM...		1,045.80	
W24-MANOR DR...	Invoice	03/26/2024	03.26.2024 - ASE WINTER 2024-MANOR &...	0.00	2,226.00	
	21.63.61180		AFTER SCHOOL ENRICHM...		2,226.00	
W24-WADE TH...	Invoice	03/26/2024	03.26.2024 - ASE WINTER 2024-MANOR &...	0.00	1,394.40	
	21.63.61180		AFTER SCHOOL ENRICHM...		1,394.40	
W24-WADE TH...	Invoice	03/26/2024	03.26.2024 - ASE WINTER 2024-MANOR &...	0.00	3,244.50	
	21.63.61180		AFTER SCHOOL ENRICHM...		3,244.50	
W24-WADE TH...	Invoice	03/26/2024	03.26.2024 - ASE WINTER 2024-MANOR &...	0.00	2,003.40	
	21.63.61180		AFTER SCHOOL ENRICHM...		2,003.40	
W24-WADE TH...	Invoice	03/26/2024	03.26.2024 - ASE WINTER 2024-MANOR &...	0.00	1,984.50	
	21.63.61180		AFTER SCHOOL ENRICHM...		1,984.50	
03664	Equity Smart Investments LP	04/04/2024	Regular	0.00	1,541.75	97577
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
R14780	Invoice	03/28/2024	03.28.2024 - REIMB - PLANNING T&M - 53...	0.00	1,541.75	
	01.00.48057		PLANNING FEES		1,459.50	
	01.00.48059		PLANNING TRAINING FEE		82.25	
02438	Erica Freeman	04/04/2024	Regular	0.00	270.00	97578
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011952	Invoice	03/20/2024	03.20.2024 - REIMB - NCARB RENEWAL	0.00	270.00	
	01.41.61302		DUES		270.00	
03670	Erin Henderson	04/04/2024	Regular	0.00	485.00	97579

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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		
67400497	Invoice	04/02/2024	04.02.2024 - REFUND - SEUSSICAL KIDS	0.00	485.00	
	21.62.48115		KIDS CULTURE		485.00	
00017	Fairfax Building Supply Co. Inc.	04/04/2024	Regular	0.00	600.64	97580
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
279591	Invoice	03/21/2024	03.21.2024 - BRACKETS	0.00	23.41	
	15.81.63100		CONSTRUCTION		23.41	
279623	Invoice	03/21/2024	03.21.2024 - IMPACT BITS	0.00	18.63	
	01.81.62200		DEPARTMENTAL SUPPLIES		18.63	
279624	Invoice	03/21/2024	03.21.2024 - PLYWOOD/LUMBER	0.00	376.31	
	01.42.62200		DEPARTMENTAL SUPPLIES		376.31	
279923	Invoice	03/28/2024	03.28.2024 - BUCKETS/SANDPAPER/TRASH..	0.00	182.29	
	01.42.62200		DEPARTMENTAL SUPPLIES		182.29	
01273	FasTrak	04/04/2024	Regular	0.00	9.75	97581
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1692413989374	Invoice	03/26/2024	03.26.2024 - TOLLS	0.00	9.75	
	01.41.61150		OUTSIDE SERVICES-OTHER		9.75	
03671	Forrest Pound	04/04/2024	Regular	0.00	664.00	97582
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
67400894	Invoice	04/02/2024	04.02.2024 - REFUND - ASE BROOKSIDE CL...	0.00	664.00	
	21.63.48121		AFTER SCHOOL ENRICHM...		664.00	
02278	Gardeners' Guild	04/04/2024	Regular	0.00	4,141.00	97583
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
116419	Invoice	04/01/2024	04.01.2024 - SFD MEDIANS - APR MAINTEN...	0.00	1,099.00	
	01.42.61144		Medians		1,099.00	
116462	Invoice	04/01/2024	04.01.2024 - MNTNC - IMGNTN PK/TH PK...	0.00	2,070.00	
	01.81.61104		OUTSIDE SERVICES-GRO...		1,035.00	
	14.81.61150		OUTSIDE SERVICES-OTHER		1,035.00	
116531	Invoice	03/28/2024	03.28.2024 - SEASONAL COLOR INSTALLAT...	0.00	972.00	
	14.81.61150		OUTSIDE SERVICES-OTHER		972.00	
00021	Good & Clean Company Inc	04/04/2024	Regular	0.00	18,814.00	97584
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
70513	Invoice	04/01/2024	04.01.2024 - PRESSURE WASHING - TOWN...	0.00	6,565.00	
	01.41.61501		BLDG. MAINT-JANITORIAL		3,640.00	
	01.42.61150		OUTSIDE SERVICES-OTHER		1,755.00	
	14.81.61150		OUTSIDE SERVICES-OTHER		1,170.00	
70514	Invoice	04/01/2024	04.01.2024 - SNACK SHACK - DEEP CLEANI...	0.00	944.00	
	01.81.62206		Snack Shack		944.00	
70515	Invoice	04/01/2024	04.01.2024 - GENERAL CLEANING	0.00	11,305.00	
	01.41.61501		BLDG. MAINT-JANITORIAL		3,125.00	
	01.81.61501		BLDG. MAINT-JANITORIAL		3,580.00	
	31.41.61501		BLDG. MAINT-JANITORIAL		2,825.00	
	34.41.61501		BLDG. MAINT-JANITORIAL		1,775.00	
01526	Granicus Inc	04/04/2024	Regular	0.00	1,200.00	97585

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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		
180190	Invoice	02/27/2024	02.27.2024 - GRANICUS VIDEO ONLINE TR...	0.00	1,200.00	
	01.12.61150		OUTSIDE SERVICES-OTHER 02.27.2024 - GRANICUS VIDEO ...		1,200.00	
02606	Halleh Besharati	04/04/2024	Regular	0.00	5,310.35	97586
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
W24-BROOKSIDE...	Invoice	03/26/2024	03.26.2024 - ASE WINTER 2024- BROOKSI...	0.00	2,839.20	
	21.63.61180		AFTER SCHOOL ENRICHM... 03.26.2024 - ASE WINTER 2024-...		2,839.20	
W24-MANOR CL...	Invoice	03/26/2024	03.26.2024 - ASE WINTER 2024 - MANOR ...	0.00	2,471.15	
	21.63.61180		AFTER SCHOOL ENRICHM... 03.26.2024 - ASE WINTER 2024 - ...		2,471.15	
02586	HdL Software LLC	04/04/2024	Regular	0.00	508.94	97587
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SIN037086	Invoice	02/29/2024	02.29.2024 - NEW ACCOUNTS PROCESSED	0.00	508.94	
	01.12.61150		OUTSIDE SERVICES-OTHER 02.29.2024 - NEW ACCOUNTS P...		508.94	
02236	HooplaDigital	04/04/2024	Regular	0.00	807.64	97588
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
505271370	Invoice	03/31/2024	03.31.2024 - DIGITAL ACCOUNT - LIBRARY -..	0.00	807.64	
	27.71.62304		AUDIO/VISUAL BOOKS 03.31.2024 - DIGITAL ACCOUNT -..		807.64	
00022	Jackson's Hardware Inc.	04/04/2024	Regular	0.00	75.00	97589
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
A18182	Invoice	03/12/2024	03.12.2024 - ELECTRIC LANDSCAPE REBATE	0.00	75.00	
	90.41.61100		OUTSIDE SERVICES 03.12.2024 - ELECTRIC LANDSCA...		75.00	
00022	Jackson's Hardware Inc.	04/04/2024	Regular	0.00	150.00	97590
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
A24459	Invoice	03/25/2024	03.25.2024 - ELECTRICAL LANDSCAPE REB...	0.00	150.00	
	90.41.61100		OUTSIDE SERVICES 03.25.2024 - ELECTRICAL LANDS...		150.00	
00022	Jackson's Hardware Inc.	04/04/2024	Regular	0.00	60.07	97591
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
151504	Invoice	03/28/2024	03.28.2024 - WRENCH/QUIKRETE	0.00	60.07	
	01.42.62200		DEPARTMENTAL SUPPLIES 03.28.2024 - WRENCH/QUIKRETE		60.07	
00022	Jackson's Hardware Inc.	04/04/2024	Regular	0.00	170.83	97592
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
151662	Invoice	04/01/2024	04.01.2024 - CHALK/DUCT TAPE/MARKING...	0.00	170.83	
	01.81.62200		DEPARTMENTAL SUPPLIES 04.01.2024 - CHALK/DUCT TAPE...		170.83	
00022	Jackson's Hardware Inc.	04/04/2024	Regular	0.00	75.00	97593
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
A13183	Invoice	03/02/2024	03.02.2024 - ELECTRIC LANDSCAPE REBATE	0.00	75.00	
	90.41.61100		OUTSIDE SERVICES 03.02.2024 - ELECTRIC LANDSCA...		75.00	
00113	Juan Olsen Sanchez	04/04/2024	Regular	0.00	5,600.00	97594

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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		
SPRING24-1	Invoice	04/01/2024	04.01.2024 - GYMNASTICS SPRING 2024 - ...	0.00	5,600.00	
	21.61.61167		TUMBLING SERVICES		5,600.00	
03412	Juliana M.Kohl	04/04/2024	Regular	0.00	2,310.00	97595
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011975	Invoice	04/01/2024	04.01.2024 - PRIVATE MUSIC LESSONS - M...	0.00	2,310.00	
	21.62.61175		KIDS CULTURE SERVICES		2,310.00	
02558	Kanopy	04/04/2024	Regular	0.00	679.00	97596
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
395404	Invoice	03/31/2024	03.31.2024 - VIDEOS - LIBRARY - MAR 2024	0.00	679.00	
	27.71.62307		VIDEOS		679.00	
03674	Kassidy Anne Stetler	04/04/2024	Regular	0.00	525.00	97597
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1	Invoice	04/02/2024	04.02.2024 - SOFTBALL CLINICS 2024 - PIT...	0.00	525.00	
	21.61.61165		SOFTBALL SERVICES		525.00	
03666	Kathryn Johnson	04/04/2024	Regular	0.00	962.50	97598
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011973	Invoice	03/21/2024	03.21.2024 - TODDLER PHONICS - WINTER...	0.00	962.50	
	21.63.62978		TODDLER ENRICHMENT S...		962.50	
02470	L & M DISTRIBUTION INC	04/04/2024	Regular	0.00	2,353.90	97599
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
49669	Invoice	03/26/2024	03.26.2024 - DELUXE PICKLEBALL PORTAB...	0.00	2,353.90	
	15.81.63100		CONSTRUCTION		2,353.90	
03410	Language and Cultural Center, Inc	04/04/2024	Regular	0.00	4,996.60	97600
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
W24-BKS SPANIS...	Invoice	03/26/2024	03.26.2024 - ASE WINTER 2024 - SPANISH ...	0.00	977.20	
	21.63.61180		AFTER SCHOOL ENRICHM...		977.20	
W24-HV SPANISH...	Invoice	03/26/2024	03.26.2024 - ASE WINTER 2024 - SPANISH ...	0.00	1,587.60	
	21.63.61180		AFTER SCHOOL ENRICHM...		1,587.60	
W24-MANOR SP...	Invoice	03/26/2024	03.26.2024 - ASE WINTER 2024 - SPANISH ...	0.00	1,465.80	
	21.63.61180		AFTER SCHOOL ENRICHM...		1,465.80	
W24-WT SPANISH...	Invoice	03/26/2024	03.26.2024 - ASE WINTER 2024 - SPANISH ...	0.00	966.00	
	21.63.61180		AFTER SCHOOL ENRICHM...		966.00	
03417	Lindsey Klein	04/04/2024	Regular	0.00	748.00	97601
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
3446253	Invoice	03/22/2024	03.22.2024 - REIMB - PROFESSIONAL ME...	0.00	748.00	
	01.18.61302		DUES		748.00	
02963	Marin County Fire Department	04/04/2024	Regular	0.00	92,813.07	97602
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
240082	Invoice	02/01/2024	02.01.2024 - DEF SPACE INSPECTIONS 2023	0.00	92,813.07	
	35.41.61150		OUTSIDE SERVICES-OTHER		92,813.07	
00029	Marin IT	04/04/2024	Regular	0.00	2,343.39	97603

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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			
2024-122937	Invoice	03/22/2024	03.22.2024 - LAPTOP SETUP X5	0.00	875.00	
42.21.61150			OUTSIDE SERVICES-OTHER 03.22.2024 - LAPTOP SETUP X5		875.00	
2024-123016	Invoice	04/03/2024	04.03.2024 - AGREEMENT MANAGED OFFI...	0.00	1,303.00	
42.21.61150			OUTSIDE SERVICES-OTHER 04.03.2024 - AGREEMENT MAN...		1,303.00	
2024-25678	Invoice	03/15/2024	03.15.2024 - STREAMLINE IT - Q1 2024	0.00	60.00	
42.21.63003			COMPUTER HARDWARE/... 03.15.2024 - STREAMLINE IT - Q1..		60.00	
2024-25690	Invoice	03/22/2024	03.22.2024 - MONOPRICE ETHERNET CABL...	0.00	105.39	
42.21.62200			DEPARTMENTAL SUPPLIES 03.22.2024 - MONOPRICE ETHE...		105.39	
00142	Marin Municipal Water District	04/04/2024	Regular	0.00	164.31	97604
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
623-03142024	Invoice	03/14/2024	623 - IMAGINATION PARK - 01.11.24-03.11..	0.00	79.54	
14.81.61150			OUTSIDE SERVICES-OTHER 623 - IMAGINATION PARK - 01.1...		79.54	
624-03142024	Invoice	03/14/2024	624 - IMAGINATION PARK - 01.11.24-03.11..	0.00	84.77	
14.81.61150			OUTSIDE SERVICES-OTHER 622/624 - IMAGINATION PARK - ...		88.57	
14.81.61150			OUTSIDE SERVICES-OTHER 622/624 - IMAGINATION PARK - ...		-3.80	
00118	North Bay Lighting & Electrical Supply	04/04/2024	Regular	0.00	83.03	97605
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
84147	Invoice	03/28/2024	03.28.2024 - TOWN HALL ENTRANCE - LIG...	0.00	83.03	
01.41.61506			BLDG. MAINT-OTHER 03.28.2024 - TOWN HALL ENTR...		83.03	
03628	O'Connor Plumbing & Fire Protection	04/04/2024	Regular	0.00	8,039.86	97606
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
6220836	Invoice	03/26/2024	03.26.2024 - SPRINKLER HEAD REPLACEM...	0.00	800.00	
01.32.61506			BLDG. MAINT-OTHER 03.26.2024 - SPRINKLER HEAD R...		800.00	
6220837	Invoice	03/26/2024	03.26.2024 - FIRE SERVICE LEAK	0.00	7,239.86	
01.32.61506			BLDG. MAINT-OTHER 03.26.2024 - FIRE SERVICE LEAK		7,239.86	
03211	ODP Business Solutions LLC	04/04/2024	Regular	0.00	131.94	97607
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
359880807001	Invoice	03/27/2024	03.27.2024 - PAPER/ENVELOPES	0.00	131.94	
01.12.62000			OFFICE SUPPLIES 03.27.2024 - PAPER/ENVELOPES		131.94	
00992	OverDrive Inc.	04/04/2024	Regular	0.00	1,652.23	97608
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
02883CO240842...	Invoice	03/18/2024	03.18.2024 - LIBRARY - AUDIOBOOKS	0.00	1,273.80	
27.71.62301			ADULT BOOKS 03.18.2024 - LIBRARY - AUDIOB...		1,273.80	
02883MA240641...	Invoice	02/29/2024	02.29.2024 - LIBRARY - AUDIOBOOKS	0.00	305.48	
27.71.62309			E BOOKS 02.29.2024 - LIBRARY - AUDIOB...		305.48	
0288MA24097643	Invoice	03/31/2024	03.31.2024 - LIBRARY - EBOOKS	0.00	72.95	
27.71.62309			E BOOKS 03.31.2024 - LIBRARY - EBOOKS		72.95	
00165	Pacific Telemanagement Services - PTS	04/04/2024	Regular	0.00	93.00	97609
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
2119537	Invoice	03/14/2024	03.14.2024 - TH PAYPHONE - 04.01.24-04....	0.00	93.00	
01.42.61705			UTILITIES-TELEPHONE 03.14.2024 - TH PAYPHONE - 04....		93.00	
03523	Parametrix, Inc	04/04/2024	Regular	0.00	6,643.75	97610

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
47214	Invoice	07/28/2023	07.28.2023 - PROFESSIONAL SERVICES TH...	0.00	1,832.50	
	01.41.61150		OUTSIDE SERVICES-OTHER 07.28.2023 - PROFESSIONAL SE...		1,832.50	
48049	Invoice	08/25/2023	08.25.2023 - PROFESSIONAL SERVICES TH...	0.00	580.00	
	01.41.61150		OUTSIDE SERVICES-OTHER 08.25.2023 - PROFESSIONAL SE...		580.00	
50393	Invoice	11/20/2023	11.20.2023 - PROFESSIONAL SERVICES TH...	0.00	815.00	
	01.41.61150		OUTSIDE SERVICES-OTHER 11.20.2023 - PROFESSIONAL SE...		815.00	
53022	Invoice	02/14/2024	02.14.2024 - PROFESSIONAL SERVICES TH...	0.00	2,662.50	
	01.41.61150		OUTSIDE SERVICES-OTHER 02.14.2024 - PROFESSIONAL SE...		2,662.50	
53926	Invoice	03/13/2024	03.13.2024 - PROFESSIONAL SERVICES TH...	0.00	753.75	
	01.41.61150		OUTSIDE SERVICES-OTHER 03.13.2024 - PROFESSIONAL SE...		753.75	
00893	Perfect Timing Personnel Services, Inc.	04/04/2024	Regular	0.00	4,657.12	97611
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
53183	Invoice	03/25/2024	03.25.2024 - ADMINISTRATIVE SUPPORT - ...	0.00	1,616.46	
	01.41.61103		OUTSIDE SVCS - HUMAN ... 03.25.2024 - ADMINISTRATIVE ...		1,616.46	
53184	Invoice	03/25/2024	03.25.2024 - ADMINISTRATIVE SUPPORT - ...	0.00	1,231.84	
	01.82.60010		TEMPORARY HELP 03.25.2024 - ADMINISTRATIVE ...		985.47	
	21.65.60010		TEMPORARY HELP 03.25.2024 - ADMINISTRATIVE ...		246.37	
53207	Invoice	04/01/2024	04.01.2024 - ADMINISTRATIVE SUPPORT - ...	0.00	1,212.35	
	01.41.61103		OUTSIDE SVCS - HUMAN ... 04.01.2024 - ADMINISTRATIVE ...		1,212.35	
53208	Invoice	04/01/2024	04.01.2024 - ADMINISTRATIVE SUPPORT - ...	0.00	596.47	
	01.81.60010		TEMPORARY HELP 04.01.2024 - ADMINISTRATIVE ...		477.18	
	21.65.60010		TEMPORARY HELP 04.01.2024 - ADMINISTRATIVE ...		119.29	
03433	Plan It Software LLC	04/04/2024	Regular	0.00	2,500.00	97612
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
24Plan-It-1265	Invoice	03/27/2024	03.27.2024 - PLAN IT CAPITAL PLANNING ...	0.00	2,500.00	
	01.12.61150		OUTSIDE SERVICES-OTHER 03.27.2024 - PLAN IT CAPITAL P...		2,500.00	
02839	Quadient Finance USA, Inc	04/04/2024	Regular	0.00	460.42	97613
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SAN ANSELM000...	Invoice	03/21/2024	03.21.2024 - TOWN HALL POSTAGE	0.00	460.42	
	01.12.62003		POSTAGE 03.21.2024 - TOWN HALL POST...		92.08	
	01.18.62003		POSTAGE 03.21.2024 - TOWN HALL POST...		92.08	
	01.41.62003		POSTAGE 03.21.2024 - TOWN HALL POST...		92.08	
	01.71.62003		POSTAGE 03.21.2024 - TOWN HALL POST...		92.10	
	01.82.62003		POSTAGE 03.21.2024 - TOWN HALL POST...		92.08	
00339	Redwood Security Systems	04/04/2024	Regular	0.00	825.00	97614
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
4142312	Invoice	04/01/2024	04.01.2024 - FIRE MONITORING/MNTNC - ...	0.00	825.00	
	01.41.61506		BLDG. MAINT-OTHER 04.01.2024 - FIRE MONITORING...		615.00	
	34.41.61506		BLDG. MAINT-OTHER 04.01.2024 - FIRE MONITORING...		210.00	
03672	Reid J. Thaler	04/04/2024	Regular	0.00	175.00	97615
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
040120243	Invoice	04/01/2024	04.01.2024 - INTRO TO PHOTOGRAPHY - ...	0.00	175.00	
	21.62.61175		KIDS CULTURE SERVICES 04.01.2024 - INTRO TO PHOTOG...		175.00	
00181	Ross Valley Fire Department	04/04/2024	Regular	0.00	4,372.92	97616

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Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011934	Invoice	03/25/2024	03.25.2024 - RVFD FEES COLLECTED - FEB ...	0.00	4,372.92	
	01.00.20354		DUE TO ROSS VALLEY FIRE.. 03.25.2024 - RVFD FEES COLLEC...		4,372.92	
00182	Roto-Rooter Plumbers	04/04/2024	Regular	0.00	1,560.00	97617
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
71403310	Invoice	04/02/2024	04.02.2024 - CONCRETE REMOVAL	0.00	1,560.00	
	15.41.63113		UNPROGRAMMED DRAI... 04.02.2024 - CONCRETE REMOV...		1,560.00	
03673	Saor Eire Stetler	04/04/2024	Regular	0.00	2,700.00	97618
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2024-1.1	Invoice	04/02/2024	04.02.2024 - SOFTBALL CLINICS 2024	0.00	2,700.00	
	21.61.61165		SOFTBALL SERVICES 04.02.2024 - SOFTBALL CLINICS ...		2,700.00	
03571	SIERRA PACIFIC TURF SUPPLY, INC	04/04/2024	Regular	0.00	806.63	97619
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
01003433	Invoice	03/21/2024	03.21.2024 - WINTREX/SPTS PRG DOUBLE...	0.00	806.63	
	01.81.62200		DEPARTMENTAL SUPPLIES 03.21.2024 - WINTREX/SPTS PRG..		806.63	
02936	SMITH'S PEST MANAGEMENT	04/04/2024	Regular	0.00	300.00	97620
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
111846B	Invoice	04/01/2024	04.01.2024 - PARKS - MARCH 2024	0.00	300.00	
	14.81.61150		OUTSIDE SERVICES-OTHER 04.01.2024 - PARKS - MARCH 20...		300.00	
00024	T & B Sports Inc	04/04/2024	Regular	0.00	8,004.54	97621
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
0000183717	Invoice	03/16/2024	03.16.2024 - SOFTBALL UNIFORMS	0.00	1,382.01	
	21.61.62965		SOFTBALL SUPPLIES 03.16.2024 - SOFTBALL UNIFOR...		1,382.01	
0000183718	Invoice	03/16/2024	03.16.2024 - SOFTBALL UNIFORMS	0.00	2,027.95	
	21.61.62965		SOFTBALL SUPPLIES 03.16.2024 - SOFTBALL UNIFOR...		2,027.95	
0000183719	Invoice	03/16/2024	03.16.2024 - SOFTBALL UNIFORMS	0.00	2,959.31	
	21.61.62965		SOFTBALL SUPPLIES 03.16.2024 - SOFTBALL UNIFOR...		2,959.31	
0000183720	Invoice	03/16/2024	03.16.2024 - FARM CLUB BASEBALL	0.00	884.53	
	21.61.62960		BASEBALL SUPPLIES 03.16.2024 - FARM CLUB BASEB...		884.53	
0000184338	Invoice	03/20/2024	03.20.2024 - SOFTBALLS/SCOREBOOKS	0.00	750.74	
	21.61.62965		SOFTBALL SUPPLIES 03.20.2024 - SOFTBALLS/SCORE...		750.74	
03418	Terri Rose	04/04/2024	Regular	0.00	3,084.06	97622
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1100569217-823	Invoice	04/02/2024	04.02.2024 - COSTCO	0.00	1,710.72	
	01.81.62206		Snack Shack 04.02.2024 - COSTCO		1,710.72	
114-8287096-55...	Invoice	04/02/2024	04.02.2024 - AMAZON	0.00	7.50	
	01.81.62206		Snack Shack 04.02.2024 - AMAZON		7.50	
3999367476	Invoice	04/02/2024	04.02.2024 - WAYFAIR	0.00	47.95	
	01.81.62206		Snack Shack 04.02.2024 - WAYFAIR		47.95	
INV0011976	Invoice	04/02/2024	04.02.2024 - SMART & FINAL	0.00	103.64	
	01.81.62206		Snack Shack 04.02.2024 - SMART & FINAL		103.64	
INV0011977	Invoice	04/02/2024	04.02.2024 - STAPLES	0.00	14.63	
	01.81.62206		Snack Shack 04.02.2024 - STAPLES		14.63	
INV0011978	Invoice	04/02/2024	04.02.2024 - SAFEWAY	0.00	42.03	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.81.62206	Snack Shack	04.02.2024 - SAFEWAY		42.03	
INV0011979	Invoice	04/02/2024	04.02.2024 - MARSHALLS	0.00	25.11	
	01.81.62206	Snack Shack	04.02.2024 - MARSHALLS		25.11	
INV0011980	Invoice	04/02/2024	04.02.2024 - COSTCO	0.00	99.14	
	01.81.62206	Snack Shack	04.02.2024 - COSTCO		99.14	
INV0011981	Invoice	04/02/2024	04.02.2024 - COSTCO	0.00	141.04	
	01.81.62206	Snack Shack	04.02.2024 - COSTCO		141.04	
INV0011982	Invoice	04/02/2024	04.02.2024 - HOME DEPOT	0.00	43.63	
	01.81.62206	Snack Shack	04.02.2024 - HOME DEPOT		43.63	
INV0011983	Invoice	04/02/2024	04.02.2024 - SMART & FINAL	0.00	106.92	
	01.81.62206	Snack Shack	04.02.2024 - SMART & FINAL		106.92	
INV0011984	Invoice	04/02/2024	04.02.2024 - SMART & FINAL	0.00	53.61	
	01.81.62206	Snack Shack	04.02.2024 - SMART & FINAL		53.61	
INV0011985	Invoice	04/02/2024	04.02.2024 - FAIRFAX LUMBER	0.00	70.81	
	01.81.62206	Snack Shack	04.02.2024 - FAIRFAX LUMBER		70.81	
INV0011986	Invoice	04/02/2024	04.02.2024 - SMART & FINAL	0.00	324.27	
	01.81.62206	Snack Shack	04.02.2024 - SMART & FINAL		324.27	
INV0011987	Invoice	04/02/2024	04.02.2024 - SMART & FINAL	0.00	146.75	
	01.81.62206	Snack Shack	04.02.2024 - SMART & FINAL		146.75	
INV0011988	Invoice	04/02/2024	04.02.2024 - SMART & FINAL	0.00	146.31	
	01.81.62206	Snack Shack	04.02.2024 - SMART & FINAL		146.31	
	Void	04/04/2024	Regular	0.00	0.00	97623
00348	The Bank of New York Mellon	04/04/2024	Regular	0.00	825.00	97624
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
252-2618059	Invoice	03/11/2024	03.11.2024 - 2011 GO REFUNDING BONDS...	0.00	825.00	
	29.00.61143		OUTSIDE SERVICES: BON...		825.00	
		04/04/2024	Regular	0.00	1,270.94	97625
00209	The Corner Office	04/04/2024	Regular	0.00	1,270.94	97625
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
63309	Invoice	02/02/2024	02.02.2024 - 30X60 DESK WITH HUTCH D...	0.00	1,270.94	
	41.41.62200		DEPARTMENTAL SUPPLIES		1,270.94	
		04/04/2024	Regular	0.00	90.00	97626
03590	The Marin Dojo, Inc.	04/04/2024	Regular	0.00	90.00	97626
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
04012024	Invoice	04/01/2024	04.01.2024 - TAI CHI - MAR 2024	0.00	90.00	
	21.62.61170		ADULT ART & CULTURE S...		90.00	
		04/04/2024	Regular	0.00	220.00	97627
03207	Toni DeFrancis	04/04/2024	Regular	0.00	220.00	97627
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2024-TC326	Invoice	03/31/2024	03.31.2024 - TRANSCRIPTION - TC 03/26/2...	0.00	220.00	
	01.12.61150		OUTSIDE SERVICES-OTHER		220.00	
		04/04/2024	Regular	0.00	53.26	97628
00215	Transbay Lock	04/04/2024	Regular	0.00	53.26	97628
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
90208	Invoice	03/29/2024	03.29.2024 - KEYS X15	0.00	53.26	
	01.42.62200		DEPARTMENTAL SUPPLIES		53.26	
03094	TRC Companies	04/04/2024	Regular	0.00	2,376.00	97629

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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		
42062	Invoice	11/07/2023	11.07.2023 - ON-CALL INSPECTION THRU ...	0.00	2,376.00	
	01.41.61150		OUTSIDE SERVICES-OTHER		2,376.00	
03596	West Marin Welding	04/04/2024	Regular	0.00	7,900.00	97630
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
32	Invoice	03/21/2024	03.21.2024 - LANSDALE STATION RAILING ...	0.00	7,900.00	
	01.42.61150		OUTSIDE SERVICES-OTHER		7,900.00	
03667	Will Messenger	04/04/2024	Regular	0.00	109.24	97631
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0011974	Invoice	04/03/2024	04.03.2024 - REIMB - BATTERIES+BULBS F...	0.00	109.24	
	01.41.62200		DEPARTMENTAL SUPPLIES		109.24	
02411	23 ELEPHANTS THEATRE COMPANY	04/10/2024	Regular	0.00	5,955.83	97632
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0012102	Invoice	04/10/2024	04.10.2024 - SPRING 2024 - PAYMENT 1	0.00	5,955.83	
	21.62.61175		KIDS CULTURE SERVICES		5,955.83	
01028	A & S Landscape Materials	04/18/2024	Regular	0.00	86.85	97633
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2244	Invoice	03/31/2024	03.31.2024 - PIU - BUTTERFIELD TREES	0.00	86.85	
	01.42.61105		OUTSIDE SERVICES-TREES		86.85	
00048	Alhambra & Sierra Springs	04/18/2024	Regular	0.00	52.96	97634
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
12161581 041024	Invoice	04/10/2024	04.10.2024 - WATER DELIVERY - DPW	0.00	52.96	
	01.42.62200		DEPARTMENTAL SUPPLIES		52.96	
00050	All Star Rents	04/18/2024	Regular	0.00	148.92	97635
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1233708-3	Invoice	03/13/2024	03.13.2024 - SOD CUTTER RENTAL	0.00	148.92	
	01.81.61156		EQUIPMENT RENTAL		148.92	
02920	Amazon Business	04/18/2024	Regular	0.00	68.38	97636
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1DX1-LTPR-DT74	Invoice	04/06/2024	04.06.2024 - LIBRARY - ART SUPPLIES	0.00	68.38	
	27.71.62200		DEPARTMENTAL SUPPLIES		68.38	
02806	AQUASCAPE POOL SERVICE	04/18/2024	Regular	0.00	209.00	97637
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
27101	Invoice	03/31/2024	03.31.2024 - MONTHLY POOL SERVICE - M...	0.00	209.00	
	14.81.61150		OUTSIDE SERVICES-OTHER		209.00	
00001	AT&T Calnet	04/18/2024	Regular	0.00	1,620.12	97638
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
574-04102024	Invoice	04/10/2024	574 - ALL DEPTS CENTREX - 03.10.24-04-09...	0.00	1,533.39	
	41.41.61701		UTILITIES		1,533.39	
579-04102024	Invoice	04/10/2024	579 - TRAFFIC LIGHT MODEM - 03.10.24-0...	0.00	29.35	
	01.42.61705		UTILITIES-TELEPHONE		29.35	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
580-04102024	Invoice	04/10/2024	580 - ROBSON HOUSE - 03.10.24-04.09.24	0.00	57.38	
	34.41.61705		UTILITIES-TELEPHONE	580 - ROBSON HOUSE - 03.10.24...	57.38	
00388	Baker & Taylor	04/18/2024	Regular	0.00	1,520.86	97639
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
5018838859	Invoice	04/04/2024	04.04.2024 - AUDIOBOOKS	0.00	37.24	
	01.71.62304		AUDIO/VISUAL BOOKS		37.24	
5018840979	Invoice	04/03/2024	04.03.2024 - ADULT BOOKS	0.00	39.69	
	01.71.62301		ADULT BOOKS		39.69	
5018840980	Invoice	04/03/2024	04.03.2024 - ADULT BOOKS	0.00	301.06	
	27.71.62301		ADULT BOOKS		301.06	
5018840981	Invoice	04/03/2024	04.03.2024 - ADULT BOOKS	0.00	34.62	
	01.71.62301		ADULT BOOKS		34.62	
5018840982	Invoice	04/03/2024	04.03.2024 - ADULT BOOKS	0.00	45.67	
	01.71.62301		ADULT BOOKS		45.67	
5018840983	Invoice	04/03/2024	04.03.2024 - ADULT BOOKS	0.00	87.84	
	27.71.62301		ADULT BOOKS		87.84	
5018840984	Invoice	04/03/2024	04.03.2024 - ADULT BOOKS	0.00	44.93	
	27.71.62301		ADULT BOOKS		44.93	
5018840985	Invoice	04/03/2024	04.03.2024 - ADULT BOOKS	0.00	20.51	
	27.71.62301		ADULT BOOKS		20.51	
5018840986	Invoice	04/03/2024	04.03.2024 - ADULT BOOKS	0.00	41.95	
	01.71.62301		ADULT BOOKS		41.95	
5018840987	Invoice	04/03/2024	04.03.2024 - ADULT BOOKS	0.00	91.47	
	27.71.62301		ADULT BOOKS		91.47	
5018840988	Invoice	04/03/2024	04.03.2024 - ADULT BOOKS	0.00	113.28	
	27.71.62301		ADULT BOOKS		113.28	
5018840989	Invoice	04/03/2024	04.03.2024 - ADULT BOOKS	0.00	25.74	
	01.71.62301		ADULT BOOKS		25.74	
5018840990	Invoice	04/03/2024	04.03.2024 - ADULT BOOKS	0.00	23.79	
	01.71.62301		ADULT BOOKS		23.79	
5018840991	Invoice	04/03/2024	04.03.2024 - ADULT BOOKS	0.00	27.72	
	01.71.62301		ADULT BOOKS		27.72	
5018840992	Invoice	04/03/2024	04.03.2024 - ADULT BOOKS	0.00	11.11	
	01.71.62301		ADULT BOOKS		11.11	
5018840993	Invoice	04/03/2024	04.03.2024 - ADULT BOOKS	0.00	47.57	
	01.71.62301		ADULT BOOKS		47.57	
5018848503	Invoice	04/09/2024	04.09.2024 - CHILDRENS BOOKS	0.00	17.57	
	01.71.62302		CHILDRENS BOOKS		17.57	
5018848587	Invoice	04/09/2024	04.09.2024 - TEEN BOOKS	0.00	8.81	
	27.71.62302		CHILDRENS BOOKS		8.81	
5018848753	Invoice	04/09/2024	04.09.2024 - ADULT BOOKS	0.00	88.56	
	27.71.62301		ADULT BOOKS		88.56	
5018848754	Invoice	04/09/2024	04.09.2024 - ADULT BOOKS	0.00	43.62	
	01.71.62301		ADULT BOOKS		43.62	
5018848755	Invoice	04/09/2024	04.09.2024 - ADULT BOOKS	0.00	19.49	
	01.71.62301		ADULT BOOKS		19.49	
5018848756	Invoice	04/09/2024	04.09.2024 - ADULT BOOKS	0.00	42.61	
	27.71.62301		ADULT BOOKS		42.61	
5018848757	Invoice	04/09/2024	04.09.2024 - ADULT BOOKS	0.00	21.14	
	01.71.62301		ADULT BOOKS		21.14	
5018848758	Invoice	04/09/2024	04.09.2024 - ADULT BOOKS	0.00	17.15	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.71.62301	ADULT BOOKS	04.09.2024 - ADULT BOOKS		17.15	
5018848759	Invoice	04/09/2024	04.09.2024 - ADULT BOOKS	0.00	22.45	
	27.71.62301	ADULT BOOKS	04.09.2024 - ADULT BOOKS		22.45	
5018848760	Invoice	04/09/2024	04.09.2024 - ADULT BOOKS	0.00	22.45	
	27.71.62301	ADULT BOOKS	04.09.2024 - ADULT BOOKS		22.45	
5018848761	Invoice	04/09/2024	04.09.2024 - ADULT BOOKS	0.00	27.88	
	27.71.62301	ADULT BOOKS	04.09.2024 - ADULT BOOKS		27.88	
5018848762	Invoice	04/09/2024	04.09.2024 - ADULT BOOKS	0.00	25.74	
	01.71.62301	ADULT BOOKS	04.09.2024 - ADULT BOOKS		25.74	
5018848763	Invoice	04/09/2024	04.09.2024 - ADULT BOOKS	0.00	43.61	
	01.71.62301	ADULT BOOKS	04.09.2024 - ADULT BOOKS		43.61	
H68445410	Invoice	03/25/2024	03.25.2024 - VIDEOS	0.00	58.78	
	01.71.62307	VIDEOS	03.25.2024 - VIDEOS		58.78	
H68477180	Invoice	03/28/2024	03.28.2024 - VIDEOS	0.00	66.81	
	01.71.62307	VIDEOS	03.28.2024 - VIDEOS		66.81	
	Void	04/18/2024	Regular	0.00	0.00	97640
	Void	04/18/2024	Regular	0.00	0.00	97641
00429	California Infrastructure Consultancy, Inc.	04/18/2024	Regular	0.00	18,708.25	97642
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
20027.112-B	Invoice	02/29/2024	02.29.2024 - SAN ANSELMO BPMP (NEPA)	0.00	18,708.25	
	14.41.63119		CAPTIAL OUTLAY - BRIDGE..		18,708.25	
			02.29.2024 - SAN ANSELMO BP...			
00193	CalMat Company	04/18/2024	Regular	0.00	42.83	97643
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
2403-046545	Invoice	03/25/2024	03.25.2024 - IMAGINATION PARK - BITTER...	0.00	42.83	
	14.81.61150		OUTSIDE SERVICES-OTHER		42.83	
			03.25.2024 - IMAGINATION PAR...			
03642	Cheryl A Lentini	04/18/2024	Regular	0.00	27,187.50	97644
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
2024-007	Invoice	03/22/2024	03.22.2024 - RVFD STN 20 RENO - COST ES...	0.00	27,187.50	
	45.41.61150		OUTSIDE SERVICES-OTHER		27,187.50	
			03.22.2024 - RVFD STN 20 RENO ..			
03642	Cheryl A Lentini	04/18/2024	Regular	0.00	-27,187.50	97644
02524	Code Source	04/18/2024	Regular	0.00	8,644.50	97645
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
11628	Invoice	04/02/2024	04.02.2024 - PLAN REVIEW - 180 CRESCEN...	0.00	1,582.00	
	01.41.61157		PLAN CHECKING		1,582.00	
			04.02.2024 - PLAN REVIEW - 180...			
11629	Invoice	04/03/2024	04.03.2024 - PLAN REVIEW - 171 CRESCEN...	0.00	1,950.50	
	01.41.61157		PLAN CHECKING		1,950.50	
			04.03.2024 - PLAN REVIEW - 171...			
11630	Invoice	04/03/2024	04.03.2024 - PLAN REVIEW - 76 ALDER AV...	0.00	2,794.00	
	01.41.61157		PLAN CHECKING		2,794.00	
			04.03.2024 - PLAN REVIEW - 76 ...			
11638	Invoice	04/16/2024	04.16.2024 - PLAN REVIEW - 107 BUTTERF...	0.00	2,318.00	
	01.41.61157		PLAN CHECKING		2,318.00	
			04.16.2024 - PLAN REVIEW - 107...			
03680	Comforts	04/18/2024	Regular	0.00	400.00	97646
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
42686-R	Invoice	04/11/2024	04.11.2024 - REIMB - DUPLICATE SPONSO...	0.00	400.00	
	21.61.61165		SOFTBALL SERVICES		400.00	
			04.11.2024 - REIMB - DUPLICATE...			
02051	COUNTY OF MARIN	04/18/2024	Regular	0.00	230,267.32	97647

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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		
INV0012091	Invoice	03/08/2024	03.08.2024 - STATE SB2 GRANTS	0.00	230,267.32	
	01.18.61150		OUTSIDE SERVICES-OTHER 03.08.2024 - STATE SB2 GRANTS		230,267.32	
03681	Dann Russell Walters	04/18/2024	Regular	0.00	750.00	97648
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0012116	Invoice	04/15/2024	04.15.2024 - TEEN BOTB - SOUND ENGINE...	0.00	750.00	
	60.14.62904		EGG HUNT 04.15.2024 - TEEN BOTB - SOUN...		750.00	
00533	Davis Sign Company	04/18/2024	Regular	0.00	360.53	97649
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
37869	Invoice	03/11/2024	03.11.2024 - RED HILL SIGNAGE	0.00	360.53	
	01.42.61150		OUTSIDE SERVICES-OTHER 03.11.2024 - RED HILL SIGNAGE		360.53	
02359	Deborah Yacobellis	04/18/2024	Regular	0.00	315.00	97650
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
SAN2303	Invoice	03/31/2024	03.31.2024 - EMAIL REVIEW/TROUBLESH...	0.00	315.00	
	01.41.61150		OUTSIDE SERVICES-OTHER 03.31.2024 - EMAIL REVIEW/TR...		315.00	
00080	Department of Justice	04/18/2024	Regular	0.00	32.00	97651
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
726055	Invoice	04/04/2024	04.04.2024 - FINGERPRINT APPS	0.00	32.00	
	01.41.61806		MISC HIRING EXPENSES 04.04.2024 - FINGERPRINT APPS		32.00	
03662	DMR Builders	04/18/2024	Regular	0.00	285,547.63	97652
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0012104	Invoice	04/12/2024	04.12.2024 - TOWN HALL HVAC - PROGRE...	0.00	285,547.63	
	45.41.61150		OUTSIDE SERVICES-OTHER 04.12.2024 - TOWN HALL HVAC -..		285,547.63	
03683	EBA Engineering	04/18/2024	Regular	0.00	3,500.00	97653
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
54667	Invoice	04/03/2024	04.03.2024 - UPPER HAWTHORN CANYON	0.00	3,500.00	
	01.41.61150		OUTSIDE SERVICES-OTHER 04.03.2024 - UPPER HAWTHORN...		3,500.00	
00266	Edwin P Gurka, Jr	04/18/2024	Regular	0.00	936.25	97654
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
5-2024	Invoice	03/11/2024	03.11.2024 - SITE VISITS - MEM PK/MEDW...	0.00	803.75	
	01.42.61105		OUTSIDE SERVICES-TREES 03.11.2024 - SITE VISITS - MEM ...		803.75	
7-2024	Invoice	04/05/2024	04.05.2024 - ARBORIST COMMENTS - 20 S...	0.00	132.50	
	01.41.61150		OUTSIDE SERVICES-OTHER 04.05.2024 - ARBORIST COMME...		132.50	
00087	Elite Tree Service	04/18/2024	Regular	0.00	25,700.00	97655
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2024-03-13	Invoice	03/29/2024	03.29.2024 - CORPYARD - FIRE CLEARANCE	0.00	2,280.00	
	35.41.61150		OUTSIDE SERVICES-OTHER 03.29.2024 - CORPYARD - FIRE C...		2,280.00	
2024-03-6	Invoice	03/22/2024	03.22.2024 - MEMORIAL PARK - TRENCH	0.00	960.00	
	01.81.61105		OUTSIDE SERVICES-TREES 03.22.2024 - MEMORIAL PARK - ...		960.00	
2024-03-7	Invoice	03/22/2024	03.22.2024 - GOLDEN GATE BUS DEPOT - ...	0.00	960.00	
	01.42.61506		BLDG. MAINT-OTHER 03.22.2024 - GOLDEN GATE BUS...		960.00	
2024-03-8	Invoice	03/22/2024	03.22.2024 - STATION 20 - BACK FLOW LINE	0.00	960.00	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.32.61506	BLDG. MAINT-OTHER	03.22.2024 - STATION 20 - BACK...		960.00	
2024-03-9	Invoice	03/22/2024	03.22.2024 - GOLDEN GATE BUS DEPOT - ...	0.00	1,440.00	
	01.42.61506	BLDG. MAINT-OTHER	03.22.2024 - GOLDEN GATE BUS...		1,440.00	
2024-04-1	Invoice	04/06/2024	04.06.2024 - MEMORIAL PARK - FIRE CLEA...	0.00	3,700.00	
	35.41.61150	OUTSIDE SERVICES-OTHER	04.06.2024 - MEMORIAL PARK - ...		3,700.00	
2024-04-2	Invoice	04/12/2024	04.12.2024 - FIRE CLEARANCE - MEMORIAL..	0.00	2,880.00	
	35.41.61150	OUTSIDE SERVICES-OTHER	04.12.2024 - FIRE CLEARANCE -...		2,880.00	
2024-04-3	Invoice	04/12/2024	04.12.2024 - FIRE CLEARANCE - MEMORIAL..	0.00	3,600.00	
	35.41.61150	OUTSIDE SERVICES-OTHER	04.12.2024 - FIRE CLEARANCE -...		3,600.00	
2024-04-4	Invoice	04/12/2024	04.12.2024 - FIRE CLEARANCE - MEMORIAL..	0.00	3,160.00	
	35.41.61150	OUTSIDE SERVICES-OTHER	04.12.2024 - FIRE CLEARANCE -...		3,160.00	
2024-04-5	Invoice	04/12/2024	04.12.2024 - FIRE CLEARANCE - MEMORIAL..	0.00	2,880.00	
	35.41.61150	OUTSIDE SERVICES-OTHER	04.12.2024 - FIRE CLEARANCE -...		2,880.00	
2024-04-6	Invoice	04/15/2024	04.15.2024 - FIRE CLEARANCE - MEMORIAL..	0.00	2,880.00	
	35.41.61150	OUTSIDE SERVICES-OTHER	04.15.2024 - FIRE CLEARANCE -...		2,880.00	
03678	Enviro-Tote Inc.	04/18/2024	Regular	0.00	5,596.60	97656
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2401307-IN	Invoice	04/09/2024	04.09.2024 - SCREEN PRINTED TOTE BAGS	0.00	5,596.60	
	90.41.61100	OUTSIDE SERVICES	04.09.2024 - SCREEN PRINTED T...		5,596.60	
00017	Fairfax Building Supply Co. Inc.	04/18/2024	Regular	0.00	503.82	97657
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
279760	Invoice	03/25/2024	03.25.2024 - WATER FOUNTAIN - MULTI C...	0.00	13.04	
	14.81.61150	OUTSIDE SERVICES-OTHER	03.25.2024 - WATER FOUNTAIN -..		13.04	
280107	Invoice	04/02/2024	04.02.2024 - PRIMER/SEALER/ PAINT/SCR...	0.00	127.82	
	01.42.62200	DEPARTMENTAL SUPPLIES	04.02.2024 - PRIMER/SEALER/ P...		127.82	
280164	Invoice	04/03/2024	04.03.2024 - ROLLER/EXTERIOR PAINT	0.00	138.15	
	01.42.61506	BLDG. MAINT-OTHER	04.03.2024 - ROLLER/EXTERIOR ...		138.15	
280175	Invoice	04/03/2024	04.03.2024 - DRILL BIT	0.00	8.70	
	01.42.62200	DEPARTMENTAL SUPPLIES	04.03.2024 - DRILL BIT		8.70	
280196	Invoice	04/04/2024	04.04.2024 - ROTARY DRILL BIT	0.00	7.84	
	01.42.62200	DEPARTMENTAL SUPPLIES	04.04.2024 - ROTARY DRILL BIT		7.84	
280375	Invoice	04/08/2024	04.08.2024 - PLANT FOOD/COMPOST	0.00	50.97	
	01.81.62200	DEPARTMENTAL SUPPLIES	04.08.2024 - PLANT FOOD/COM...		50.97	
280388	Invoice	04/08/2024	04.08.2024 - 9V BATTERIES	0.00	65.37	
	01.81.62200	DEPARTMENTAL SUPPLIES	04.08.2024 - 9V BATTERIES		65.37	
280444	Invoice	04/09/2024	04.09.2024 - STAPLES	0.00	2.41	
	34.41.61506	BLDG. MAINT-OTHER	04.09.2024 - STAPLES		2.41	
280456	Invoice	04/09/2024	04.09.2024 - STAPLES, TUBING, CONNECT...	0.00	64.04	
	01.81.62200	DEPARTMENTAL SUPPLIES	04.09.2024 - STAPLES, TUBING, ...		64.04	
280537	Invoice	04/11/2024	04.11.2024 - BIG HARVEST BALE	0.00	25.48	
	01.81.62200	DEPARTMENTAL SUPPLIES	04.11.2024 - BIG HARVEST BALE		25.48	
03676	Fairfax-San Anselmo Children's Center	04/18/2024	Regular	0.00	25,000.00	97658
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0012092	Invoice	04/09/2024	04.09.2024 - SEIDERMAN LEGACY CHILDR...	0.00	25,000.00	
	01.21.61903	PROMOTION OF COMME...	04.09.2024 - SEIDERMAN LEGAC...		25,000.00	
01586	Fourth Street Press	04/18/2024	Regular	0.00	58.86	97659

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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			
28529	Invoice	03/19/2024	03.19.2024 - NAME PLATES - PLANNING/P...	0.00	58.86	
	01.18.62200		DEPARTMENTAL SUPPLIES		19.62	
	21.65.62200		DEPARTMENTAL SUPPLIES		39.24	
01526	Granicus Inc	04/18/2024	Regular	0.00	3,948.75	97660
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
180802	Invoice	03/15/2024	03.15.2024 - GRANCIUS LIVECAST ENCOD...	0.00	3,948.75	
	01.12.61150		OUTSIDE SERVICES-OTHER		3,948.75	
00104	Grier Argall Plumbing Inc	04/18/2024	Regular	0.00	3,506.19	97661
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
17485	Invoice	04/11/2024	04.11.2024 - FAUCET REBUILD - ICC	0.00	1,188.68	
	31.41.61506		BLDG. MAINT-OTHER		1,188.68	
17494	Invoice	04/12/2024	04.12.2024 - CHAMBERS BATHROOM REPA..	0.00	2,317.51	
	41.41.62200		DEPARTMENTAL SUPPLIES		2,317.51	
02606	Halleh Besharati	04/18/2024	Regular	0.00	2,529.24	97662
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
04152024-2	Invoice	04/15/2024	04.15.2024 - SPRING BREAK CAMP 2024	0.00	2,529.24	
	21.63.61186		SPECIALTY CAMPS SERVIC...		2,529.24	
00020	Hannibal's Inc Electrical Construction	04/18/2024	Regular	0.00	4,186.53	97663
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
25180	Invoice	03/25/2024	03.25.2024 - MEMORIAL PARK JUMPY ELE...	0.00	1,556.09	
	01.81.61150		OUTSIDE SERVICES-OTHER		1,556.09	
25183	Invoice	04/03/2024	04.03.2024 - CORPYARD CIRCUITS TO GEN...	0.00	838.45	
	01.81.61506		BLDG. MAINT-OTHER		838.45	
25184	Invoice	04/03/2024	04.03.2024 - BUS STOP TRELLIS LIGHT WIR...	0.00	1,791.99	
	01.42.61506		BLDG. MAINT-OTHER		1,791.99	
03635	Integra Landscape Architecture	04/18/2024	Regular	0.00	2,205.38	97664
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
2271	Invoice	04/10/2024	04.10.2024 - PARKSIDE PLAYGROUND DES...	0.00	2,205.38	
	21.65.63100		CAPITAL OUTLAY - CONST...		2,205.38	
00022	Jackson's Hardware Inc.	04/18/2024	Regular	0.00	125.46	97665
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
151748	Invoice	04/02/2024	04.02.2024 - ORANGE MARKING SPRAY	0.00	21.74	
	01.81.62200		DEPARTMENTAL SUPPLIES		21.74	
152422	Invoice	04/11/2024	04.11.2024 - BOSCH ROTARY HAMMER	0.00	49.11	
	01.42.62200		DEPARTMENTAL SUPPLIES		49.11	
152677	Invoice	04/16/2024	04.16.2024 - CLOSER DOOR	0.00	54.61	
	34.41.61506		BLDG. MAINT-OTHER		54.61	
00113	Juan Olsen Sanchez	04/18/2024	Regular	0.00	6,200.00	97666
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
SPRING24-2	Invoice	04/10/2024	04.10.2024 - GYMNASTICS SPRING 2024 - ...	0.00	6,200.00	
	21.61.61167		TUMBLING SERVICES		6,200.00	
03407	Lefler Engineering, Inc	04/18/2024	Regular	0.00	185.00	97667

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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		
47921	Invoice	03/24/2024	03.24.2024 - TOWN HALL HVAC	0.00	185.00	
	45.41.61150		OUTSIDE SERVICES-OTHER 03.24.2024 - TOWN HALL HVAC		185.00	
01057	Linscott Engineering Contractors Inc	04/18/2024	Regular	0.00	1,375.23	97668
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
4276	Invoice	04/16/2024	04.16.2024 - WOODSIDE STREET MONUM...	0.00	1,375.23	
	19.41.63109		UNPROGRAMMED RESUR... 04.16.2024 - WOODSIDE STREET...		1,375.23	
02579	LTS of Marin	04/18/2024	Regular	0.00	3,635.93	97669
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1638	Invoice	04/01/2024	04.01.2024 - JOHN DEERE 310G WINCH/F...	0.00	3,635.93	
	01.81.61602		VEHICLE MAINTENANCE/... 04.01.2024 - JOHN DEERE 310G...		1,817.93	
	01.81.61602		VEHICLE MAINTENANCE/... 04.01.2024 - JOHN DEERE 310G...		1,818.00	
00150	Marin Color Service Inc.	04/18/2024	Regular	0.00	19.63	97670
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
S0661838	Invoice	04/12/2024	04.12.2024 - COLOR SAMPLES	0.00	19.63	
	41.41.62200		DEPARTMENTAL SUPPLIES 04.12.2024 - COLOR SAMPLES		19.63	
00739	Marin Girls Softball	04/18/2024	Regular	0.00	14,736.00	97671
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
103	Invoice	04/15/2024	04.15.2024 - MGS SOFTBALL SERVICES	0.00	14,736.00	
	21.61.61165		SOFTBALL SERVICES 04.15.2024 - MGS SOFTBALL SE...		14,736.00	
00121	Marin I J - 2072661 AD	04/18/2024	Regular	0.00	312.86	97672
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
0001408753	Invoice	03/31/2024	03.31.2024 - COLUMNS - PC/TOWN COUN...	0.00	312.86	
	01.12.61151		LEGAL NOTICES 03.31.2024 - COLUMNS - PC/T...		144.40	
	01.18.61151		LEGAL NOTICES 03.31.2024 - COLUMNS - PC/T...		168.46	
00029	Marin IT	04/18/2024	Regular	0.00	17,290.27	97673
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2024-122413	Invoice	01/31/2024	01.31.2024 - CISCO WIRELESS APS	0.00	5,073.90	
	01.12.61150		OUTSIDE SERVICES-OTHER 01.31.2024 - CISCO WIRELESS A...		5,073.90	
2024-123101	Invoice	04/11/2024	04.11.2024 - AGREEMENT IT MANAGEME...	0.00	5,026.67	
	42.21.61150		OUTSIDE SERVICES-OTHER 04.11.2024 - AGREEMENT IT M...		5,026.67	
2024-123102	Invoice	04/11/2024	04.11.2024 - AGREEMENT ONSITE SUPPO...	0.00	5,720.00	
	42.21.61150		OUTSIDE SERVICES-OTHER 04.11.2024 - AGREEMENT ONSI...		5,720.00	
2024-123103	Invoice	04/11/2024	04.11.2024 - AGREEMENT HOSTED BACKU...	0.00	1,000.00	
	42.21.61150		OUTSIDE SERVICES-OTHER 04.11.2024 - AGREEMENT HOST...		1,000.00	
2024-25656	Invoice	04/16/2024	04.16.2024 - PROACTIVE SERVICE/MONIT...	0.00	469.70	
	42.21.61150		OUTSIDE SERVICES-OTHER 04.16.2024 - PROACTIVE SERVIC...		469.70	
00132	Marin Sanitary Service	04/18/2024	Regular	0.00	50.00	97674
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
154976	Invoice	04/01/2024	04.01.2024 - SHRED CART	0.00	50.00	
	21.65.61506		BLDG. MAINT-OTHER 04.01.2024 - SHRED CART		50.00	
01036	Matrix HG Inc	04/18/2024	Regular	0.00	894.00	97675

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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		
176302	Invoice	04/01/2024	04.01.2024 - SF BLVD - PREVENTATIVE MA...	0.00	213.00	
	01.42.61506		BLDG. MAINT-OTHER		213.00	
176439	Invoice	04/08/2024	04.08.2024 - TOWN HALL - QTRLY MAINT...	0.00	681.00	
	01.41.61505		BLDG. MAINT-HEAT/AIR		681.00	
03228	MGE Engineering Inc	04/18/2024	Regular	0.00	6,770.00	97676
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
661.07	Invoice	02/29/2024	02.29.2024 - CREEK PARK BRIDGE ABUTM...	0.00	975.00	
	01.41.61150		OUTSIDE SERVICES-OTHER		975.00	
663.09	Invoice	02/29/2024	02.29.2024 - MADRONE/NOKOMIS BRIDG...	0.00	3,520.00	
	14.41.63119		CAPTIAL OUTLAY - BRIDGE..		1,760.00	
	14.41.63119		02.29.2024 - MADRONE/NOKOM..		1,760.00	
663.10	Invoice	02/29/2024	02.29.2024 - MADRONE/NOKOMIS BRIDG...	0.00	2,275.00	
	14.41.63119		CAPTIAL OUTLAY - BRIDGE..		1,137.50	
	14.41.63119		02.29.2024 - MADRONE/NOKOM..		1,137.50	
02584	Michael Clagett	04/18/2024	Regular	0.00	4,749.40	97677
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
04072024-1	Invoice	04/15/2024	04.15.2024 - REIMB - MICHAELS - SPRING ...	0.00	121.58	
	21.63.62990		SPECIALTY CAMP SUPPLIES		121.58	
04072024-2	Invoice	04/15/2024	04.15.2024 - REIMB - SAFEWAY - SPRING ...	0.00	89.43	
	21.63.62990		SPECIALTY CAMP SUPPLIES		89.43	
04152024	Invoice	04/15/2024	04.15.2024 - SPRING BREAK CAMP 2024	0.00	4,538.39	
	21.63.61186		SPECIALTY CAMPS SERVIC...		4,538.39	
00372	Miller Pacific	04/18/2024	Regular	0.00	477.50	97678
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
35788	Invoice	03/13/2024	03.13.2024 - GEOTECHNICAL SVCS - 01.27....	0.00	477.50	
	01.41.61150		OUTSIDE SERVICES-OTHER		477.50	
03419	MMANC	04/18/2024	Regular	0.00	95.00	97679
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
10043	Invoice	04/11/2024	04.11.2024 - MMANC MEMBERSHIP	0.00	95.00	
	21.65.61302		DUES		95.00	
01346	Nerviani Paving Inc	04/18/2024	Regular	0.00	6,160.00	97680
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
7388	Invoice	03/19/2024	03.19.2024 - FAIRVIEW CT - ASPHALT REPA...	0.00	6,160.00	
	19.41.63109		UNPROGRAMMED RESUR...		6,160.00	
03424	NFIP Direct	04/18/2024	Regular	0.00	27,148.00	97681
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
11907060-99010...	Invoice	04/07/2024	04.07.2024 - FLOOD INSURANCE - TOWN ...	0.00	9,820.00	
	40.00.16000		PREPAID EXPENSE		9,820.00	
11907062-99008...	Invoice	04/07/2024	04.07.2024 - FLOOD INSURANCE - RVFD	0.00	7,435.00	
	40.00.16000		PREPAID EXPENSE		7,435.00	
11907064-99010...	Invoice	04/07/2024	04.07.2024 - FLOOD INSURANCE - LIBRARY	0.00	9,893.00	
	40.00.16000		PREPAID EXPENSE		9,893.00	
00610	Northbay Reprographics	04/18/2024	Regular	0.00	1,290.00	97682

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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		
82260	Invoice	03/21/2024	03.21.2024 - HPT2300 WARRANTY	0.00	1,290.00	
	01.41.61150		OUTSIDE SERVICES-OTHER 03.21.2024 - HPT2300 WARRANT...		1,290.00	
03524	Northwest Cascade, Inc.	04/18/2024	Regular	0.00	1,285.24	97683
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
0554103566	Invoice	04/09/2024	04.09.2024 - ADA COMPLIANT PORTA POT...	0.00	1,285.24	
	01.81.61150		OUTSIDE SERVICES-OTHER 04.09.2024 - ADA COMPLIANT P...		1,285.24	
03211	ODP Business Solutions LLC	04/18/2024	Regular	0.00	242.32	97684
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
361595683001	Invoice	04/04/2024	04.04.2024 - LIBRARY - OFFICE SUPPLIES	0.00	242.32	
	01.71.62000		OFFICE SUPPLIES 04.04.2024 - LIBRARY - OFFICE S...		242.32	
00165	Pacific Telemanagement Services - PTS	04/18/2024	Regular	0.00	93.00	97685
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2120783	Invoice	04/11/2024	04.11.2024 - TH PAYPHONE - 05.01.24-05....	0.00	93.00	
	01.42.61705		UTILITIES-TELEPHONE 04.11.2024 - TH PAYPHONE - 05....		93.00	
03523	Parametrix, Inc	04/18/2024	Regular	0.00	3,831.25	97686
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
54042	Invoice	03/15/2024	03.15.2024 - PROFESSIONAL SERVICES TH...	0.00	3,831.25	
	15.41.63122		BIKE AND PEDESTRIAL C... 03.15.2024 - PROFESSIONAL SE...		3,831.25	
02554	Parkmobile LLC	04/18/2024	Regular	0.00	330.80	97687
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV37945	Invoice	03/31/2024	03.31.2024 - END USER FEES	0.00	330.80	
	13.42.61114		OUTSIDE SRV: PARKING ... 03.31.2024 - END USER FEES		330.80	
00893	Perfect Timing Personnel Services, Inc.	04/18/2024	Regular	0.00	5,968.91	97688
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
53230	Invoice	04/08/2024	04.08.2024 - ADMINISTRATIVE SUPPORT - ...	0.00	1,616.46	
	01.41.60010		TEMPORARY HELP 04.08.2024 - ADMINISTRATIVE ...		1,616.46	
53231	Invoice	04/08/2024	04.08.2024 - ADMINISTRATIVE SUPPORT -...	0.00	1,361.51	
	01.82.60010		TEMPORARY HELP 04.08.2024 - ADMINISTRATIVE ...		1,089.21	
	21.65.60010		TEMPORARY HELP 04.08.2024 - ADMINISTRATIVE ...		272.30	
53258	Invoice	04/15/2024	04.15.2024 - ADMINISTRATIVE SUPPORT - ...	0.00	1,616.46	
	01.41.60010		TEMPORARY HELP 04.15.2024 - ADMINISTRATIVE ...		1,616.46	
53259	Invoice	04/15/2024	04.15.2024 - ADMINISTRATIVE SUPPORT -...	0.00	1,374.48	
	01.82.60010		TEMPORARY HELP 04.15.2024 - ADMINISTRATIVE ...		1,099.58	
	21.65.60010		TEMPORARY HELP 04.15.2024 - ADMINISTRATIVE ...		274.90	
01623	Quincy Engineering	04/18/2024	Regular	0.00	3,945.93	97689
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
14-S512.00-35	Invoice	03/25/2024	03.25.2024 - NOKOMIS BRIDGE - ENGINEE...	0.00	2,357.08	
	14.41.63119		CAPTIAL OUTLAY - BRIDGE.. 03.25.2024 - NOKOMIS BRIDGE -...		2,357.08	
15-S511.00-33	Invoice	03/25/2024	03.25.2024 - MADRONE BRIDGE - ENGINE...	0.00	1,588.85	
	14.41.63119		CAPTIAL OUTLAY - BRIDGE.. 03.25.2024 - MADRONE BRIDGE ...		1,588.85	
03579	Recreation Reimagined Inc	04/18/2024	Regular	0.00	787.50	97690

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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		
04092024	Invoice	04/09/2024	04.09.2024 - BABYSITTER TRAINING - 04/08	0.00	787.50	
	21.62.61175		KIDS CULTURE SERVICES		787.50	
00181	Ross Valley Fire Department	04/18/2024	Regular	0.00	6,112.58	97691
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0012115	Invoice	04/16/2024	04.16.2024 - RVFD FEES COLLECTED - MA...	0.00	6,112.58	
	01.00.20354		DUE TO ROSS VALLEY FIRE..		6,112.58	
03679	Scholastic Inc.	04/18/2024	Regular	0.00	186.00	97692
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
58805202	Invoice	03/27/2024	03.27.2024 - BILINGUAL TALES	0.00	186.00	
	01.71.62302		CHILDRENS BOOKS		186.00	
00651	Sean Condry	04/18/2024	Regular	0.00	3,356.12	97693
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0012111	Invoice	04/15/2024	04.15.2024 - REIMB - HOTEL FOR PW OFFI...	0.00	3,356.12	
	01.41.61154		OUTSIDE SERVICES - FLO...		3,356.12	
01359	Siegfried Engineering Inc	04/18/2024	Regular	0.00	20,484.50	97694
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
47377	Invoice	04/09/2024	04.09.2024 - PAVEMENT REHAB - MARCH ...	0.00	20,484.50	
	15.41.63108		CAPITAL OUTLAY - DESIGN		20,484.50	
03207	Toni DeFrancis	04/18/2024	Regular	0.00	540.00	97695
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2024-PC318	Invoice	03/26/2024	03.26.2024 - TRANSCRIPTION - PC 03/18	0.00	160.00	
	01.18.61150		OUTSIDE SERVICES-OTHER		160.00	
2024-PC41	Invoice	04/07/2024	04.07.2024 - TRANSCRIPTION - PC 04/01	0.00	200.00	
	01.18.61150		OUTSIDE SERVICES-OTHER		200.00	
2024-TC49	Invoice	04/15/2024	04.15.2024 - TRANSCRIPTION - TC 04/09	0.00	180.00	
	01.12.61150		OUTSIDE SERVICES-OTHER		180.00	
00696	Town of Fairfax	04/18/2024	Regular	0.00	16,705.79	97696
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
1-2024-0315	Invoice	04/17/2024	04.17.2024 - REIMB - CLIMATE ACTION C...	0.00	16,705.79	
	90.41.61100		OUTSIDE SERVICES		16,705.79	
03094	TRC Companies	04/18/2024	Regular	0.00	3,168.00	97697
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
43542	Invoice	04/10/2024	04.10.2024 - ON-CALL INSPECTIONS - MA...	0.00	3,168.00	
	01.41.61150		OUTSIDE SERVICES-OTHER		3,168.00	
03677	Volstar, Inc.	04/18/2024	Regular	0.00	2,750.00	97698
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
25990	Invoice	03/05/2024	03.05.2024 - VOLUNTEER MGMT SFTWR -...	0.00	2,750.00	
	01.21.61150		OUTSIDE SERVICES-OTHER		2,750.00	
00033	Water Components & Building Supply	04/18/2024	Regular	0.00	94.45	97699

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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		
30634666	Invoice	04/16/2024	04.16.2024 - GRATE - MEMORIAL PARK	0.00	94.45	
	01.81.62200		DEPARTMENTAL SUPPLIES		94.45	
03581	WEE YOGIS	04/18/2024	Regular	0.00	150.00	97700
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0012103	Invoice	04/09/2024	04.09.2024 - MONDAY STORYTIME 04/08	0.00	150.00	
	01.71.61132		OUTSIDE SVCS-PROGRA...		150.00	
03454	Willdan Engineering	04/18/2024	Regular	0.00	3,746.25	97701
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
002-31486	Invoice	03/20/2024	03.20.2024 - BUILDING/PLAN CHECKS - FEB..	0.00	3,746.25	
	01.41.61157		PLAN CHECKING		3,746.25	
03642	Cheryl A Lentini	04/18/2024	Regular	0.00	3,500.00	97702
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
2024-007 A	Invoice	04/18/2024	03.22.2024 - RVFD STATION 20 RENOVATI...	0.00	3,500.00	
	45.41.61150		OUTSIDE SERVICES-OTHER		3,500.00	
01662	CalPERS	04/02/2024	Bank Draft	0.00	-6,978.05	DFT05084
00391	Verizon Wireless	04/01/2024	Bank Draft	0.00	961.46	DFT05112
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
9959041335	Invoice	03/12/2024	03.12.2024 - WIRELESS - 02.13.24-03.12.24	0.00	961.46	
	01.12.61705		UTILITIES-TELEPHONE		51.64	
	01.41.61705		UTILITIES-TELEPHONE		38.01	
	01.41.61705		UTILITIES-TELEPHONE		518.18	
	01.42.61705		UTILITIES-TELEPHONE		263.32	
	21.63.61179		PARKSIDE SERVICES		38.01	
	21.63.61187		ROBSON AFTER SCHOOL ...		52.30	
03554	Doc Bailey Construction Equipment Inc	04/01/2024	Bank Draft	0.00	4,882.50	DFT05203
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
41069	Invoice	04/01/2024	04.01.2024 - INSULATED BUCKET TRUCK	0.00	4,882.50	
	40.21.61906		LIABILITY INSURANCE CLA...		4,882.50	
00362	Town of San Anselmo	04/10/2024	Bank Draft	0.00	282,559.49	DFT05204
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number	Account Name	Item Description	Distribution Amount		
INV0012101	Invoice	04/10/2024	4-15-2024 TSA To Fund Payroll	0.00	282,559.49	
	01.00.20299		PAYROLL PAYABLE		200,745.96	
	01.00.20299		PAYROLL PAYABLE		3,491.95	
	01.00.20299		PAYROLL PAYABLE		-1,420.09	
	15.00.20299		PAYROLL PAYABLE		9,995.11	
	15.00.20299		PAYROLL PAYABLE		-40.00	
	19.00.20299		PAYROLL PAYABLE		13,442.58	
	21.00.20299		PAYROLL PAYABLE		43,895.47	
	21.00.20299		PAYROLL PAYABLE		-215.00	
	27.00.20299		PAYROLL PAYABLE		12,620.45	
	60.00.20299		PAYROLL PAYABLE		43.06	
00402	US Bank	04/16/2024	Bank Draft	0.00	18,943.48	DFT05205

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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	
INV0011935	Invoice	04/12/2024	02.23.2024 - CLIFFORD - CRAIGSLIST	0.00	75.00	
	01.41.61806		MISC HIRING EXPENSES 02.23.2024 - CLIFFORD - CRAIGSL...		75.00	
INV0011936	Invoice	04/12/2024	02.24.2024 - CLIFFORD - UPS	0.00	23.64	
	90.41.61100		OUTSIDE SERVICES 02.24.2024 - CLIFFORD - UPS		23.64	
INV0011937	Invoice	04/12/2024	02.29.2024 - CLIFFORD - MARIN IJ	0.00	14.00	
	01.12.61302		DUES 02.29.2024 - CLIFFORD - MARIN IJ		14.00	
INV0011938	Invoice	04/12/2024	03.04.2024 - CLIFFORD - AMAZON	0.00	163.86	
	01.12.62200		DEPARTMENTAL SUPPLIES 03.04.2024 - CLIFFORD - AMAZ...		163.86	
INV0011939	Invoice	04/12/2024	03.06.2024 - CLIFFORD - ADOBE	0.00	726.30	
	42.21.63003		COMPUTER HARDWARE/... 03.06.2024 - CLIFFORD - ADOBE		726.30	
INV0011940	Invoice	04/12/2024	03.07.2024 - CLIFFORD - AMAZON	0.00	37.12	
	01.12.62200		DEPARTMENTAL SUPPLIES 03.07.2024 - CLIFFORD - AMAZ...		37.12	
INV0011941	Invoice	04/12/2024	03.16.2024 - CLIFFORD - COMCAST	0.00	166.98	
	42.21.63003		COMPUTER HARDWARE/... 03.16.2024 - CLIFFORD - COMCA...		166.98	
INV0011942	Invoice	04/12/2024	02.27.2024 - DONERY - POSTAL SERVICES ...	0.00	15.00	
	01.12.61150		OUTSIDE SERVICES-OTHER 02.27.2024 - DONERY - POSTAL ...		15.00	
INV0011943	Invoice	04/12/2024	03.08.2024 - DONERY - INSALATAS	0.00	83.92	
	01.11.61000		TRAINING 03.08.2024 - DONERY - INSALAT...		83.92	
INV0011944	Invoice	04/12/2024	03.14.2024 - DONERY - GODADDY.COM	0.00	22.17	
	01.12.61150		OUTSIDE SERVICES-OTHER 03.14.2024 - DONERY - GODAD...		22.17	
INV0011945	Invoice	04/12/2024	03.17.2024 - DONERY - ADOBE	0.00	19.99	
	01.12.61150		OUTSIDE SERVICES-OTHER 03.17.2024 - DONERY - ADOBE		19.99	
INV0011946	Invoice	04/12/2024	03.18.2024 - DONERY - MARIN IJ	0.00	18.00	
	01.12.61150		OUTSIDE SERVICES-OTHER 03.18.2024 - DONERY - MARIN IJ		18.00	
INV0011947	Invoice	04/12/2024	03.18.2024 - DONERY - SIGNUPGENIUS.C...	0.00	107.89	
	01.12.61150		OUTSIDE SERVICES-OTHER 03.18.2024 - DONERY - SIGNUP...		107.89	
INV0011948	Invoice	04/12/2024	03.19.2024 - DONERY - HILDAS CAFE	0.00	60.83	
	01.11.61000		TRAINING 03.19.2024 - DONERY - HILDAS ...		60.83	
INV0011949	Invoice	04/12/2024	03.02.2024 - SCOBLE - ECO PRINTS	0.00	621.15	
	90.41.61100		OUTSIDE SERVICES 03.02.2024 - SCOBLE - ECO PRIN...		621.15	
INV0011950	Invoice	04/12/2024	03.20.2024 - SCOBLE - SUSTAINABLE MAR...	0.00	250.00	
	90.41.61100		OUTSIDE SERVICES 03.20.2024 - SCOBLE - SUSTAIN...		250.00	
INV0011958	Invoice	04/12/2024	02.24.2024 - BORTIS - AMAZON	0.00	43.97	
	21.64.62999		MISCELLANEOUS EXPENSE 02.24.2024 - BORTIS - AMAZON		-17.04	
	21.65.62000		OFFICE SUPPLIES 02.24.2024 - BORTIS - AMAZON		61.01	
INV0011959	Invoice	04/12/2024	03.01.2024 - BORTIS - UPCODES	0.00	168.70	
	21.65.61302		DUES 03.01.2024 - BORTIS - UPCODES		168.70	
INV0011960	Invoice	04/12/2024	03.12.2024 - BORTIS - TOWN OF SAN ANS...	0.00	0.01	
	21.65.61403		MAINTENANCE-COMPUT... 03.12.2024 - BORTIS - TOWN OF...		0.01	
INV0011961	Invoice	04/12/2024	03.15.2024 - BORTIS - TOWN OF SAN ANS...	0.00	0.01	
	21.65.61403		MAINTENANCE-COMPUT... 03.15.2024 - BORTIS - TOWN OF...		0.01	
INV0011962	Invoice	04/12/2024	03.19.2024 - BORTIS - COSTCO	0.00	80.36	
	21.65.62200		DEPARTMENTAL SUPPLIES 03.19.2024 - BORTIS - COSTCO		80.36	
INV0011963	Invoice	04/12/2024	03.19.2024 - BORTIS - AMAZON	0.00	28.02	
	21.65.62000		OFFICE SUPPLIES 03.19.2024 - BORTIS - AMAZON		28.02	
INV0011964	Invoice	04/12/2024	03.19.2024 - BORTIS - TOWN OF SAN ANS...	0.00	0.01	
	21.65.61403		MAINTENANCE-COMPUT... 03.19.2024 - BORTIS - TOWN OF...		0.01	
INV0011965	Invoice	04/12/2024	03.21.2024 - BORTIS - AMAZON	0.00	61.70	
	21.65.62000		OFFICE SUPPLIES 03.21.2024 - BORTIS - AMAZON		61.70	
INV0011966	Invoice	04/12/2024	03.01.2024 - WASKEY - STEFANO'S	0.00	25.55	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.71.61132	OUTSIDE SVCS-PROGRA...	03.01.2024 - WASKEY - STEFANO...		25.55	
INV0011967	Invoice	04/12/2024	03.06.2024 - WASKEY - WAYFINDER BOOK...	0.00	43.56	
	01.71.61132	OUTSIDE SVCS-PROGRA...	03.06.2024 - WASKEY - WAYFIN...		43.56	
INV0011968	Invoice	04/12/2024	02.23.2024 - LEYLAND - GARDENER'S SUPP...	0.00	86.27	
	01.71.61132	OUTSIDE SVCS-PROGRA...	02.23.2024 - LEYLAND - GARDE...		86.27	
INV0011969	Invoice	04/12/2024	03.22.2024 - KENTON - MMANC	0.00	95.00	
	01.71.61302	DUES	03.22.2024 - KENTON - MMANC		95.00	
INV0011991	Invoice	04/12/2024	02.27.2024 - MAUK - MARIN IJ	0.00	5.95	
	21.65.61302	DUES	02.27.2024 - MAUK - MARIN IJ		5.95	
INV0011992	Invoice	04/12/2024	03.01.2024 - MAUK - AMAZON	0.00	16.38	
	21.65.62200	DEPARTMENTAL SUPPLIES	03.01.2024 - MAUK - AMAZON		16.38	
INV0011993	Invoice	04/12/2024	03.01.2024 - MAUK - GOOD EARTH	0.00	62.03	
	21.65.61000	TRAINING	03.01.2024 - MAUK - GOOD EAR...		62.03	
INV0011994	Invoice	04/12/2024	03.03.2024 - MAUK - AMAZON	0.00	16.38	
	21.65.62200	DEPARTMENTAL SUPPLIES	03.03.2024 - MAUK - AMAZON		16.38	
INV0011995	Invoice	04/12/2024	03.04.2024 - MAUK - OFFICE DEPOT	0.00	36.26	
	21.65.62200	DEPARTMENTAL SUPPLIES	03.04.2024 - MAUK - OFFICE DE...		36.26	
INV0011996	Invoice	04/12/2024	03.04.2024 - MAUK - OFFICE DEPOT	0.00	26.76	
	21.65.62200	DEPARTMENTAL SUPPLIES	03.04.2024 - MAUK - OFFICE DE...		26.76	
INV0011997	Invoice	04/12/2024	03.16.2024 - MAUK - OFFICE DEPOT	0.00	43.69	
	21.65.62200	DEPARTMENTAL SUPPLIES	03.16.2024 - MAUK - OFFICE DE...		43.69	
INV0011998	Invoice	04/12/2024	03.21.2024 - MAUK -TARGET	0.00	227.29	
	60.14.62904	EGG HUNT	03.21.2024 - MAUK -TARGET		227.29	
INV0011999	Invoice	04/12/2024	03.04.2024 - MIHAN - AMAZON	0.00	46.96	
	21.61.62965	SOFTBALL SUPPLIES	03.04.2024 - MIHAN - AMAZON		46.96	
INV0012000	Invoice	04/12/2024	03.13.2024 - MIHAN - RED HILL CLEANERS	0.00	61.80	
	21.61.62961	BASKETBALL SUPPLIES	03.13.2024 - MIHAN - RED HILL ...		61.80	
INV0012001	Invoice	04/12/2024	03.12.2024 - MIHAN - FAIRFAX LUMBER	0.00	166.66	
	21.61.62965	SOFTBALL SUPPLIES	03.12.2024 - MIHAN - FAIRFAX ...		166.66	
INV0012002	Invoice	04/12/2024	03.19.2024 - MIHAN - ACE HARDWARE	0.00	40.41	
	21.61.62965	SOFTBALL SUPPLIES	03.19.2024 - MIHAN - ACE HAR...		40.41	
INV0012003	Invoice	04/12/2024	03.21.2024 - MIHAN - AMAZON	0.00	63.34	
	21.61.62965	SOFTBALL SUPPLIES	03.21.2024 - MIHAN - AMAZON		63.34	
INV0012004	Invoice	04/12/2024	03.21.2024 - MIHAN - AMAZON	0.00	53.51	
	21.61.62965	SOFTBALL SUPPLIES	03.21.2024 - MIHAN - AMAZON		53.51	
INV0012005	Invoice	04/12/2024	03.21.2024 - JONES - STEP2	0.00	43.22	
	21.63.62979	PARKSIDE SUPPLIES	03.21.2024 - JONES - STEP2		43.22	
INV0012006	Invoice	04/12/2024	02.22.2024 - O'GRADY - BROOKSTONE	0.00	160.01	
	21.63.62984	CAMP KIDMARIN MIGHTY...	02.22.2024 - O'GRADY - BROOKS...		160.01	
INV0012007	Invoice	04/12/2024	02.22.2024 - O'GRADY - HOME DEPOT	0.00	84.95	
	21.65.63100	CAPITAL OUTLAY - CONST...	02.22.2024 - O'GRADY - HOME ...		84.95	
INV0012008	Invoice	04/12/2024	02.24.2024 - O'GRADY - AMAZON	0.00	40.20	
	21.65.63100	CAPITAL OUTLAY - CONST...	02.24.2024 - O'GRADY - AMAZON		40.20	
INV0012009	Invoice	04/12/2024	02.25.2024 - O'GRADY - AMAZON	0.00	172.58	
	21.63.62987	ROBSON AFTER SCHOOL ...	02.25.2024 - O'GRADY - AMAZON		172.58	
INV0012010	Invoice	04/12/2024	02.26.2024 - O'GRADY - UNITED	0.00	35.00	
	21.65.61000	TRAINING	02.26.2024 - O'GRADY - UNITED		35.00	
INV0012011	Invoice	04/12/2024	02.26.2024 - O'GRADY - UNITED	0.00	35.00	
	21.65.61000	TRAINING	02.26.2024 - O'GRADY - UNITED		35.00	
INV0012012	Invoice	04/12/2024	03.01.2024 - O'GRADY - COMCAST	0.00	97.03	
	21.63.61187	ROBSON AFTER SCHOOL ...	03.01.2024 - O'GRADY - COMCA...		97.03	
INV0012014	Invoice	04/12/2024	03.01.2024 - O'GRADY - SFO	0.00	100.00	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	21.65.61000	TRAINING	03.01.2024 - O'GRADY - SFO		100.00	
INV0012015	Invoice	04/12/2024	03.01.2024 - O'GRADY - UNITED	0.00	35.00	
	21.65.61000	TRAINING	03.01.2024 - O'GRADY - UNITED		35.00	
INV0012016	Invoice	04/12/2024	03.01.2024 - O'GRADY - UNITED	0.00	35.00	
	21.65.61000	TRAINING	03.01.2024 - O'GRADY - UNITED		35.00	
INV0012017	Invoice	04/12/2024	03.01.2024 - O'GRADY - HILTON	0.00	537.92	
	21.65.61000	TRAINING	03.01.2024 - O'GRADY - HILTON		537.92	
INV0012018	Invoice	04/12/2024	03.04.2024 - O'GRADY - HOME DEPOT	0.00	226.72	
	21.65.62200	DEPARTMENTAL SUPPLIES	03.04.2024 - O'GRADY - HOME ...		226.72	
INV0012019	Invoice	04/12/2024	03.07.2024 - O'GRADY - SIXTHREEZERO	0.00	1,286.99	
	15.90.63100	CONSTRUCTION	03.07.2024 - O'GRADY - SIXTHRE...		1,286.99	
INV0012020	Invoice	04/12/2024	03.13.2024 - O'GRADY - TARGET	0.00	157.23	
	21.63.62987	ROBSON AFTER SCHOOL ...	03.13.2024 - O'GRADY - TARGET		157.23	
INV0012021	Invoice	04/12/2024	03.14.2024 - O'GRADY - AMAZON	0.00	85.84	
	21.63.62987	ROBSON AFTER SCHOOL ...	03.14.2024 - O'GRADY - AMAZON		85.84	
INV0012022	Invoice	04/12/2024	03.19.2024 - O'GRADY - MI FAMILIA	0.00	36.98	
	21.65.61000	TRAINING	03.19.2024 - O'GRADY - MI FAM...		36.98	
INV0012023	Invoice	04/12/2024	03.18.2024 - O'GRADY - SAFEWAY	0.00	31.75	
	21.63.62978	TODDLER ENRICHMENT S...	03.18.2024 - O'GRADY - SAFEW...		31.75	
INV0012024	Invoice	04/12/2024	03.19.2024 - O'GRADY - PICKLEBALL CENT...	0.00	76.42	
	15.81.63100	CONSTRUCTION	03.19.2024 - O'GRADY - PICKLEB...		76.42	
INV0012025	Invoice	04/12/2024	03.18.2024 - O'GRADY - RUG PAD USA	0.00	571.07	
	21.65.63100	CAPITAL OUTLAY - CONST...	03.18.2024 - O'GRADY - RUG PA...		571.07	
INV0012026	Invoice	04/12/2024	03.20.2024 - O'GRADY - AMAZON	0.00	148.54	
	15.81.63100	CONSTRUCTION	03.20.2024 - O'GRADY - AMAZON		148.54	
INV0012027	Invoice	04/12/2024	03.20.2024 - O'GRADY - AMAZON	0.00	246.08	
	21.63.62987	ROBSON AFTER SCHOOL ...	03.20.2024 - O'GRADY - AMAZON		246.08	
INV0012028	Invoice	04/12/2024	03.20.2024 - O'GRADY - AMAZON	0.00	16.38	
	21.63.62987	ROBSON AFTER SCHOOL ...	03.20.2024 - O'GRADY - AMAZON		16.38	
INV0012064	Invoice	04/12/2024	02.27.2024 - HEALY - AMAZON	0.00	18.08	
	01.41.61505	BLDG. MAINT-HEAT/AIR	02.27.2024 - HEALY - AMAZON		18.08	
INV0012065	Invoice	04/12/2024	03.01.2024 - HEALY - LEE'S BODY SHOP	0.00	2,850.70	
	01.41.61602	VEHICLE MAINTENANCE/...	03.01.2024 - HEALY - LEE'S BODY...		2,850.70	
INV0012066	Invoice	04/12/2024	03.08.2024 - HEALY - JACKSON'S HARDWA...	0.00	38.23	
	01.81.62200	DEPARTMENTAL SUPPLIES	03.08.2024 - HEALY - JACKSON'S...		38.23	
INV0012067	Invoice	04/12/2024	03.19.2024 - HEALY - JACKSON'S HARDWA...	0.00	630.31	
	01.81.62200	DEPARTMENTAL SUPPLIES	03.19.2024 - HEALY - JACKSON'S...		630.31	
INV0012068	Invoice	04/12/2024	03.20.2024 - HEALY - CAESAR CYCLERY	0.00	672.97	
	01.81.61150	OUTSIDE SERVICES-OTHER	03.20.2024 - HEALY - CAESAR CY...		672.97	
INV0012069	Invoice	04/12/2024	03.20.2024 - HEALY - CAESER CYCLERY	0.00	92.84	
	01.81.61150	OUTSIDE SERVICES-OTHER	03.20.2024 - HEALY - CAESER CY...		92.84	
INV0012070	Invoice	04/12/2024	02.23.2024 - SHAW - AMAZON	0.00	63.79	
	01.42.62200	DEPARTMENTAL SUPPLIES	02.23.2024 - SHAW - AMAZON		63.79	
INV0012071	Invoice	04/12/2024	02.24.2024 - SHAW - AMAZON	0.00	39.32	
	01.42.62200	DEPARTMENTAL SUPPLIES	02.24.2024 - SHAW - AMAZON		39.32	
INV0012072	Invoice	04/12/2024	02.29.2024 - SHAW - AMAZON	0.00	28.13	
	01.42.62909	SUPPLIES-TRAFFIC CONT...	02.29.2024 - SHAW - AMAZON		28.13	
INV0012073	Invoice	04/12/2024	02.29.2024 - SHAW - AMAZON	0.00	99.59	
	01.42.62909	SUPPLIES-TRAFFIC CONT...	02.29.2024 - SHAW - AMAZON		99.59	
INV0012074	Invoice	04/12/2024	03.02.2024 - SHAW - AMAZON	0.00	414.64	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	03.02.2024 - SHAW - AMAZON		414.64	
INV0012075	Invoice	04/12/2024	03.03.2024 - SHAW - AMAZON	0.00	72.27	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.42.62200	DEPARTMENTAL SUPPLIES	03.03.2024 - SHAW - AMAZON		72.27	
INV0012076	Invoice	04/12/2024	03.05.2024 - SHAW - AMAZON	0.00	44.91	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	03.05.2024 - SHAW - AMAZON		44.91	
INV0012077	Invoice	04/12/2024	03.06.2024 - SHAW - AMAZON	0.00	112.52	
	01.42.62909	SUPPLIES-TRAFFIC CONT...	03.06.2024 - SHAW - AMAZON		112.52	
INV0012078	Invoice	04/12/2024	03.06.2024 - SHAW - STAPLES	0.00	431.49	
	01.42.62200	DEPARTMENTAL SUPPLIES	03.06.2024 - SHAW - STAPLES		431.49	
INV0012079	Invoice	04/12/2024	03.08.2024 - SHAW - AMAZON	0.00	19.45	
	01.42.62200	DEPARTMENTAL SUPPLIES	03.08.2024 - SHAW - AMAZON		19.45	
INV0012081	Invoice	04/12/2024	03.09.2024 - SHAW - AMAZON	0.00	238.03	
	01.42.62200	DEPARTMENTAL SUPPLIES	03.09.2024 - SHAW - AMAZON		238.03	
INV0012082	Invoice	04/12/2024	03.11.2024 - SHAW - JEFF'S CARWASH	0.00	59.99	
	01.42.62988	VEHICLE-FUEL/OIL/TIRES	03.11.2024 - SHAW - JEFF'S CA...		59.99	
INV0012083	Invoice	04/12/2024	03.13.2024 - SHAW - AMAZON	0.00	33.75	
	01.42.62905	SUPPLIES-GROUNDS	03.13.2024 - SHAW - AMAZON		33.75	
INV0012084	Invoice	04/12/2024	03.14.2024 - SHAW - AMAZON	0.00	13.85	
	01.42.62200	DEPARTMENTAL SUPPLIES	03.14.2024 - SHAW - AMAZON		13.85	
INV0012085	Invoice	04/12/2024	03.15.2024 - SHAW - AMAZON	0.00	95.13	
	01.81.62200	DEPARTMENTAL SUPPLIES	03.15.2024 - SHAW - AMAZON		95.13	
INV0012086	Invoice	04/12/2024	03.15.2024 - SHAW - AMAZON	0.00	201.24	
	01.81.62200	DEPARTMENTAL SUPPLIES	03.15.2024 - SHAW - AMAZON		201.24	
INV0012087	Invoice	04/12/2024	03.18.2024 - SHAW - AMAZON	0.00	67.71	
	01.42.62200	DEPARTMENTAL SUPPLIES	03.18.2024 - SHAW - AMAZON		67.71	
INV0012088	Invoice	04/12/2024	03.19.2024 - SHAW - AMAZON	0.00	44.26	
	01.81.62200	DEPARTMENTAL SUPPLIES	03.19.2024 - SHAW - AMAZON		44.26	
INV0012089	Invoice	04/12/2024	03.20.2024 - SHAW - AMAZON	0.00	55.19	
	01.81.62200	DEPARTMENTAL SUPPLIES	03.20.2024 - SHAW - AMAZON		55.19	
INV0012090	Invoice	04/12/2024	03.20.2024 - SHAW - AMAZON	0.00	17.53	
	01.81.62200	DEPARTMENTAL SUPPLIES	03.20.2024 - SHAW - AMAZON		17.53	
INV0012093	Invoice	04/12/2024	02.27.2024 - AVILA - MI PUEBLO	0.00	82.97	
	01.11.62200	DEPARTMENTAL SUPPLIES	02.27.2024 - AVILA - MI PUEBLO		82.97	
INV0012094	Invoice	04/12/2024	02.27.2024 - AVILA - SAFEWAY	0.00	4.49	
	01.11.62200	DEPARTMENTAL SUPPLIES	02.27.2024 - AVILA - SAFEWAY		4.49	
INV0012095	Invoice	04/12/2024	02.27.2024 - AVILA - SAFEWAY	0.00	14.08	
	01.11.62200	DEPARTMENTAL SUPPLIES	02.27.2024 - AVILA - SAFEWAY		14.08	
INV0012096	Invoice	04/12/2024	03.11.2024 - AVILA - LAOS KITCHEN	0.00	117.99	
	01.11.62200	DEPARTMENTAL SUPPLIES	03.11.2024 - AVILA - LAOS KITC...		117.99	
INV0012097	Invoice	04/12/2024	03.12.2024 - AVILA - SAFEWAY	0.00	13.98	
	01.11.62200	DEPARTMENTAL SUPPLIES	03.12.2024 - AVILA - SAFEWAY		13.98	
INV0012098	Invoice	04/12/2024	03.15.2024 - AVILA - SAFEWAY	0.00	6.20	
	01.11.62200	DEPARTMENTAL SUPPLIES	03.15.2024 - AVILA - SAFEWAY		6.20	
INV0012099	Invoice	04/09/2024	03.14.2024 - AVILA - VLLODGING	0.00	674.56	
	01.11.61000	TRAINING	03.14.2024 - AVILA - VLLODGING		674.56	
INV0012100	Invoice	04/12/2024	03.14.2024 - AVILA - VLLODGING	0.00	674.56	
	01.11.61000	TRAINING	03.14.2024 - AVILA - VLLODGING		674.56	
INV0012105	Invoice	04/12/2024	03.12.2024 - CONDRY - PASSION FISH	0.00	200.15	
	01.41.61154	OUTSIDE SERVICES - FLO...	03.12.2024 - CONDRY - PASSION...		200.15	
INV0012106	Invoice	04/12/2024	03.12.2024 - CONDRY - STEAMER	0.00	54.23	
	01.41.61154	OUTSIDE SERVICES - FLO...	03.12.2024 - CONDRY - STEAMER		54.23	
INV0012107	Invoice	04/12/2024	03.13.2024 - CONDRY - KUMA SUSHI	0.00	180.21	
	01.41.61154	OUTSIDE SERVICES - FLO...	03.13.2024 - CONDRY - KUMA S...		180.21	
INV0012108	Invoice	04/12/2024	03.13.2024 - CONDRY - ROSINES	0.00	91.15	

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Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
	01.41.61154	OUTSIDE SERVICES - FLO...	03.13.2024 - CONDRY - ROSINES		91.15	
INV0012109	Invoice	04/12/2024	03.15.2024 - CONDRY - OSTERIA	0.00	146.36	
	01.41.61154	OUTSIDE SERVICES - FLO...	03.15.2024 - CONDRY - OSTERIA		146.36	
INV0012110	Invoice	04/12/2024	03.21.2024 - CONDRY - ACCESS DOOR & P...	0.00	2,060.29	
	45.41.61150	OUTSIDE SERVICES-OTHER	03.21.2024 - CONDRY - ACCESS ...		2,060.29	
01281	Payroll Resource Group	04/12/2024	Bank Draft	0.00	95.00	DFT05206
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
18927	Invoice	04/12/2024	04.12.2024 - S125/S132 PROCESSING FEE -...	0.00	95.00	
	01.12.61107	OUTSIDE SVCS-ACCOUNT...	04.12.2024 - S125/S132 PROCES...		95.00	
00128	Pacific Gas & Electric	04/11/2024	Bank Draft	0.00	135.32	DFT05207
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
717-04112024	Invoice	04/11/2024	717 - CORPYARD NAYURAL GAS - 03.04.24...	0.00	135.32	
	41.41.61701	UTILITIES	717 - CORPYARD NAYURAL GAS -...		135.32	
00128	Pacific Gas & Electric	04/16/2024	Bank Draft	0.00	543.89	DFT05208
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
355-04162024	Invoice	04/16/2024	355 - CORPYARD - 03.05.24-04.04.24	0.00	543.89	
	41.41.61701	UTILITIES	355 - CORPYARD - 03.05.24-04.0...		543.89	
00128	Pacific Gas & Electric	04/16/2024	Bank Draft	0.00	2,702.12	DFT05209
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
146-04162024	Invoice	04/16/2024	146 - EV CHARGING - 03.06.24-04.05.24	0.00	2,702.12	
	13.42.61114	OUTSIDE SRV: PARKING ...	146 - EV CHARGING - 03.06.24-0...		2,702.12	
00181	Ross Valley Fire Department	04/24/2024	Bank Draft	0.00	419,893.50	DFT05210
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
INV0012113	Invoice	04/24/2024	04.24.2024 - APRIL RVFD MEMBER CONTR...	0.00	419,893.50	
	01.32.61139	RVFS CONTRACT	04.24.2024 - APRIL RVFD MEMB...		419,893.50	
01102	Central Marin Police Authority	04/02/2024	Bank Draft	0.00	433,699.42	DFT05211
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
INV0012114	Invoice	04/02/2024	04.02.2024 - CMPA MEMBER CONTRIBUTI...	0.00	433,699.42	
	01.30.61199	POLICE SERVICES CONTR...	04.02.2024 - CMPA MEMBER C...		433,699.42	
00072	Comcast	04/15/2024	Bank Draft	0.00	248.98	DFT05212
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
583-04152024	Invoice	04/15/2024	583 - CORPYARD INTERNET - 02.21.24-03....	0.00	248.98	
	42.21.61150	OUTSIDE SERVICES-OTHER	583 - CORPYARD INTERNET - 02....		248.98	
00072	Comcast	04/15/2024	Bank Draft	0.00	166.98	DFT05213
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
	Account Number		Account Name		Distribution Amount	
758-04152024	Invoice	04/15/2024	758 - TH INTERNET - 02.24.24-03.23.24	0.00	166.98	
	42.21.61150	OUTSIDE SERVICES-OTHER	758 - TH INTERNET - 02.24.24-03...		166.98	
00362	Town of San Anselmo	04/19/2024	Bank Draft	0.00	220,611.64	DFT05232

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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			
INV0012134	Invoice	04/19/2024	4-30-2024 TSA To Fund Payroll	0.00	220,611.64	
01.00.20299	PAYROLL PAYABLE		4-30-2024 TSA To Fund Payroll		161,787.74	
01.00.20299	PAYROLL PAYABLE		4-30-2024 TSA To Fund Payroll		3,603.71	
01.00.20299	PAYROLL PAYABLE		4-30-2024 TSA To Fund Payroll		-1,420.09	
15.00.20299	PAYROLL PAYABLE		4-30-2024 TSA To Fund Payroll		7,912.61	
15.00.20299	PAYROLL PAYABLE		4-30-2024 TSA To Fund Payroll		-40.00	
19.00.20299	PAYROLL PAYABLE		4-30-2024 TSA To Fund Payroll		10,089.45	
21.00.20299	PAYROLL PAYABLE		4-30-2024 TSA To Fund Payroll		29,724.95	
21.00.20299	PAYROLL PAYABLE		4-30-2024 TSA To Fund Payroll		-215.00	
27.00.20299	PAYROLL PAYABLE		4-30-2024 TSA To Fund Payroll		9,168.27	
00128	Pacific Gas & Electric	04/29/2024	Bank Draft	0.00	14,833.97	DFT05236
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
461-04292024	Invoice	04/29/2024	461 - TOWN HALL UTILITIES - 03.03.24-04....	0.00	14,833.97	
21.65.61701	UTILITIES-ELECTRICITY		461 - TOWN HALL UTILITIES - 03...		446.50	
21.65.61701	UTILITIES-ELECTRICITY		461 - TOWN HALL UTILITIES - 03...		694.23	
31.41.61701	UTILITIES-ELECTRICITY		461 - TOWN HALL UTILITIES - 03...		1,232.70	
31.41.61702	UTILITIES-GAS		461 - TOWN HALL UTILITIES - 03...		780.27	
34.41.61701	UTILITIES-ELECTRICITY		461 - TOWN HALL UTILITIES - 03...		278.88	
34.41.61702	UTILITIES-GAS		461 - TOWN HALL UTILITIES - 03...		178.01	
41.41.61701	UTILITIES		461 - TOWN HALL UTILITIES - 03...		11,223.38	
03344	CSG Forte Payments Inc.	04/10/2024	Bank Draft	0.00	10,215.91	DFT05238
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
0011869318	Invoice	03/31/2024	03.31.2024 - CREDIT CARD PROCESSING - ...	0.00	10,215.91	
21.65.61177	CHG CARDS		03.31.2024 - CREDIT CARD PROC...		10,215.91	
03344	CSG Forte Payments Inc.	04/10/2024	Bank Draft	0.00	2,575.41	DFT05239
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
0011869064	Invoice	03/31/2024	03.31.2024 - CREDIT CARD PROCESSING - ...	0.00	2,575.41	
21.65.61177	CHG CARDS		03.31.2024 - CREDIT CARD PROC...		2,575.41	
00128	Pacific Gas & Electric	04/29/2024	Bank Draft	0.00	107.75	DFT05240
Payable #	Payable Type	Post Date	Payable Description	Discount Amount	Payable Amount	
Account Number	Account Name	Item Description	Distribution Amount			
216-04292024	Invoice	04/29/2024	216 - 237 CRESCENT - 04.29.2024	0.00	107.75	
01.81.61703	UTILITIES-WATER		216 - 237 CRESCENT - 04.29.2024		107.75	

Bank Code AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	359	155	0.00	1,360,784.39
Manual Checks	0	0	0.00	0.00
Voided Checks	0	7	0.00	-28,012.50
Bank Drafts	121	18	0.00	1,406,198.77
EFT's	0	0	0.00	0.00
	480	180	0.00	2,738,970.66

All Bank Codes Check Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	359	155	0.00	1,360,784.39
Manual Checks	0	0	0.00	0.00
Voided Checks	0	7	0.00	-28,012.50
Bank Drafts	121	18	0.00	1,406,198.77
EFT's	0	0	0.00	0.00
	480	180	0.00	2,738,970.66

Fund Summary

Fund	Name	Period	Amount
99	POOLED CASH - OPERATING	4/2024	2,738,970.66
			2,738,970.66

STAFF REPORT

TOWN OF SAN ANSELMO

Item #: 2.1

MEETING DATE: May 14, 2024

AGENDA TITLE: Approve the 2024 Street Resurfacing Project and
Authorize Staff to Advertise for Construction Bids

FROM: Scott Schneider, Department of Public Works

RECOMMENDATION: That the Town Council approves the 2024 Street Resurfacing Project and Authorizes Staff to Advertise for Construction Bids and finds the project exempt from CEQA under 14 Cal. Code Regs. § 15301.

SUMMARY

The 2024 Street Resurfacing Project includes paving the following street segments and Pavement Condition Index (PCI):

Base Bid:

Kensington Road from Bolinas Avenue to Austin Avenue (18)
Mariposa Avenue from Kensington Road to Richmond Road (10)
Woodside Drive from Idlewood Drive to Oak Springs Drive (14)
Oak Springs Drive from Woodside Drive to 180 Oak Springs Drive (44)

Additive Bid A:

Spring Grove Avenue from Greenfield Avenue to 160 Spring Grove Avenue (13)

Additive Bid B:

Monterey Avenue from Los Angeles Blvd South to Los Angeles Blvd North (66)
Monterey Terrace from Monterey Avenue to end (42)

Delayed:

Los Angeles Blvd from Monterey Avenue South to Town Limit (47)

DISCUSSION/ANALYSIS

The 2024 Street Resurfacing project includes grinding and paving of the asphalt roadways and replacement of striping. Installing curb ramps is included in the project, but ramps will be constructed separately.

When the project was scoped in 2023, it was assumed that \$1,500,000 would be available for the construction phase; however, the available funding was reduced as part of the 24/25 budget process. Therefore, rather than including all seven road segments in the Base Bid, staff proposes including four segments in the Base Bid while the remaining three segments will be optional Additive Bids. If funding is not available for the Additive Bid segments, those streets will be included in next year's project.

The repaving of Los Angeles Boulevard has been delayed due to potential conflict with a future recycled water pipeline. The street will be scheduled if/when the pipe line is installed.

The project will be advertised for 30 days, and staff will return to Council for approval of the contract for the lowest responsible and responsive bidder.

FISCAL IMPACT

The estimated construction costs are as follows:

Engineer's Estimate for Construction (Base Bid)	\$1,200,000
Construction Management (San Anselmo staff and consultant)	\$ 20,000
Construction Contingency (10% of construction)	\$ 120,000
Total Project Cost	\$1,340,000

Additive Bid Schedule

A: Spring Grove Avenue	\$ 205,000
B: Monterey Avenue/Monterey Terrace	\$ 180,000

Funding will be included in the Town's 2024/2025 Budget and Work Plan, using funding from the General Fund (\$450,000), Road Maintenance Fund (\$400,000), TAM Measure AA funds (\$290,000), SB1 funds (\$325,000) and Measure J funds (\$530,000).

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

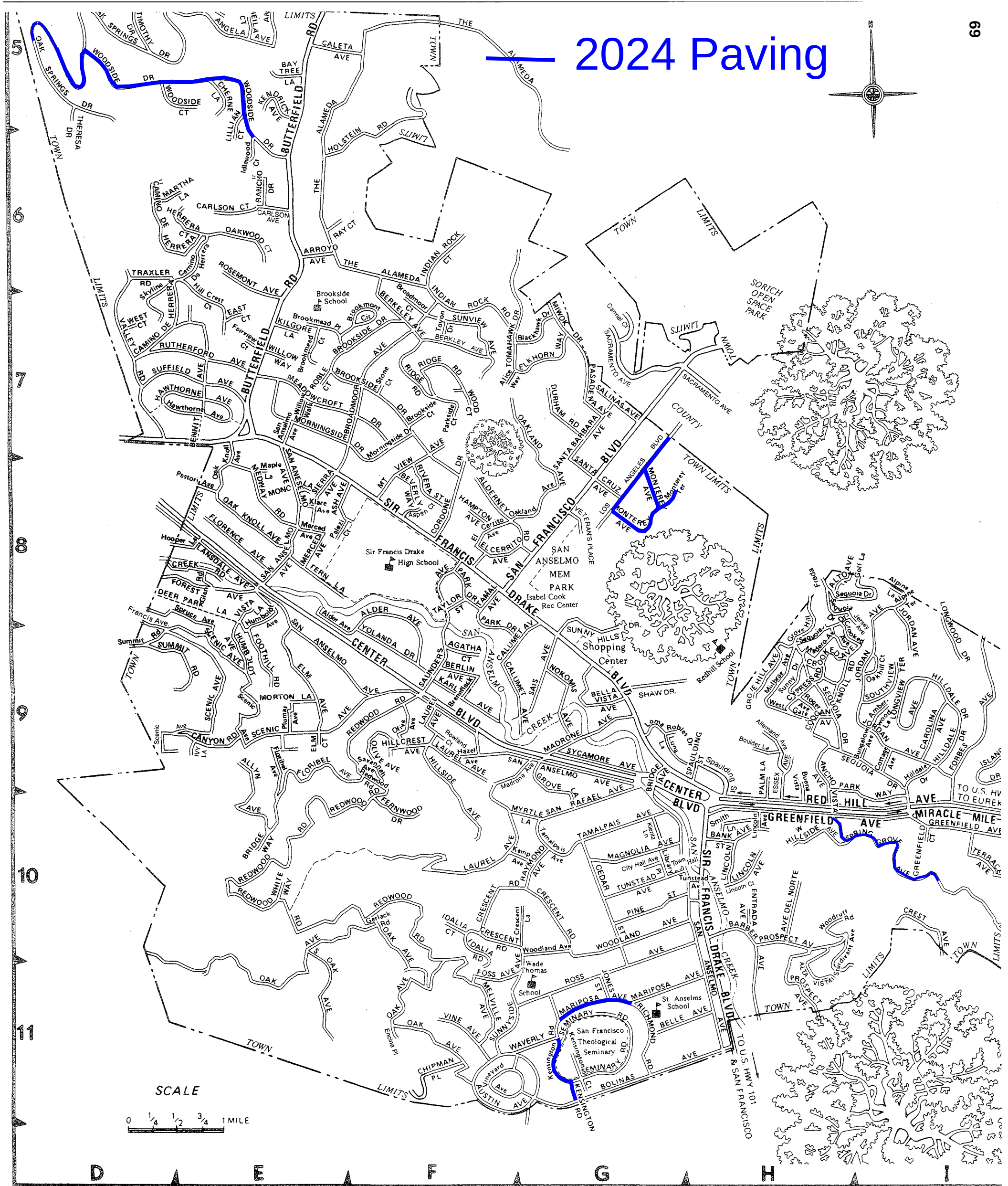
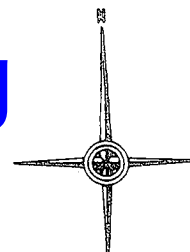
The Town finds this project to be categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 Class 1, because it involves maintenance of existing streets, will not create additional automobile lanes and involves negligible or no expansion of use. (14 Cal. Code Regs. § 15301). None of the exceptions to this Class 1 categorical exemption apply in this instance (14 Cal. Code Regs. § 15300.2). Specifically, successive projects of the same type in the same location will not cause significant cumulative impacts, as there are no successive projects planned at this time. There are no unusual circumstances presented by this project and the project will not result in damage to scenic resources within a designated

state scenic highway. Finally, the project will not cause a substantial adverse change in the significance of a historical resource, as no historical resources will be impacted.

As with any paving project, the Town follows our Complete Streets Policy and ensures consistency with the Bicycle and Pedestrian Master Plan, which aims to improve the street not just for vehicular traffic, but for pedestrians and bicyclists as well as transit. New and modified curb ramps and enhanced crosswalks improve pedestrian safety, and improved pavement condition makes conditions safer for bicyclists. (Climate Action Plan 2030 Transportation Measures T-2 Bicycling and T-3 Walking).

ATTACHMENTS

Attachment 1- Map of 2024 Street Resurfacing Project



The Town of San Anselmo

Agatha Ct	F-1
Alder Ave.	E-F-8
Alderney Rd	F-8
Alice Way	F-7
Allemand Ave	H-8
Allyn Ave	E-8
Alpine La	I-8
Alpine Ter	I-8
Alta Vista	H-11
Alto Ave	H-8
Amberwood La	I-1
Ancho Vista Ave	H-8
Angela Ave	E-8
Arroyo Ave	E-8
Ash Ave	E-8
Aspen Ct	F-8
Austin Ave	F-11
Avenue Del Norte	H-11

Bank St	H-1
Barber Ave	H-1
Bay Tree La	E
Bella Vista Ave	G
Belle Ave	G-1
Bennit Ave	E
Berkley Ave	F
Berlin Ave	F
Beverly Way	F
Blackhawk Dr	G
Bolinas Ave	G-1
Boulder La	H

Bridge Ave
Bridge Way
Broadmoor Ave
Broadmoor Ct
Brookmead Ct
Brookmead Pl
Brookmont Cir
Brookside Ct
Brookside Dr
Buena Vista
Bungalow Ave
Butterfield Rd

Caleta Ave . .
Calumet Ave
Camino De Her
Canyon Rd
Carmel Ct
Carlson Ave
Carlson Ct
Carolina Ave
Cedar St
Center Blvd
Cherne La
Chipman Pl
City Hall Ave
Coogan Ave
Cordone Dr
Cottage Ave
Creek Rd
Crescent La
Crescent Rd
Crest Ave
Crooked Ave

G-9
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E-5 **Fairview Ct .**
F-9 **Fern La**
D-6 **Fernwood Dr**
E-9 **Florence Ave**
G-7 **Floribel Ave**
E-9 **Floribel Ave**
E-6 **Foothill Rd**
I-9 **Forbes Ave**
G-10 **Forest Ave**
G-9 **Foss Ave**
E-5 **Foss Ave**
F-11 **Francis Ave**
G-10 **Freda**

H-9
F-8 **Garlack Rd .**
I-9 **Glen Rd**
E-8 **Golf La**
F-10 **Greenfield Ave**
G-10 **Greenfield Ct**
I-10 **Grove La**
H-9 **Grove Hill Ave**

Deer Park La .
Durham Rd

East Ct
East La
El Cerrito Ave
Elkhorn Way
Elm Ave
Elm Ct
Encina Pl
Entrada Ave

Fairview Ct .
Fern La
Fernwood Dr
Florence Ave
Floribel Ave
Floribel Ave
Foothill Rd
Forbes Ave
Forest Ave
Foss Ave
Francis Ave
Freda

Garlack Rd .
Glen Rd
Golf La
Greenfield Ave
Greenfield Ct
Grove La
Grove Hill Ave

Hampton Ave
Hawthorne Ave
Hazel Ave
Herrera Ct
Hillcrest Ave
Hillcrest Ct
Hilldale Dr
Hillside Ave
Hoag Ave
Holstein Rd
Hooper La
Humboldt Ave

Idalia Ct . . .
Idalia Rd
Idlewood Ct
Indian Rock C
Indian Rock R
Island Dr
Ivy La

Jersey Ave . .
Jones St
Jordan Ave

Karl Ave . . .
Kemp Ave
Kendrick Ave
Kensington Ct
Kensington R
Kientz La
Kilgore La
Klare Ave

F-8 Lansdale Ave
D-7 Laurel Ave
F-9 Library Pl
D-6 Lillian Ct
F-9 Lincoln Ave
E-6 Lincoln Ct
I-9 Loma Robles Dr
F-9 Longview Ave
E-9 Longwood Dr
E-6 Los Angeles Blvd
D-8 Luna La
E-9

Madero Ave.
F-10 Madrone Ave
F-10 Magnolia Ave
E-6 Maple La
F-6 Mariposa Ave
F-7 Martha La
I-9 Meadowcroft Dr
E-9 Medway Rd
 Melville Ave
 Merced Ave
I-8 Milbrae Ave
G-11 Miracle Mile
 I-8 Miwok Dr
 Mono La
F-9 Monterey Ave
F-10 Monterey Ter
E-5 Morningside Dr
G-11 Morton La
G-11 Mountain View Av
G-10 Myrtle La
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STAFF REPORT

TOWN OF SAN ANSELMO

Item #: 2.1

MEETING DATE: May 14, 2024

AGENDA TITLE: Approve the 2024 Slurry Seal Project and Authorize Staff to Advertise for Construction Bids.

FROM: Scott Schneider, Department of Public Works

RECOMMENDATION: That the Town Council approves the 2024 Slurry Seal Project and Authorizes Staff to Advertise for Construction Bids and finds the project exempt from CEQA under 14 Cal. Code Regs. § 15301.

SUMMARY

The 2024 Slurry Seal project (see Map, Attachment 1), includes the following:

Residential Streets

Sunny Hills Drive from Sir Francis Drake Boulevard to Gate
Park Way from Sequoia Drive to 55 Park Way
Bungalow Avenue from Sequoia Drive to end
Hilldale Drive from Sequoia Drive to Carolina Avenue
Carolina Avenue from Jordan Avenue to Hilldale Drive
Jordan Avenue from Hilldale Drive to Cottage Avenue
Elm Avenue from San Anselmo Avenue to Scenic Avenue
Elm Court from Scenic Avenue to end
Sycamore Avenue from Madrone Ave to Bridge Avenue
Holstein Avenue from The Alameda to 78 Holstein Avenue
Rancho Drive from Carlson Avenue to end
Carlson Court from Carlson Avenue to end
Hampton Avenue from El Cerrito Ave to end

Arterial and Collector Streets:

Caleta Avenue from Butterfield Road to The Alameda
The Alameda from Arroyo Avenue to 241 The Alameda
Tomahawk Drive from Blackhawk Drive to Elkhorn Way
Santa Cruz Avenue from San Francisco Boulevard to Santa Barbara Avenue
Santa Barbara Avenue from Santa Cruz Avenue to Salinas Avenue

Item #: 1.4

Salinas Avenue from San Francisco Boulevard to Santa Barbara Avenue
Ross Avenue from Sunnyside Avenue to San Anselmo Avenue

Non-Maintained Road Assistance Program (25% contribution from Town)
El Cerrito Ave from Sir Francis Drake to Alderney Road

Town of Ross – Paid for by Ross
Brookwood Lane from Redwood Drive to Bridge Road

BACKGROUND

In August 2019, the Town Council approved the 5-Year Capital Improvement Program (CIP) that included a preventative maintenance component. Preventative maintenance includes crack sealing and slurry sealing that is performed on a street or road that is in good condition to extend the life of the pavement. The Pavement Condition Index (PCI) is a rating from 1 to 100 that is based on an inspection of a road for several pavement distresses. Slurry seal is typically applied to streets with a PCI between 70 and 90.

Slurry seal typically costs about 1/10 of the cost to repave a street. Ideally, a newly paved street will be slurry sealed every 5 to 7 years (up to three times), then allowed to deteriorate to a PCI of 55 or 65, followed by a thin pavement overlay. Without a sufficient budget, most agencies don't have the luxury of repaving a street with a 65 PCI when portions of the network are in much worse condition. One of the best ways to increase the 'bang for the buck' of a pavement network is to inexpensively slurry seal the streets in good condition to increase their life, while simultaneously focusing on fixing the more expensive streets with pavement overlays or reconstruction.

DISCUSSION/ANALYSIS

PCIs of this year's project range generally from the mid-60s to the high-80s. Cracksealing will be done prior to the slurry project.

Where possible, existing standard crosswalks will be replaced with Continental style crosswalks to improve pedestrian safety.

The work on Sunny Hills Drive, Santa Cruz Avenue, Santa Barbara Avenue and Salinas Avenue is proposed to be done at night to minimize traffic delays. Work on other streets will require the street to be closed between 8 am and 5 pm. Residents will be notified of the project schedule at least two weeks in advance of the work.

The Town is contributing 25% toward work on El Cerrito Avenue under the Non-Town Maintained Road program, approximately \$1,600. The remaining 75% will be collected from the participating residents.

The Town is assisting the Town of Ross by including Brookwood Lane in San Anselmo's project. The Town of Ross will reimburse San Anselmo for the work.

The project will be advertised for 30 days, and staff will return to Council for approval of the contract for the lowest responsible and responsive bidder.

FISCAL IMPACT

Engineer's Estimate	\$170,000
Contingency (10% of Construction)	\$15,000
<u>Construction Management</u>	<u>\$15,000</u>
Total Project Cost	\$200,000

Funding will be included in the Town's 2024/2025 Budget and Work Plan, using funding from the Road Maintenance Fund and Measure J funds.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

The Town finds this project to be categorically exempt from the requirement for the preparation of environmental documents under the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 Class 1, because it involves maintenance of existing streets, will not create additional automobile lanes and involves negligible or no expansion of use. (14 Cal. Code Regs. § 15301). None of the exceptions to this Class 1 categorical exemption apply in this instance (14 Cal. Code Regs. § 15300.2). Specifically, successive projects of the same type in the same location will not cause significant cumulative impacts, as there are no successive projects planned at this time. There are no unusual circumstances presented by this project and the project will not result in damage to scenic resources within a designated state scenic highway. Finally, the project will not cause a substantial adverse change in the significance of a historical resource, as no historical resources will be impacted.

As with any paving project, the Town follows our Complete Streets Policy and ensures consistency with the Bicycle and Pedestrian Master Plan, which aims to improve the street not just for vehicular traffic, but for pedestrians and bicyclists as well as transit. The improved roadway surface will maintain rideability for bicyclists, and refreshed striping will improve safety for all users. Enhanced crosswalks will improve pedestrian safety. (Climate Action Plan 2030 Transportation Measures T-2 Bicycling and T-3 Walking).

ATTACHMENTS

Attachment 1- Map of Slurry Seal streets



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From: [Warren Wells](#)
To: [Town Council](#)
Subject: Public Comment - Town Council 5/14/2024 - Item 2.1
Date: Tuesday, May 14, 2024 2:22:42 PM

CAUTION: External Sender

Mayor Burke and Members of the Town Council,

On behalf of the Marin County Bicycle Coalition, I am writing to thank staff for the recent work done on calm traffic in San Anselmo. This is important work in service of making the town more livable and safe for people of all ages and abilities.

Regarding the upcoming slurry seal and resurfacing projects, I want to urge staff to evaluate whether any of these projects might also be good candidates for traffic calming (such as speed humps), particularly on those street segments near schools, such as Kensington Rd between Bolinas Ave and Waverly Rd, which is on the San Anselmo Bike Spine, and Ross Ave, which fronts Wade Thomas ES.

This effort would also be an excellent time to ensure that intersections encourage compliance with AB 413, which prohibits parking within 20 feet of crosswalks (known as "daylighting" the intersection). In particular, the intersection of Kensington Rd and Ross Ave is often blocked by cars. Given that crews will already be mobilized, I recommend adding red paint to clearly indicate that parking within 20' of the crosswalk is illegal.

Thank you for your time and consideration.

--

Warren J. Wells, AICP

Policy and Planning Director

Marin County Bicycle Coalition

cell: (410) 703.9898 | marinbike.org

pronouns: he, him, his



We're creating a healthy, connected, and sustainable Marin by promoting bicycling for everyday transportation and recreation. Love to ride? [Join us today.](#)



STAFF REPORT

TOWN OF SAN ANSELMO

Item #:2.2

MEETING DATE: May 14, 2024

AGENDA TITLE: Direct Staff to Prepare a Ballot Measure to Allow for Appointment of Town Clerk and Town Treasurer

FROM: David P. Donery, Town Manager
Megan H. Acevedo, Town Attorney

RECOMMENDATION: Direct staff to prepare a ballot measure to allow for the appointment of the Town Clerk and Town Treasurer by the Town Council.

BACKGROUND

San Anselmo's Town Clerk and Town Treasurer are both elected positions with attendant Town residency requirements. (Cal. Gov. Code §§ 36501(a), (b); 36502). This requirement has proven to be difficult for candidates to satisfy and in staff's estimation, residency is not relevant to the work required of these positions.

Fortunately, State law provides a mechanism by which the Town Clerk and Town Treasurer can become appointed positions without residency requirements. Specifically, at any municipal election, the Town Council may submit a measure to the voters to decide whether these officers will be appointed by the Town Council. (Cal. Gov. Code § 36508). State law specifies that an appointed Town Clerk and Town Treasurer are not required to be residents or electors in the Town. (Cal. Gov. Code § 36510).

If the measure is adopted by a simple majority of voters, the Town Council will appoint a Town Clerk and Town Treasurer upon the expiration of the terms of the current officers holding those positions or when either of the current officers vacates their position. (Cal. Gov. Code § 36510).

DISCUSSION/ANALYSIS

As housing prices have increased in Town, it has become more difficult for many public employees to afford to live in San Anselmo. Most Town employees live beyond Town boundaries.

Unlike Town employee positions, the Town Clerk and Town Treasurer are considered officers under State law and unless changed by the electorate, they must be Town residents who are elected to their positions. This residency requirement has become onerous over the years, as the cost of living in San Anselmo has increased. To overcome the hurdle, the Town has adapted the Town Clerk and Town Treasurer positions to be symbolic. While the current elected Town Clerk and Town Treasurer are residents who hold these official titles, the work of the Clerk and Treasurer positions is carried out by Town employees. With the exception of limited ceremonial/formal obligations, Serge Avila¹, carries out the duties of the Town Clerk and Jeff Zuba carries out the Treasurer's duties. It has proven to be difficult to recruit Town residents for these largely symbolic positions.

Staff proposes moving away from the election of these officers and requests that the Town Council direct the Town Attorney and Town Manager to draft a measure in accordance with State law to allow for the appointment of the Town Clerk and Town Treasurer. To put such a measure before the voters at the Presidential Election on November 5, the Council must adopt the resolution placing it on the ballot by July 3.

FISCAL IMPACT

None

GENERAL PLAN CONSISTENCY

N/A

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Directing staff to prepare a ballot measure is not a "project" under the California Environmental Quality Act within the meaning of Public Resources Code section 21065, and CEQA Guidelines sections 15060(c)(2), 15060(c)(3), or 15378 because there is no potential that it will cause a reasonably foreseeable direct or indirect physical change in the environment.

¹ Serge Avila's official title is Deputy Town Clerk/ Municipal Information Officer per Resolution No. 4510 <https://www.townofsananselmo.org/DocumentCenter/View/30427/Reso-4510>

AGENDA ITEM 2.2

DIRECT STAFF TO PREPARE A BALLOT MEASURE TO
ALLOW FOR APPOINTMENT OF TOWN CLERK AND
TOWN TREASURER

BACKGROUND

- San Anselmo's Town Clerk and Town Treasurer are both elected positions with attendant Town residency requirements.
- This requirement has proven to be difficult for candidates to satisfy and in staff's estimation, residency is not relevant to the work required of these positions

BACKGROUND

- State law provides a mechanism by which the Town Clerk and Town Treasurer can become appointed positions without residency requirements.
- At any municipal election, the Town Council may submit a measure to the voters to decide whether these officers will be appointed by the Town Council. Town Clerk and Town Treasurer are not required to be residents or electors in the Town.

BACKGROUND

- If the measure is adopted by a simple majority of voters, the Town Council will appoint a Town Clerk and Town Treasurer upon the expiration of the terms of the current officers holding those positions or when either of the current officers vacates their position.

DISCUSSION

- Unlike Town employee positions, the Town Clerk and Town Treasurer are considered officers under State law and unless changed by the electorate, they must be Town residents who are elected to their positions. Residency requirement has become onerous over the years, as the cost of living in San Anselmo has increased. To overcome the hurdle, the Town has adapted the Town Clerk and Town Treasurer positions to be symbolic and the work has been carried out by Town employees.

RECOMMENDATION

- Staff proposes moving away from the election of these officers and request that the Town Council direct the Town Attorney and Town Manager to draft a measure in accordance with State law to allow for the appointment of the Town Clerk and Town Treasurer.
- For the measure to go before the voters at the Presidential Election on November 5, 2024, the Council must adopt the resolution placing it on the ballot by July 3rd.

RECOMMENDATION

- Consider directing staff to prepare a ballot measure to allow for the appointment of the Town Clerk and Town Treasurer by the Town Council.



STAFF REPORT

TOWN OF SAN ANSELMO

Item #:2.3

MEETING DATE: May 14, 2024

AGENDA TITLE: Discussion on Just Cause Eviction Regulations and Relocation Benefits

FROM: Administration, Planning, Town Attorney's Office

RECOMMENDATION: Discuss and consider eviction protections and relocation benefits, and provide direction to staff.

BACKGROUND

Local tenant protection ordinances and State law generally fall into two categories: rent stabilization (rent caps); and eviction protections and relocation benefits. After a series of community meetings beginning in the fall of 2023, and Council consideration over several public meetings, the Town Council recently adopted a rent stabilization ordinance imposing annual rent caps for certain residential rental units. The Council directed staff to separate the issues of rent stabilization and tenant eviction protections. Staff now returns with a discussion item regarding eviction protections for the Council's consideration and direction to staff.

DISCUSSION

Below please find an explanation of just cause eviction protections, State laws that impact tenant eviction and relocation issues, and examples of other local jurisdictions' just cause eviction ordinances. Staff requests that the Council discuss whether the just cause eviction protections and relocation benefits in the TPA are sufficient, or whether it would like to consider more stringent protections.

A. Eviction Protections.

Eviction protections compliment rent control regulations to provide more comprehensive tenant protections. Eviction controls mitigate the incentive to evict a tenant in order to increase unit's rent to market rate. As explained below, the Tenant Protection Act (AB 1492 "TPA") imposes Statewide eviction protections and requires "just cause" to evict. In general, local jurisdictions may adopt more stringent eviction protections than the

TPA imposes. However, the Ellis Act gives landlords the right to “go out of business” and evict tenants to remove units from the rental market. As such, a local jurisdiction may not require a landlord continue renting property.

1. Ellis Act – Right of Landlord to “Go Out of Business”.

The **Ellis Act**. The Ellis Act (Gov. Code, § 7060 *et seq.*) is a 1985 State law that guarantees a landlord’s right to “go out of business” and evict tenants. The landlord must remove all rental units of a building from the market and must evict all tenants. For example, a landlord may not evict a tenant with low rent, while maintaining other tenants.

If the landlord decides to re-rent the units within 5 years of an Ellis Act eviction, the unit must be offered at the same rent, adjusted for inflation and allowable rent control increases. Additionally, if the unit is re-rented within 2 years, the landlord must offer the unit first to the displaced tenant on same terms as prior lease, and the landlord is subject to exemplary damages.

A local jurisdiction may adopt an ordinance requiring an owner who offers the unit for rent within a period of 10 years, to first offer to the displaced tenant. Please note that there is no restriction to convert the property into ownership units such as condominiums. A landlord may complete proper Ellis Act evictions and convert the property to ownership units without limitation.

The Ellis Act contains certain notice requirements. For example, tenants must receive notice 120 days prior to eviction date, and one-year if the tenant is 62 years or older or disabled.

2. Tenant Protection Act – Statewide Eviction Protections.

The TPA is a Statewide law that imposes rent control and just cause eviction protections. (Civ. Code, §§ 1947.12 & 1946.2, respectively.) As the Council will recall, due to Costa Hawkins (which prohibits rent control on units built after 1995) a local jurisdiction may not impose rent control on post-1995 units. However, there is no such limitation on a local jurisdiction’s ability to adopt eviction protections so long as they are more stringent than TPA.

Under the TPA, a landlord may only terminate a tenancy in writing for “just cause”. The two types of “just cause” are: 1) “at fault”; and “no fault”. Generally, a tenant is “at fault” when he/she/they violates a material term of the lease or the law. A “no fault” eviction generally occurs for reasons beyond the tenant’s control.

The just cause eviction protections in the TPA apply to tenants who have resided in the unit for at least one year. Additionally, as with rent stabilization, eviction protection does not apply to buildings constructed within the last 15 years on a rolling basis. Certain tenant notice requirements apply.

Exceptions include:

- Single-family homes and condominiums that are: a) not owned by a real estate investment trust (REIT), corporation, or LLC with at least one corporate member; and b) proper notice given to tenant(s)
- Two-unit property within a single structure if owner lives in one unit.
- Deed restricted affordable housing
- Dormitories
- Tourist and transient occupancy hotels
- Care facilities, hospitals, and religious facilities
- Unit where tenant shares bathroom/kitchen with owner who maintains as principal residence

At Fault Provisions include:

- Non-payment of rent
- Breach of a material term lease not been corrected after written notice
- Maintaining or committing a legal nuisance or waste
- Termination of the rental agreement without renewal (i.e. the tenant refuses to sign a written extension or renewal after written request or demand from the owner)
- Criminal activity by the tenant or using unit for unlawful purposes
- Unapproved subtenant
- The tenant has refused to give the landlord access to the unit as permitted by law
- Failure to vacate after termination of employment or agency
- Failure to deliver possession after tenant written notice of intent to vacate or written offer of surrender accepted by the landlord.

No Fault Provisions include:

- Intent to occupy unit by owner, spouse/partner, children, grandchildren, parents or grandparents. Leases after July 1, 2020 notice must be in lease or tenant agree in writing.
- Withdrawal of the unit from the rental market (Ellis Act eviction)
- Compliance with government or court order
- Demolition or substantial remodel of the unit

B. Relocation Assistance.

Under the TPA, if a tenancy is terminated for a no fault just cause reason, the landlord must provide the tenant with relocation assistance equal to one month's rent through a direct payment or by waiving the final month's rent.

State law does not address short-term relocation benefits. Local jurisdictions may impose their own short-term relocation benefits for tenants who are, for example, displaced for a period of 30-days or less.

A local jurisdiction may impose more stringent relocation benefits. Most local ordinances focus on questions that include the following:

- Should relocation benefits exceed the one-month rent provided for in the TPA for a no-fault eviction?
- Should a tenant have a “right to return” in excess of that provided under the TPA? Meaning, should the unit be made available to the prior tenant, and if so, what is the rent amount?
- Should a landlord be required to provide temporary housing or short-term relocation benefits if performing repairs for a period of less than 30 days?
- What should happen if a short-term remodel is necessary for health and safety reasons.
- What constitutes a substantial remodel, constituting a no-fault just cause eviction? Under the TPA, a “substantial remodel” includes replacement or substantial modification of structural, electrical, plumbing or mechanical systems requiring government permit, or hazardous materials abatement in compliance with law that cannot occur with tenant in place, but does not include cosmetic improvements alone.

Some ordinances include additional protections for vulnerable tenants. For example, some ordinances prohibit evictions that would cause school-age children to move during the school year. Some ordinances require landlords to give seniors more time to relocate and/or grant additional compensation to seniors.

Attached are examples of just cause eviction protection regulations from three local jurisdictions; Fairfax, Larkspur and Petaluma that illustrate how eviction protections can be addressed.

C. Other Jurisdictions’ Examples

Larkspur Regulations:

- Tenant has the right of first refusal to return to the unit if the circumstances that justified a no-fault eviction cease to exist within 12 months of eviction at same rent.
- Tenants are entitled to a minimum of 120-day notice for evictions.
- If member of household resides in unit for 12 months and is 62 years or older, disabled, or certified to be terminally ill by the treating physician, tenant shall be entitled to a minimum of one-year’s notice.
- Relocation assistance shall be equal to: (i) three months of the tenant's rent that was in effect when the owner issued the notice to terminate the tenancy, (ii) \$5,000, whichever is greater. If a tenant or member of tenant’s household has

resided in the unit for at least twelve (12) consecutive months and is sixty-two (62) years of age or older, disabled, or certified to be terminally ill by the treating physician, the amount of relocation assistance shall be increased by \$3,000.

- No short-term relocation benefits.
- The rental regulations do not apply to transient and tourist hotels, housing in nonprofit hospitals, religious facilities, extended care facilities, or licensed residential care facilities for the elderly, dormitories, housing where tenants share bathroom or kitchen facilities with the owner, single-family owner-occupied residences (including those with up to two rented bedrooms), owner-occupied duplexes, or units permitted as Accessory Dwelling Units (ADUs) or Junior Accessory Dwelling Units (JADUs).

Fairfax Regulations:

Below please find examples of Fairfax's regulations. For complete details, please see attached Fairfax Ordinance.

- Evicted tenants have a 5 year right of first refusal.
- Tenants are entitled to relocation payments equal two months' rent. Tenants 65 years of age or older, 17 years of age or younger, disabled, or certified as being terminally ill by a treating physician are receive an additional payment of one months' rent.
- Provides a defense to an eviction if a tenant is under 18 or an educator who has resided in unit for one year or more and eviction date falls within a school year.
- Short term relocation benefits for tenants displaced due to renovation for 30 days or less are \$190 per day adjusted annually based on CPI.
- Regulations apply to all properties leased or rented to households under Cal. Civil Code section 1940, including those with separate bathroom, kitchen, and living areas in multifamily or multipurpose dwellings, single room occupancy structures, properties owned by limited liability companies with specific corporate members, and residential structures regardless of zoning conformity.
- Exemptions include: rental units in hotels, motels, and inns rented for fewer than 30 days; units in hospitals, convents, monasteries, extended medical care facilities, non-profit homes for the aged, or dormitories; units fully owned, operated, and managed by government entities; units in developments subject to legal restrictions; Junior Accessory Dwelling Units (JADUs) with or without separate entrances where the owner resides; and Accessory Dwelling Units (ADUs) attached to owner-occupied dwelling units (not detached).

Petaluma Regulations:

- If unit that was withdrawn from the rental market is offered again for rent within 6 months deemed withdrawn, the owner must first notify the City Housing Manager.
- Tenants provided notice of termination for a no-fault just cause may, within 30 days, provide the landlord written notice using the form provided by the City of offer to renew the tenancy. Tenants who provide the landlord such notice shall have the first right of refusal to return to the dwelling unit if the dwelling unit is returned to the rental market by the landlord or successor landlord within 6 months of the time that the dwelling unit is deemed withdrawn pursuant to this chapter.
- Landlords terminating any tenancy for no-fault just causes must provide relocation assistance in the form of a direct payment to the tenant equal to the lesser of 250% of one month of rent under the rental agreement in effect at the time of notice of termination of the tenancy or \$9,000.00 as adjusted annually for inflation beginning on the first anniversary of the effective date of this chapter and continuing every year thereafter.
- No short-term relocation benefits.
- Similar exemptions that of TPA (above) and also excludes residential units owned by small property owners (with 3 or fewer units).

D. Applicability in San Anselmo.

The current US Census Bureau Quickfacts data from 2017-2021 states that there are 4,995 units (AKA Households) located in San Anselmo. The households are comprised of single-family residences, duplexes, triplexes, and multifamily units. Of those units, approximately 3,436.56 units, or 68.8%, are owner-occupied and the remaining 1,558.44 units, or 31.2% are renter occupied. Other data sources available, such as [RentCafe.com](#), [Zumper](#), and [City-Data.com](#) shows that the number of rental units is fluid and ranges from 31% to 34%. The increase in units may be attributed to previous owner-occupied units coming onto the market.

Upon review of the Marin County Assessor's Office data and as of the writing of this staff report, there appears to be 338 parcels totaling 1,276 units that may be eligible for rent stabilization policies (single family units have not been counted). Of those units, it appears that 106 parcels or 206 units would be exempted under the Tenants Protection Act because they are owner occupied units located within a commercial zoning district or an owner-occupied duplex. Thus, 232 parcels totaling 1,070 units (2 or more units on a single parcel) are remaining. Furthermore, as presented at the June 21, 2023, Town Council meeting, 117 parcels have three or more units totaling 839 units and 84 parcels have more four units or more units that total 733 units.

DIRECTION SOUGHT

Staff requests the Council provide direction to staff on the following items:

1. *Right to Return/First Right of Refusal* – Should the Town impose more stringent right to return and right of first refusal requirements? (Noted above, the Ellis Act allows local jurisdictions to adopt regulations requiring the right of return to the tenant if re-rented within 10 years.) What should this timeframe be?
2. *Compensation for No Fault Evictions* – Should a landlord be required to provide compensation for no-fault evictions in excess of the one month's rent required by the TPA?
3. *Short Term Relocation* – Should a landlord be required to provide tenant with temporary housing or short-term relocation payments while performing repairs to the rental unit for a period of 30 days or less?
4. *Applicability* – What types of housing units should be covered (e.g. properties with 3 or more units, ADUs, etc.)
5. *Enactment* – Council's preference on whether a draft ordinance be brought back for consideration or should staff prepare a ballot measure for the November 2024 General Election. A ballot measure must be filed with the County no later than 88 days before the election.

Alternatively, the Council could direct staff to return to a future meeting with additional information for further discussion.

FISCAL IMPACT

None.

CEQA AND CLIMATE ACTION PLAN CONSISTENCY

Conducting a discussion regarding potential residential eviction protections is not considered 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).

ATTACHMENTS

Attachment 1: [Link to staff report and attachments from October 24, 2023 Town Council meeting](#)

Attachment 2: Town of Fairfax Just Cause Ordinance

Attachment 3: City of Larkspur Just Cause Ordinance

Attachment 4: City of Petaluma Just Cause Ordinance

Section

- 5.54.010 Purpose and intent
- 5.54.020 Definitions
- 5.54.030 Just cause for eviction - protections
- 5.54.040 Reserved
- 5.54.050 Relocation
- 5.54.060 Units withdrawn from the rental market pursuant to the Ellis Act
- 5.54.070 Remedies

§ 5.54.010 PURPOSE AND INTENT.

The purpose of this chapter is to promote neighborhood and community stability, healthy housing, and affordability for renters in Fairfax by regulating arbitrary evictions to the greatest extent allowable under California law, while ensuring landlords a fair and reasonable return on their investment.

(Ord. 870, passed 11-2-2022)

§ 5.54.020 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

CREDITWORTHINESS. Any standard of determining suitability to receive credit or reliability to pay money owed, including any financial or income standard.

DISABLED. The term "disabled" shall have the same meaning as that in Cal. Gov't Code § 12955.3, as may be amended or renumbered from time to time.

DWELLING UNIT. A structure or the part of a structure that is used as a home, residence, or sleeping place by one person who maintains a household or by two or more persons who maintain a common household and as defined in California Civil Code § 1940, as may be amended from time to time.

EDUCATOR. Any person who works at a school, grade 12 or below, in Marin County as an employee or independent contractor of the school or of the governing body that has jurisdiction over the school, including, without limitation, all teachers, classroom aides, administrators, administrative staff, counselors, social workers, psychologists, school nurses, speech pathologists, custodians, security guards, cafeteria workers, community relations specialists, child welfare and attendance liaisons, and learning support consultants.

HOUSING SERVICES. Housing services include, but are not limited to, repairs, maintenance, painting, providing light, hot and cold water, elevator service, window shades and screens, storage, kitchen, bath and laundry facilities and privileges, janitor services, access to exterior doors, entry systems, and gates, utilities (unless separately metered and billed to the tenant by the utility company since the inception of the tenancy, as provided in the lease), refuse removal, furnishings, telephone, parking, the right to have a specified number of occupants or tenants, the right to have pets, utility infrastructure, and any other benefit, privilege or facility connected with the use or occupancy of any rental unit. Housing services to a rental unit shall include a proportionate part of services provided to common facilities of the building in which the rental unit is contained.

LANDLORD. An owner, lessor, sublessor or any other person entitled to receive rent for the use and occupancy of any rental unit, or an agent, representative or successor of any of the foregoing.

LODGER. A person contracting with the owner of a dwelling unit for a room or room and board within the dwelling unit personally occupied by the owner, where the owner retains a right of access to all areas of the dwelling unit occupied by the lodger and has overall control of the dwelling unit, and as defined by California Civil Code section 1946.5, as may be amended or renumbered from time to time.

PRIMARY RESIDENCE.

(1) Occupancy of a primary residence does not require that the individual be physically present in the unit at all times or continuously, but the unit must be the individual's usual place of return. Indicia of a primary residence include:

- (a) The individual carries on basic living activities at the subject premises for extended periods;
- (b) The subject premises are listed with other public agencies, including federal, state and local taxing authorities as the individual's primary residence;
- (c) Utilities are billed to and paid by the individual at the subject premises;

- (d) A homeowner's tax exemption for the individual has not been filed for a different property;
- (e) The occupant is not registered to vote at any other location;
- (f) All or most of the individual's personal possessions have been moved into the subject premises;
- (g) The subject premises are the place the individual normally returns to as their home, exclusive of military service, hospitalization, vacation, family emergency, travel necessitated by employment or education, incarceration, or other reasonable temporary periods of absence; and
- (h) Other relevant factors demonstrating a residence is the person's primary residence.

(2) In order for a housing unit to qualify as a primary residence, ownership must be held in the name of the natural person claiming primary residence and cannot be held by a limited liability corporation, limited partnership, limited liability company when at least one member is a corporation, a real estate investment trust (REIT) as defined in section 856 of the Internal Revenue Code, a private equity firm, private equity REIT, a corporation or other corporate structure. A housing unit that is owned by a living trust may qualify as a primary residence if the trust beneficiary meets the above criteria, so long as the landlord is able to provide documentation to the Town Manager of the name and address of all trust beneficiaries.

PROPERTY. All rental units on a parcel or lot or contiguous parcels or contiguous lots under common ownership.

RENT. All periodic payments and all nonmonetary consideration including, but not limited to, the fair market value of goods, labor performed or services rendered to or for the benefit of the landlord under a rental agreement, as defined in this section, concerning the use or occupancy of a rental unit and premises, including all payment and consideration demanded or paid to the landlord for parking on or near the property, utilities, pets, furniture, and subletting.

RENTAL AGREEMENT. An agreement, oral, written or implied, between a landlord and tenant for use or occupancy of a rental unit and for housing services.

RENTAL UNIT. Any building, structure, or part thereof, or land appurtenant thereto, or any other rental property rented or offered for rent for residential purposes, together with all housing services connected with use or occupancy of such property such as common areas and recreational facilities held out for use by a tenant, regardless of zoning or permitting status. A room or rooms rented separately from other rooms at the same property shall constitute a single rental unit, even if tenants share other common spaces or amenities.

SCHOOL YEAR. The first day of instruction for the Fall Semester through two weeks after the last day of instruction for the Spring Semester, as posted on the School's website for each year.

STUDENT. A person following a course of study as a school, grade 12 or below, in Marin County.

TENANT. A tenant, subtenant, lessee, sublessee or any other person entitled under the terms of a rental agreement to the use or occupancy of any rental unit.

TOWN. The Town of Fairfax, California

TOWN MANAGER. The Town Manager of the Town of Fairfax or designee.

(Ord. 870, passed 11-2-2022; Ord. 882, passed 9-6-2023)

§ 5.54.030 JUST CAUSE FOR EVICTION - PROTECTIONS.

(A) *Applicability.* Except as provided herein, the provisions of this chapter shall apply to all properties in Fairfax that are hired, rented, or leased to a household within the meaning of Cal. Civil Code § 1940, including properties that contain any of the following: (1) dwelling units which contain a separate bathroom, kitchen, and living area in a multifamily or multipurpose dwelling; (2) dwelling units in single room occupancy residential structures; (3) dwelling units owned by a limited liability company when at least one member is a corporation, a limited partnership, a real estate investment trust (REIT) as defined in Section 856 of the Internal Revenue Code, a private equity firm, a private equity REIT, a corporation or other corporate structure; or (4) units in a structure that is being used for residential uses whether or not the residential use is a conforming use permitted under the Fairfax Town Code. This definition applies to any dwelling space that is actually used for residential purposes, including live-work spaces, whether or not the residential use is legally permitted.

(B) *Exemptions.* The following rental units shall be exempt from this section, except that all exempt units must comply with the requirement of § 5.54.030(D).

(1) Rental units in hotels, motels, and inns, which are rented primarily to transient guests for a period of fewer than 30 days. This exemption does not apply (a) to a tenant who has resided at the property for more than 30 continuous days; (b) to a tenant who has entered into an agreement to lease a rental unit for 30 days or more; (c) where a landlord has violated Cal. Civil Code § 1940.1 with regard to the tenant; or (d) a rental unit used exclusively as a short-term rental as defined in Fairfax Town Code § 17.008.020.

(2) Rental units in any hospital, convent, monastery, extended medical care facility, non-profit home for the aged, or dormitory as defined in Cal. Building Code § 202 that is solely owned and operated by an accredited institution of higher education.

(3) Rental units which a government unit, agency or authority fully owns, operates and manages. This exemption applies only if applicable federal or state law or administrative regulation specifically exempt such units from municipal rent

(4) Any dwelling unit located in a development where the dwelling units are subject to legally binding restrictions enforceable against and/or governing such units that limit the rent to no more than an affordable rent, as such term is defined in Cal. Health & Safety Code § 50053, and as subsequently amended.

(5) Rental unit occupied by a lodger.

(6) Junior accessory dwelling unit (JADU), with or without a separate entrance, as long as the owner of the dwelling unit resides in the dwelling unit.

(7) Accessory dwelling unit (ADU), as long as the ADU is attached to an owner occupied dwelling unit.

(C) *For cause evictions.* No landlord shall take action to terminate any tenancy, including but not limited to making a demand for possession of a rental unit, threatening to terminate a tenancy verbally or in writing, serving any notice to quit or other eviction notice, bringing any action to recover possession or be granted recovery of possession of a rental unit, including by seeking the entry of an eviction judgment or by causing or permitting a writ of possession to be entered unless the landlord is able to prove the existence of one of the following grounds as stated in the termination notice on which the court action is based:

(1) *Failure to pay rent.* The tenant has failed to pay the rent to which the landlord is legally entitled under the rental agreement, this chapter, federal, state, and any other local law.

(a) In any action to recover possession of a rental unit filed under this division, it shall be a defense if the landlord impeded the tenant's effort to pay rent by refusing to accept rent paid on behalf of the tenant from a third party, or refusing to provide a W-9 form or other necessary documentation for the tenant to receive rental assistance from a government agency, non-profit organization, or other third party. Acceptance of rental payments made on behalf of the tenant by a third party shall not create a tenancy between the landlord and the third party as long as either the landlord or the tenant provide written notice that no new tenancy is intended.

(b) *COVID-19 state law preemption.* This chapter shall not apply to unlawful detainer action for nonpayment of rent originally due from March 1, 2021 through March 31, 2022, where prohibited by Cal. Code of Civil Procedure § 1179.05 or successor statute.

(2) *Breach of lease.* The tenant has continued, after written notice to cease, to substantially violate any of the written material terms of the rental agreement, except the requirement to surrender possession on proper notice as required by law. To constitute a breach of lease, the substantially violated term must be reasonable and legal and have been accepted in writing by the tenant as part of the rental agreement; and provided further that, where such term was accepted by the tenant or made part of the rental agreement subsequent to the initial creation of the tenancy, the landlord must have first notified the tenant in writing that they need not accept such terms or agree to the terms being made part of the rental agreement.

(a) Notwithstanding any lease provision to the contrary, a landlord shall not take any action to terminate a tenancy based on a tenant's sublease of the rental unit if the landlord has unreasonably withheld the right to sublease following written request by the tenant. The following requirements must be met:

1. The tenant continues to reside in the rental unit as their primary residence.

2. The sublease replaces one or more departed tenants under the rental agreement on a one-for-one basis.

3. A landlord's refusal of a subtenant must state the reason for the refusal. If the landlord fails to respond to the tenant's request to sublease in writing within 14 days of receipt of the tenant's request, the tenant's request shall be deemed approved by the landlord.

4. A landlord's reasonable refusal of the tenant's written request may not be based on the proposed additional occupant's lack of creditworthiness, if the occupant will not be legally obligated to pay some or all of the rent directly to the landlord. A landlord's reasonable refusal of the tenant's written request could be based on the ground that the total number of occupants in a rental unit exceeds the maximum number of occupants under § 503(b) of the Uniform Housing Code as incorporated by Cal. Health & Safety Code § 17922.

(b) Before endeavoring to recover possession based on the violation of a lawful obligation or covenant of tenancy regarding subletting or limits on the number of occupants in the rental unit, the landlord shall serve the tenant a written notice of the violation that provides the tenant with a minimum of 14 days' opportunity to cure the violation. The tenant may cure the violation by making a written request to add occupants referenced in § 5.54.030(C)(2)(a)2. or by using other reasonable means to cure the violation.

(c) *Protections for families.* Notwithstanding any contrary provision in this section, and pursuant to state law, a landlord shall not endeavor to recover possession of a rental unit as a result of the addition to the rental unit of a tenant's child, parent, grandchild, grandparent, brother or sister, or the spouse or domestic partner (as defined in Cal. Family Code § 297) of such relatives, or as a result of the addition of the spouse or domestic partner of a tenant, so long as the number of occupants does not exceed the maximum number of occupants as determined under § 503(b) of the Uniform Housing Code as incorporated by Cal. Health & Safety Code § 17922.

(3) *Nuisance.* The tenant has continued, after the landlord has served the tenant with a written notice to cease, to commit or expressly permit a nuisance in, or cause substantial damage to, the rental unit and, after written notice, has refused to cease damaging the premises, or has refused to either make satisfactory correction or to pay the reasonable

costs of repairing such damage over a reasonable period of time. The fact that a tenant has been arrested or convicted of a crime, been the victim of a crime, or contacted the police, in and of itself, is not evidence of nuisance for purposes of this division.

(4) *Tenant illegal activities.* Tenant has been convicted for using the dwelling unit for an illegal purpose as provided in California Civil Code section 1161, including, but not limited to, the unlawful distribution of a controlled substance as contemplated by California Civil Code section 3486, the unlawful use, manufacture, or possession of weapons and ammunition as contemplated by California Civil Code section 3485, or for a serious crime or violent felony as defined by applicable law, which occurred during the tenancy and within 1,000 feet of the dwelling unit. For purposes of this subsection, a tenant may cure the violation of another tenant in the dwelling unit by removing, and demonstrating such removal, of the offending tenant.

(5) *Threat of a violent crime.* Any statement made by a tenant, or at the tenant's request by the tenant's agent, to any person located on the premises, including the unit of the landlord or landlord's agent, threatening commission of a crime which could result in death or great bodily injury to another person, with the intent that the statement is to be understood as a threat, even if there is no intent of acting on the statement, if that statement causes the person threatened to have a reasonable fear for their safety or the safety of their family or household.

(6) *Damaging or trespassing on the property of another tenant or landlord.* Causing damage to or trespass upon the property or possessions of any other tenant or the landlord or otherwise committing waste to the dwelling unit or premises.

(7) *Failure to give access.* The tenant has continued to refuse, after the landlord has served the tenant with a written notice, to grant the landlord reasonable access to the rental unit for the purposes of showing the unit to a prospective purchaser or mortgagee or making necessary repairs or improvements required by the laws of the United States, the State of California or any subdivision thereof. To terminate a tenancy under this division, a landlord must show that written notice was provided to the tenant in compliance with Cal. Civil Code § 1954.

(8) *Temporarily vacate in order to undertake substantial repairs.* The landlord, after having obtained all necessary permits from the town, seeks in good faith to undertake substantial repairs which are necessary to bring the property into compliance with applicable codes and laws affecting the health and safety of tenants of the building or where necessary under an outstanding notice of code violations affecting the health and safety of tenants of the building, and where such repairs while the tenant resides on the premises require the tenant to temporarily vacate for at least 30 days.

(a) Where such repairs can be completed in a period of 60 or fewer days, and the tenant agrees in writing to vacate the premises during the period required to complete the repairs, the landlord may not recover possession pursuant to this division unless the tenant shall fail or refuse to vacate the premises in accordance with such agreement.

(b) Where the landlord owns any other residential rental units in the town of the same number of bedrooms or fewer, and any such unit is vacant and available at the time of service of the written notice terminating the tenancy, or at any time thereafter until the earlier of the tenant's vacating the premises or the entry of a judgment by a court of competent jurisdiction awarding possession of the premises to the landlord, the landlord shall, as a condition of obtaining possession pursuant to this division, notify the tenant in writing of the existence and address of each such vacant rental unit and offer the tenant the right, at the tenant's option, to enter into a rental agreement (to be designated as a "temporary rental agreement") for the available rental unit which the tenant may choose, at a rent not to exceed the lesser of the lawful rent which may be charged for such available rental unit or the lawful rent in effect at the time of the notice of termination of tenancy on the unit being vacated. Said rental agreement shall be for a term of the lesser of ninety days or until completion of repairs for the rental unit being vacated by tenant.

(c) A notice terminating tenancy under this division must include the following information:

1. A statement informing tenants as to their right to relocation payments under this chapter.
2. The statement, "When the needed repairs are completed on your unit, the landlord must offer you the opportunity to return to your unit with a rental agreement containing the same terms as your original one and with the same rent."
3. A description of the repairs to be completed and the approximate expected duration of the repairs.

(9) *Owner move-in.* The landlord seeks to recover possession in good faith for use and occupancy as a primary residence by the landlord or the landlord's child, parent, grandchild, grandparent, brother or sister, or spouse or domestic partner (as defined in California Family Code section 297) of such relatives, or as a result of the addition of the spouse or domestic partner of the landlord, or an individual acting as a caregiver by providing care to an individual in the household, so long as the number of occupants does not exceed the maximum number of occupants as determined under section 503(b) of the Uniform Housing Code as incorporated by the California Health & Safety Code section 17922.

(a) A landlord, as used in this division, shall only include a landlord that is a natural person who has at least a 51% recorded ownership interest in the property.

(b) No eviction may take place for an "owner move-in" if the same landlord or enumerated relative already occupies a rental unit on the property, or if a vacancy already exists on the property. Unless good cause is shown, only one specific unit per building may undergo an "owner move-in" eviction. Once a landlord has successfully recovered possession of a rental unit pursuant to this division, no other landlords may recover possession of any other rental unit at the property under the division. Any future evictions taking place at the same property under this division must be of that same rental unit. At all times, a landlord may request a reasonable accommodation if the landlord or enumerated relative is disabled and a different unit is necessary to accommodate the person's disability. A landlord who has terminated a tenancy for a rental unit under this

division may not terminate a tenancy for a tenant who subsequently reoccupies a rental unit after termination of tenancy under this division or relocates to a comparable rental unit on the same property for a period of four years commencing from the date of the latest notice to vacate.

(c) The notice terminating tenancy shall contain the name and relationship to the landlord of the person intended to occupy the rental unit.

(d) The landlord or enumerated relative must intend in good faith to move into the rental unit within 90 days after the tenant vacates and to occupy the rental unit as a primary residence for at least one year.

(e) If the landlord or relative specified on the notice terminating tenancy fails to occupy the rental unit within 90 days after the tenant vacates, the landlord shall:

1. Offer the unit to the tenant who vacated it at the same rent in effect at the time the tenant vacated; and

2. Pay to said tenant all reasonable expenses incurred in moving to and from the unit, include lease termination fees. This division does not limit any other remedies a tenant may have under this chapter or applicable law.

3. If the landlord or enumerated relative fails to occupy the rental unit within 90 days after the tenant vacates or does not occupy the rental unit as a primary residence for at least one year, the landlord shall have the burden of producing evidence that the failure to occupy did not occur in bad faith.

(f) If the landlord or relative specified on the notice terminating tenancy fails to occupy the rental unit within 90 days and the previous tenant declines to move back into the rental unit, any new tenant moving into the rental unit will have as the original base rent the rent in effect at the time the previous tenant vacated.

(g) *Eviction protection for elderly, disabled, or terminally ill tenants.* A landlord may not evict a tenant pursuant to this division if (a) the tenant has resided in the rental unit for at least three years and is either at least 65 years of age or disabled; or (b) if the tenant is certified as being terminally ill by the tenant's treating physician. For the purposes of this division, notwithstanding the above, a landlord may evict a tenant who qualifies for the exemption if the landlord or enumerated relative who will occupy the rental unit is also disabled or certified as being terminally ill by a treating physician and no other units are available at the property.

(h) Within 30 days after the effective date of a written notice of termination under this division is filed with the Town Manager, the Town Manager shall record a notice of constraints with the County Recorder identifying each rental unit on the property that is the subject of § 5.54.030(C)(9) notice to vacate, stating the nature and dates of applicable restrictions under §§ 5.54.030(C)(9)(e), 5.54.030(C)(9)(f), and 5.54.030(E), and any other restrictions per applicable regulations. If a notice of constraints is recorded but the tenant does not vacate the rental unit, the landlord may apply to the Town Manager for a rescission of the recorded notice of constraints. No further notices to the rental unit pursuant to this division are required if the constraints on the unit are rescinded.

(i) A landlord may not evict a tenant under this division if there is a comparable rental unit occupied by a tenant who moved onto the property more recently than the tenant from whom the landlord seeks to recover possession.

(10) *Withdrawal from rental market.* The landlord seeks in good faith to recover possession of all rental units on a parcel of land to permanently withdraw the units from the rental market or for demolition so long as the withdrawal is permitted by the Ellis Act (Cal. Gov't Code §§ 7060 *et seq.*). The landlord must have fulfilled all requirements of § 5.54.060 of this Code and all town regulations initiating the procedure for withdrawing rental units from rent or lease, with the intention of completing the withdrawal process and going out of the rental business or demolishing. Tenants shall be entitled to a minimum of 120-day notice or 180 days in the case a tenant is at least 65 years of age or disabled. Notice times may be increased by regulations if state law allows for additional time.

(11) *Buy-out agreements.* Nothing in this chapter shall expand or limit a landlord and tenant's ability to negotiate or agree to end a tenancy voluntarily in exchange for money or other consideration. All buy-out agreements under this section must be in writing, provided in English and translated into any other language at the tenant's request, and include:

- (a) A statement that the tenant has the right not to enter into a proposed buy-out agreement;

- (b) A statement that the tenant may consult with an attorney of their choosing before entering into a buy-out agreement;

- (c) A space for each tenant to sign and write the date upon which the landlord provided the tenant with the agreement.

(12) *Termination of temporary tenancy.* The landlord seeks in good faith to recover possession of a separately alienable rental unit for their occupancy as a primary residence. This shall apply only where the landlord has previously occupied the rental unit as their primary residence and has the right to recover possession of the unit for their occupancy as a primary residence under an existing written rental agreement for a term of no more than 12 consecutive months that was executed with the current tenants. The temporary tenant must be provided, at the inception of the tenancy, with a written statement that includes the length of the tenancy and that the tenancy may be terminated at the end of the temporary tenancy period. No relocation is required under this division.

(D) *Recovery of possession.* In any action to recover possession of a rental unit pursuant to this § 5.54.030, a landlord must allege and prove that the landlord seeks to recover possession of the unit with good faith, honest intent and with no ulterior motive for the reason stated in the termination notice. If a landlord claims the rental unit is exempt from this

ordinance, the landlord must allege and prove that the unit is covered by one of the exceptions enumerated in § 5.54.030(B). Such allegations must appear in the notice of termination of tenancy. Failure to make such allegations in the notice shall be a complete defense to any unlawful detainer action.

(E) *Right of return and first right of refusal.* All tenants that are displaced based on §§ 5.54.030(C)(8) or (C)(9) or shall have the first right of refusal to return to the unit if it should ever be returned to the market by the landlord or successor landlord within three years. The return tenancy shall include the same terms as the original tenancy and the rent shall be the rent lawfully paid by the tenant at the time the landlord gave notice of termination on a basis listed in §§ 5.54.030(C)(8) or (C)(9) plus any lawful adjustment under § 5.55.080. All notices of termination of tenancy served under §§ 5.54.030(C)(8) or (C)(9) shall state the lawful rent in effect at the time of termination of tenancy. The tenant shall provide written notice of their forwarding address to the landlord upon their departure from the unit.

(F) *School year protections for educators and students.* It shall be a defense to an eviction under §§ 5.54.030(C)(8) or (C)(9) if a child under the age of 18 or any educator resides in the unit, the child or educator is a tenant in the unit or the child has a custodial or family relationship with a tenant in the unit, the tenant has resided in the unit for 12 months or more, and the expiration date of the notice of termination of tenancy falls during the school year.

(G) *Written warning notice requirements.* Any written warning notice as described in §§ 5.54.030(C)(2), (C)(3), or (C)(7) shall be served by the landlord on the tenant within a reasonable period prior to serving a notice to terminate tenancy and shall inform the tenant that a failure to cure may result in the initiation of eviction proceedings, of the right to request a reasonable accommodation for disability, and the contact number for the Town Manager. A reasonable period shall be presumed to be seven days. The notice shall also include sufficient details allowing a reasonable person to comply. The notice shall also include any information necessary to determine the date, time, place, witnesses present, and other circumstances concerning the reason for the notice.

(H) *Retaliation is barred.* Notwithstanding the above provisions, possession shall not be granted if it is determined that the eviction is knowingly in retaliation for the tenant reporting violations of this chapter, for exercising rights granted under this chapter or other law, or for forming or participating in a tenant organization.

(I) *Additional notice requirements.* In any notice purporting to terminate tenancy, the landlord shall state the cause for the termination, and in any action brought to recover possession of a rental unit, the landlord shall allege and prove compliance with this section. All notices described in §§ 5.54.030(C)(2), (C)(3), or (C)(7) shall be attached to any notices that purport to terminate a tenancy for which they correspond. The landlord shall file with the Town Manager a copy of any notice terminating tenancy within three days after serving the notice on the tenant.

(J) *Failure to comply.* Failure to comply with any requirement of this chapter or any implementing regulation may be asserted as an affirmative defense in an action brought by the landlord to recover possession of the unit. Additionally, any attempt to recover possession of a rental unit or recover of possession in violation of this chapter may render the landlord liable to the tenant in a civil action for wrongful eviction for treble damages. The tenant may seek injunctive relief, equitable relief, and money damages. In any action for equitable relief, it shall be presumed that a tenant suffers irreparable harm through violation of this chapter. A tenant or landlord prevailing in an action brought under this chapter that is not an unlawful detainer action shall recover costs and reasonable attorney fees. The statute of limitations for all remedies in this section shall be three years. The remedies under this section are cumulative, and may be used in addition to any other remedies in this chapter or at law, statute, or ordinance.

(Ord. 870, passed 11-2-2022; Ord. 882, passed 9-6-2023)

§ 5.54.040 RESERVED.

§ 5.54.050 RELOCATION.

(A) A landlord seeking to recover possession under §§ 5.54.030(C)(8) through (C)(10) must make relocation payments to the tenant's household of the rental unit. The amount of the relocation benefit shall be equal to two months' rent, at the rate of rent applicable at the time of the relocation. Relocation payments shall be paid at the time of the service of the notice of termination of tenancy. If the tenant fails to vacate the unit, the relocation payment must be returned to the landlord.

(B) Notwithstanding § 5.54.050(A), any tenant household that, at the time the notice of intent to withdraw rental units is filed with the town, includes a tenant who is 65 years of age or older, 17 years of age or younger, disabled, or certified as being terminally ill by the tenant's treating physician shall be entitled to receive an additional payment of one months' rent.

(C) *Short-term tenant relocation.*

(1) Where a tenant shall be displaced from their rental unit for renovation work for a period of thirty days or less, the landlord shall immediately make short-term relocation payments to the tenant as set out in division (D)(3), below, or the tenant may elect not to receive short-term relocation payments. If the tenant receives short-term relocation payments, the tenant remains obligated to pay the lawful rent in effect when the tenant vacated. If the tenant has elected not to receive short-term relocation payments, the tenant shall not be obligated to pay rent until the tenant re-occupies the rental unit.

(2) Should a tenant be displaced for a greater time than originally notified, the landlord shall pay additional short-term relocation expenses for each additional day of displacement, to be paid on a weekly basis prior to each additional week.

(3) A per diem of \$190 per day.

(4) The per diem amounts shall be adjusted yearly based on the CPI increase. The Town Manager shall publish on the

(D) If a landlord fails to provide relocation payments in accordance with this section, in addition to any other remedy under this chapter, or at law, the tenant may pursue a civil action for the amount of relocation payments they would have been entitled to and costs of suit. The statute of limitations for all remedies in this section shall be three years. The remedies of this section are cumulative, and may be used in addition to any other remedy available in this chapter or at law.

(E) A landlord's failure to properly allege and prove a permissible ground for eviction under §§5.54.030(C)(8) through (C)(10) is not a defense to failing to provide relocation payments when a landlord recovers the rental unit in violation of § 5.54.030. Further, where a tenant vacates a rental unit within one year of receiving a termination notice pursuant to §§ 5.54.030(C)(5) through (C)(7), the reason for vacating shall be presumed to be the termination notice.

(F) A landlord is not required to pay per diem for displacement due to an act of nature or natural disaster.

(Ord. 870, passed 11-2-2022; Ord. 882, passed 9-6-2023)

§ 5.54.060 UNITS WITHDRAWN FROM THE RENTAL MARKET PURSUANT TO THE ELLIS ACT.

The following shall apply to a unit where possession is recovered pursuant to §5.54.030(C)(10) of this chapter.

(A) *Re-rental of rental unit within two years.*

(1) If the rental unit is offered again for rent or lease for residential purposes within two years of the date the rental unit was withdrawn from rent or lease, the following provisions shall govern:

(a) The landlord of the rental unit may be liable to any tenant who was displaced from the property by that action for treble damages. Any action by a tenant pursuant to this division shall be brought within three years of the withdrawal of the rental unit from rent or lease. However, nothing in this division precludes a tenant from pursuing any alternative remedy available under the law.

(b) The town may institute a civil proceeding against any landlord who has re-offered a rental unit for rent or lease subject to this division, for exemplary damages for displacement of tenants. Any action pursuant to this division shall be brought within three years of the withdrawal of the rental unit from rent or lease.

(c) Any landlord who offers a rental unit again for rent or lease shall first offer the unit for rent or lease to the tenant displaced from that unit by the withdrawal pursuant to this chapter, if the tenant has advised the landlord in writing, within 30 days of the displacement, of the tenant's desire to consider an offer to renew the tenancy and has furnished the landlord with an address to which that offer is to be directed. That tenant or former tenant shall advise the landlord at any time during the eligibility of a change of address to which an offer is to be directed.

(2) If the landlord re-offers the rental unit for rent or lease pursuant to this division, and the tenant has advised the landlord pursuant to this division of a desire to consider an offer to renew the tenancy, then the landlord shall offer to reinstate a rental agreement or lease on terms permitted by law to that displaced tenant.

(3) This offer shall be deposited in the United States mail, by registered or certified mail with postage prepaid, addressed to the displaced tenant at the address furnished to the landlord as provided in this division, and shall describe the terms of the offer. The displaced tenant shall have 30 days from the deposit of the offer in the mail to accept the offer by personal delivery of that acceptance or by deposit of the acceptance in the United States mail by registered or certified mail with postage prepaid.

(B) *Re-rental of units within five years.*

(1) For all tenancies commenced during the time periods described below, the rental unit shall be offered and rented or leased at the lawful rent in effect at the time any notice of intent to withdraw the rental unit is filed with the Town Manager, plus annual adjustments available under § 5.55.080 of this Code.

(2) The provisions of division (B)(1) shall apply to all tenancies commenced during either of the following time periods:

(a) The five-year period after any notice of intent to withdraw the rental unit is filed with the town, whether or not the notice of intent is rescinded or the withdrawal of the rental unit is completed pursuant to the notice of intent.

(b) The five-year period after the rental unit is withdrawn.

(3) This division shall prevail over any conflicting provision of law authorizing the landlord to establish the rental rate upon the initial hiring of the rental unit.

(4) A landlord who offers a rental unit again for rent or lease within five years from the date on which it is withdrawn, and which is subject to this division, shall first offer the unit to the tenant displaced from the unit by the withdrawal, if that tenant requests the offer in writing within 30 days after the landlord has notified the town of an intention to offer the rental unit again for residential rent or lease. The landlord of the rental unit shall be liable to any tenant who was displaced by that action for failure to comply with this division, for punitive damages in an amount which does not exceed the contract rent for six months, and the payment of which shall not be construed to extinguish the landlord's obligation to comply with this division.

(C) *Demolition restrictions.* If the rental unit(s) are demolished, and new rental unit(s) are constructed on the same property, and offered for rent or lease within four years of the date the rental unit(s) were withdrawn from rent or lease, the

newly constructed rental unit(s) shall be subject to the system of regulation established in § 5.54.030 at which they would be offered on the basis of a fair and reasonable return on the newly constructed rental unit, notwithstanding any exemption from the system of regulations for newly constructed rental unit.

(D) *Applicability to successors in interest.* This section shall apply to all successors in interest, except by inheritance, of a landlord who has withdrawn rental units from rent or lease. The Town Manager shall record a notice with the county recorder which shall specifically describe the real property where the rental unit is located, the dates applicable to the constraints and the name of the landlord of record of the real property. The notice shall be indexed in the grantor-grantee index.

(E) A person who acquires title to the real property subsequent to the date upon which the rental unit thereon have been withdrawn from rent or lease, as a bona fide purchaser for value, shall not be a successor in interest for the purposes of this chapter if the notice prescribed by this section has not been recorded with the county recorder at least one day before the transfer of title.

(F) *Notice of withdrawal.* A landlord who seeks to demolish or withdraw a rental unit from the rental market under § 5.54.030(C)(10) must provide the Town Manager with a notice, that states, under penalty of perjury:

- (1) The number of rental units withdrawn;
- (2) The address or location of those rental units;
- (3) The name or names of the tenants of the rental units; and
- (4) The lawful rent applicable to each rental unit.

(G) The name or names of the tenants, the rent applicable to any residential rental unit, and the total number of rental units, is confidential information and for purposes of this chapter shall be treated as confidential information for purposes of the Information Practices Act of 1977 (Chapter 1 (commencing with section 1798) of Title 1.8 of Part 4 of Division 3 of the Cal. Civil Code).

(H) The landlord must record with the county recorder a memorandum summarizing the provisions, other than the confidential provisions, of the notice in a form which shall be prescribed by the town , and will require a certification with that notice that actions have been initiated as required by law to terminate any existing tenancies.

(I) The landlord must notify the town in writing of the intention to re-offer the rental unit for rent or lease.

(J) The date on which the rental unit is withdrawn from rent or lease for purposes of this Chapter is 120 days from the delivery in person or by first-class mail of the notice of withdrawal to the town. However, if the tenant is at least 65 years of age or disabled, and has lived in their rental unit for at least one year prior to the date of delivery of the notice of intent to withdraw, then the date of withdrawal of the rental unit of that tenant shall be extended to 180 days after the date of delivery of that notice, provided that the tenant gives written notice of their entitlement to an extension to the landlord within 60 days of the date of delivery of the notice of intent to withdraw.

(K) *Extension of tenancy for elderly or disabled tenants.* If a tenant notifies a landlord in writing within 60 days of the town receiving the notice of intent to withdraw the rental unit, the following provisions shall apply:

- (1) The tenancy shall be continued on the same terms and conditions as existed on the date of delivery to the town of the notice of intent to withdraw, subject to any adjustments otherwise available under this chapter.
- (2) No party shall be relieved of the duty to perform any obligation under the lease or rental agreement.
- (3) The landlord shall elect to extend the tenancy on any other rental unit within the rental property up to 180 days after date of delivery of the notice of intent to withdraw, subject to divisions (K)(1) and (K)(2) of this section.
- (4) Within 30 days of the notification by the tenant to the landlord of their entitlement to an extension, the landlord shall give written notice to the town manager of the claim that the tenant is entitled to stay in their rental unit for 180 days after date of delivery of the notice of intent to withdraw.
- (5) Within 90 days of date of delivery to the town of the notice of intent to withdraw, the landlord shall give written notice of the landlord's election to extend a tenancy under division (L)(3) and the revised date of withdrawal to the town and any tenant whose tenancy is extended.

(6) The date of withdrawal for the rental unit as a whole, for purposes of calculating any time-periods in this chapter, shall be the latest termination date among all tenants within the rental unit, as stated in the notices required by divisions (L)(4) and (5). A landlord's further voluntary extension of a tenancy beyond the date stated in the notices required by divisions (L)(4) and (5) shall not extend the date of withdrawal.

(L) The landlord must notify any tenant displaced pursuant to §5.54.030(C)(10) of the following:

- (1) That the town has been notified pursuant to §5.54.060(F).
- (2) That the notice to the town specified the name and the amount of rent paid by the tenant as an occupant of the rental unit.
- (3) The amount of rent the landlord specified in the notice.
- (4) Notice to the tenant of their rights under this division.

(5) Notice to the tenant of the following:

(a) If the tenant is at least 65 years of age or disabled, and has lived in their rental unit for at least one year prior to the date of delivery to the town of the notice of intent to withdraw, then tenancy shall be extended to 180 days after date of delivery to the town of the notice of intent to withdraw, provided that the tenant gives written notice of their entitlement to the landlord within 60 days of date of delivery to the town of the notice of intent to withdraw.

(b) The extended tenancy shall be continued on the same terms and conditions as existed on date of delivery to the town of the notice of intent to withdraw, subject to any adjustments otherwise available under § 5.55.080 of this Code.

(c) No party shall be relieved of the duty to perform any obligation under the lease or rental agreement during the extended tenancy.

(M) Not later than the last day of the third and sixth calendar months following the month in which notice is given to the town, and thereafter not later than December 31 of each calendar year for a period of two years, beginning with the year in which the six-month notice is given, the landlord of any property which contains or formerly contained one or more rental units which a tenant or tenants vacated pursuant to § 5.54.030(C)(10) shall notify the town, in writing, under penalty of perjury, for each such rental unit:

(1) Whether the rental unit has been demolished;

(2) If the rental unit has not been demolished, whether it is in use;

(3) If the rental unit is in use, whether that use is residential;

(4) If the rental unit is in residential use, the date the tenancy began, the name of the tenant(s), and the amount of rent charged.

(N) If a rental unit has been demolished, and one or more new units constructed on the lot, the landlord shall furnish the information required by divisions (L)(2), (3) and (4), above, for each new unit. The town shall maintain a record of the notices received under this section and all notices received under this section for each rental unit withdrawn from the rental market pursuant to § 5.54.030(C)(10).

(O) The town shall notify each person who is reported as having become a tenant in a vacated or new rental unit subject to the reporting requirements of § 5.54.060(M) that it maintains the records described in § 5.54.060(L), and that the rent of the rental unit may be restricted pursuant to this chapter.

(P) The town shall maintain a register of all rental units withdrawn from rent or lease under § 5.54.030(C)(10) and the rent applicable to each unit at the time of withdrawal. The town shall inform tenants displaced from units withdrawn from rent or lease at the address provided by the tenant, when the landlord notifies the town that the rental unit or replacement unit will again be offered for rent or lease within two years of the date of withdrawal.

(Q) The town may investigate whether a rental unit that was withdrawn from rent or lease has been again offered for rent or lease, and whether the landlord has complied with the provisions of this section.

(Ord. 870, passed 11-2-2022; Ord. 882, passed 9-6-2023)

§ 5.54.070 REMEDIES.

(A) *Affirmative defense.* A landlord's failure to comply with this chapter, including but not limited to the identification of an applicable cause for termination described in § 5.54.030 and delivery of a completed notice of termination in accordance with the same, shall be an affirmative defense to an unlawful detainer action by landlord.

(B) *Civil liability.* Whenever a landlord attempts to prevent a tenant from acquiring any rights under this chapter, retaliates against a tenant for the exercise of any rights under this chapter, or engages in activities prohibited under this chapter, the tenant may institute a civil proceeding for money damages or injunctive relief, or both. This section creates a private right of action to enforce all terms, rights, and obligations under this chapter. Whoever is found to have violated this chapter shall be subject to appropriate injunctive relief and shall be liable for damages, costs, and reasonable attorneys' fees, and whatever other relief the court deems appropriate. In the case of an award of damages, said award may be trebled if the trier of fact finds that the landlord acted in knowing violation, reckless disregard, or otherwise willfully failed to comply with this chapter. The court may award the defendant attorney's fees and costs as the prevailing party in cases where plaintiff's claim is deemed unreasonable, frivolous, meritless, or vexatious.

(C) *Civil actions to determine liability.* Any tenant may bring a civil action to determine the applicability of this chapter to the tenancy.

(D) *Other private rights of action.* Nothing herein shall be deemed to interfere with the right of a landlord to file an action against a tenant or non-tenant third party for the damage done to said landlord's property. Nothing herein is intended to limit the damages recoverable by any party through a private action.

(Ord. 870, passed 11-2-2022; Ord. 882, passed 9-6-2023)

**CITY OF LARKSPUR
ORDINANCE 1068**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LARKSPUR AMENDING THE
LARKSPUR MUNICIPAL CODE TO ADD CHAPTER 6.30 ESTABLISHING JUST CAUSE
EVICTION AND TENANT PROTECTION REGULATIONS**

WHEREAS, beginning in the summer of 2022, the City Council began to explore the concepts of rent stabilization and eviction protections. At its meeting on March 15, 2023, the City Council decided to transition from exploring these topics to specific terms and regulations. The City Council held public hearings on May 8, 2023, and May 22, 2023, at which Council discussed specific proposals to address rent increases on residential real property and displacement. Throughout the workshops and public hearings, the City Council heard testimony from tenants and property owners regarding the scope of rent increases and resident displacement, both as a result of rent increases and aspects of eviction protections in State law;

WHEREAS, the housing shortage and rising costs of living in Marin County has detrimentally impacted a substantial number of residents in Larkspur;

WHEREAS, the housing shortage, rise in the cost of living expenses including rent, and displacement of residents constitutes a threat to public health, safety and welfare, and imposes a particular hardship on senior citizens, persons living on fixed incomes, and other vulnerable persons living in the City of Larkspur ("City");

WHEREAS, the average household in the City has a median annual income of \$135,260, slightly above the Marin median annual income of \$131,008, and well-above the California median annual income of \$84,087;

WHEREAS, Marin County Assessor Data shows that the median home price in the City in 2022 was \$2.4 million for a single-family home and \$805,000 for a condominium, which are prices that are extremely difficult for households at or below the median income to finance;

WHEREAS, the average monthly rents in the City range from \$2,436 for a studio apartment to \$4,721 for a three bedroom apartment, and the median gross rent in Larkspur over the five years ending in 2021 was \$2,610;

WHEREAS, U.S. Census Bureau data shows that 23.0% of renters in the City spend 30-50% of their income on housing and 26.3% of renters spend 50% or more of their income on housing and are considered "severely cost burdened";

WHEREAS, the cost burden rate in the City is sufficiently high to create anxiety about rent increases as the increasing housing rent burden and poverty faced by many residents in the City threatens the health, safety, and welfare of its residents by forcing them to choose between paying rent and providing food, clothing, and medical care for themselves and their families;

WHEREAS, the Tenant Protection Act of 2019 is a statewide law that requires a landlord to have a "just cause" in order to terminate a tenancy, and provides for a series of "at fault" and "no fault" reasons that a tenant may be evicted, and in the event of a "no fault" eviction, provides for relocation assistance equal to one month of rent;

WHEREAS, the recent and ongoing spike in the inflation rate has resulted in permissible rent increases of up to 10% under the Tenant Protection Act, which caused some residents to relocate or become fearful of needing to relocate for financial reasons;

WHEREAS, this fear of displacement has been determined to be a threat to the City's health and well-being;

WHEREAS, it is in the interest of the City, owners, residents, and the community as a whole that the City adopt eviction protections to mitigate the incentive for a landlord to evict a tenant for the purpose of increasing a unit's rent to market rate;

WHEREAS, pursuant to the City's police power, as granted broadly under Article XI, section 7 of the California Constitution, the City Council has the authority to enact and enforce ordinances and regulations for the public peace, health and safety of the City and its residents; and

WHEREAS, for the preservation of the public peace, health and safety, the City Council finds that it is necessary to adopt an ordinance adopting eviction protections that strengthen the

Tenant Protection Act for the reasons set forth above, which are hereby incorporated by reference.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF LARKSPUR DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Recitals. The above Recitals are true and correct and are incorporated herein by reference.

Section 2. Amendment of Larkspur Municipal Code to Add Chapter 6.30. The Larkspur Municipal Code is hereby amended by adding a new Chapter 6.30 to Title 6, which shall read as follows:

6.30.010 TITLE

This article shall be known as the "Just Cause Eviction and Tenant Protection Ordinance."

6.30.020 PURPOSE AND INTENT

A. It is the purpose and intent of this chapter to adopt a just cause eviction and tenant protection ordinance for the City that provides for greater certainty and protections for tenants when circumstances may allow just cause eviction.

B. The City Council finds that the provisions herein are necessary for the preservation and protection of the public health, safety and/or welfare. These provisions are within the authority conferred upon the City Council by state law and are an exercise of its police powers to enact and enforce regulations for the public health, safety and/or welfare.

6.30.030 RESTRICTIONS ON TERMINATION OF TENANCY WITHOUT JUST CAUSE.

A. Notwithstanding any other law, after a tenant has continuously and lawfully occupied a residential real property for 30 days, the owner of the residential real property shall not terminate the tenancy without just cause, which shall be stated in the written notice to terminate tenancy.

B. For purposes of this article, "just cause" includes either at-fault just cause or no-fault just cause.

6.30.040 AT-FAULT JUST CAUSE.

At-fault just cause includes any of the following:

A. Default in the payment of rent.

B. (1) A breach of a material term of the lease, as described in Cal. Code of Civil Procedure, Section 1161(3), including, but not limited to, violation of a provision of the lease after being issued a written notice to correct the violation.

(2) A "breach of a material term" shall not include:

(a) 1. The obligation to limit occupancy, provided that the additional occupant who joins the tenant of the residential real property thereby exceeding the limits on occupancy set forth in the lease is dependent under age 18, or a replacement tenant who moved in after an approved tenant vacated the residential real property, so long as the addition does not exceed the Uniform Housing Code.

2. The owner shall have the right to approve or deny the prospective additional or replacement tenant, who is not a minor dependent child, provided that the owner does not unreasonably withhold approval. If the owner fails to respond to the tenant in writing with a description of the reasons for the denial of the request within a reasonable amount of time of receipt of the tenant's written request, the tenant's request shall be deemed approved by the owner if the lease is for a period of one year or less.

(b) A change in the terms of the tenancy that is not the result of an express written agreement signed by both of the parties. An owner is not required to obtain a tenant's written consent to a change in the terms of the tenancy if the change in the terms of the tenancy is authorized by this section, or if the owner is required to change the terms of the tenancy pursuant to federal, state, or local law. Nothing in this subsection shall exempt an owner from providing legally required notice of a change in the terms of the tenancy.

C. Maintaining, committing, or permitting the maintenance or commission of a nuisance as described in Cal. Code of Civil Procedure, Section 1161(4).

D. Committing waste as described in Cal. Code of Civil Procedure, Section 1161(4).

E. The tenant had a written lease that terminated on or after the effective date of this article, and after a written request or demand from the owner, the tenant has refused to execute a written extension or renewal of the lease for an additional term of similar duration with similar provisions, provided that those terms do not violate this section or any other provision of law. If the tenant had a written lease that terminated on or after the effective date of this article, and after a written request or demand from the owner, the tenant has refused to execute a written extension or renewal of the lease for an additional term of non-similar duration and/or with non-similar lease provisions, then the cause for eviction will be no-fault just cause under Section 6.30.050 below.

F. Criminal activity by the tenant on the residential real property, including any common areas, or any criminal activity or criminal threat, as defined in Cal. Penal Code, Section 422(a), on or off the residential real property, that is directed at any owner or agent of the owner of the residential real property or members of tenant's household or other tenants of the residential real property. This at-fault just cause provision shall apply if the owner has, within a reasonable time, reported the criminal activity to law enforcement. Further, at-fault just cause eviction of a tenant under this provision shall only apply to that tenant who committed the criminal activity described herein. If a tenant is acquitted or found not guilty of the charges giving rise to eviction, or if charges are not filed against the tenant within the applicable statute of limitations period, the tenant shall be offered the right to restore the tenancy only if the same residential real property is available.

G. (1) Assigning or subletting the premises in violation of the tenant's lease, as described in Cal. Code of Civil Procedure, Section 1161(4).

(2) Notwithstanding any contrary provision in this section, an owner shall not take any action to terminate a tenancy based on a tenant's sublease of the residential real property if all the following requirements are met:

(a) The tenant requests permission from the owner in writing to sublease the residential real property;

(b) The tenant continues to reside in the residential real property as their primary residence;

(c) The sublease replaces one or more departed tenants under the lease on a one-for-one basis; and

(d) The owner fails to respond to the tenant in writing within a reasonable amount of time of the receipt of the tenant's written request. If the owner fails to respond to the tenant's written request, the request shall be deemed approved by the owner if the lease is for a period of one year or less. An owner's reasonable refusal of the tenant's written request may be based on, but is not limited to, the ground that the total number of occupants in a residential real property exceeds the maximum number of occupants as determined under Section 503(b) of the Uniform Housing Code or successor provision.

H. The tenant's refusal to allow the owner to enter the residential real property as authorized by Cal. Civil Code, Sections 1101.5 and 1954, and Cal. Health and Safety Code, Sections 13113.7 and 17926.1.

I. Using the premises for an unlawful purpose as described in Cal. Code of Civil Procedure, Section 1161(4).

J. The employee, agent, or licensee's failure to vacate after their termination as an employee, agent, or a licensee as described in Cal. Code of Civil Procedure, Section 1161(1).

K. When the tenant fails to deliver possession of the residential real property after providing the owner written notice as provided in Cal. Civil Code, Section 1946 of the tenant's intention to terminate the hiring of the real property, or makes a written offer to surrender that is

accepted in writing by the owner but fails to deliver possession at the time specified in that written notice as described in Cal. Code of Civil Procedure, Section 1161(5).

6.30.050 NO-FAULT JUST CAUSE.

No-fault just cause includes any of the following:

A. (1) Intent to occupy the residential real property by the owner or their spouse, domestic partner, children, grandchildren, parents, or grandparents.

(2) For leases entered into on or after the effective date of this article, this subsection shall apply only if the tenant agrees, in writing, to the termination, or if a provision of the lease allows the owner to terminate the lease if the owner, or their spouse, domestic partner, children, grandchildren, parents, or grandparents unilaterally decides to occupy the residential real property for a period of at least 12 months, as affirmed by the owner in a written affidavit submitted to the city. Addition of a provision allowing the owner to terminate the lease as described in this clause to a new or renewed rental agreement or fixed-term lease constitutes a similar lease provision for the purposes of Section 6.30.040 (E).

(3) In the event the owner seeks to rent the residential real property within twelve months following eviction due to intent to occupy under this section, the evicted tenant shall have the right of first refusal to reoccupy and rent the residential real property at the monthly rental rate in effect at the time of eviction, unless the owner provides a written waiver by the tenant of their right to reoccupy the premises pursuant to this subsection.

B. (1) Withdrawal of the residential real property from the rental market under, and subject to, the provisions of the Ellis Act.

(2) Tenants shall be entitled to a minimum of 120-day notice for evictions pursuant to the Ellis Act. In the case that a tenant or member of tenant's household has resided in the unit for at least twelve (12) consecutive months and is sixty-two (62) years of age or older, disabled, or certified to be terminally ill by the treating physician, tenant shall be entitled to a minimum of one-year's notice.

C. (1) The owner complying with an order issued by a government agency or court relating to habitability that necessitates vacating the residential real property.

(2) Exception. If it is determined by any government agency or court that the tenant is at fault for the condition or conditions triggering the order or need to vacate, then the tenant shall not be entitled to relocation assistance as outlined in Section 6.30.070 (C).

D. Intent to demolish or to substantially remodel the residential real property. For purposes of this section, "substantially remodel" means the replacement or substantial modification of any structural, electrical, plumbing, or mechanical system that requires a permit from a governmental agency, or the abatement of hazardous materials, including lead-based paint, mold, or asbestos, in accordance with applicable federal, State, and local laws, that cannot be reasonably accomplished in a safe manner with the tenant in place and that requires the tenant to vacate the residential real property for at least 30 days. Cosmetic improvements alone, including painting, decorating, and minor repairs, or other work that can be performed safely without having the residential real property vacated, do not qualify as a substantial remodel.

(1) The owner shall provide 60 days advance written notice to the tenant of the ability to reoccupy the residential real property upon completion of the repairs, or if requested by the tenant, the right of first refusal to any comparable vacant rental unit which has been offered at comparable rent owned by the owner; and

(2) In the event the owner seeks to rent the remodeled residential real property within twelve months following the completion of the remodeling work, the evicted tenant shall have the right of first refusal to reoccupy and rent the residential real property at the monthly rental rate in effect at the time of eviction, unless the owner provides a written waiver by the tenant of their right to reoccupy the premises pursuant to this subsection.

6.30.060 JUST CAUSE CURABLE LEASE VIOLATION.

A. Before an owner of residential real property issues a notice to terminate a tenancy for just cause that is a curable lease violation, the owner shall first give notice of the violation to the tenant with an opportunity to cure the violation pursuant to Cal. Code of Civil Procedure, Section

1161(3). If the violation is not cured within the time period set forth in the notice, a three-day notice to quit without an opportunity to cure may thereafter be served to terminate the tenancy.

B. Any written notice to cease or correct must:

- (1) Be dated and served upon the tenant, pursuant to at least one of the methods authorized under Cal. Code of Civil Procedure, Section 1162, as may be amended;
- (2) Inform the tenant that failure to cure may result in the initiation of eviction proceedings;
- (3) Inform the tenant of the right to request a reasonable accommodation;
- (4) Inform the tenant of the contact number for the city; and
- (5) Include a specific statement of the reasons for the written notice to cease or correct with specific facts to help the tenant determine the date(s), place(s), witness(es), and/or circumstance(s) that support the reason(s) for the eviction.

6.30.070 NO-FAULT JUST CAUSE TENANT RELOCATION ASSISTANCE.

A. For a tenancy for which just cause is required to terminate the tenancy under this article, if an owner of residential real property issues a termination notice based on a no-fault just cause as defined in Section 6.30.050, the owner shall, regardless of the tenant's income, provide a direct payment to the tenant as described in subsection (C) below.

B. If an owner issues a notice to terminate a tenancy for no-fault just cause, the owner shall notify the tenant of the tenant's right to relocation assistance and all other rights pursuant to this section.

C. The amount of relocation assistance shall be equal to: (i) three months of the tenant's rent that was in effect when the owner issued the notice to terminate the tenancy, or (ii) \$5,000, whichever is greater. If a tenant or member of tenant's household has resided in the unit for at least twelve (12) consecutive months and is sixty-two (62) years of age or older, disabled, or certified to be terminally ill by the treating physician, the amount of relocation assistance shall be increased by \$3,000. For the purposes of this section, the term "disabled" shall have the same meaning as that in Government Code section 12955.3, as may be amended or renumbered from time to time. Any relocation assistance shall be provided within 15 calendar days of service of the notice.

(1) If a tenant fails to vacate after the expiration of the notice to terminate the tenancy, the actual amount of any relocation assistance or rent waiver provided pursuant to this subsection shall be recoverable as damages in an action to recover possession.

(2) The relocation assistance required by this section shall be credited against any other relocation assistance required by any other law.

D. An owner's failure to strictly comply with this section shall render the notice of termination void.

6.30.080 EXEMPTIONS.

This article shall not apply to the following types of residential real properties or residential circumstances:

- A. Transient and tourist hotel occupancy as defined in Cal. Civil Code, Section 1940(b).
- B. Housing accommodations in a nonprofit hospital, religious facility, extended care facility, licensed residential care facility for the elderly, as defined in Cal. Health and Safety Code, Section 1569.2, or an adult residential facility, as defined in Chapter 6 of Division 6 of Title 22 of the Manual of Policies and Procedures published by the State Department of Social Services.
- C. Dormitories owned and operated by an institution of higher education or a kindergarten and grades 1 to 12, inclusive, school.
- D. Housing accommodations in which the tenant shares a bathroom or kitchen facilities with the owner who maintains their principal residence at the residential real property.

E. Single-family owner-occupied residences, including a residence in which the owner-occupant rents or leases no more than two bedrooms.

F. A duplex in which the owner occupied one of the units as the owner's principal place of residence at the beginning of the tenancy, so long as the owner continues in occupancy.

G. (4) A unit permitted as an Accessory Dwelling Unit (ADU) or Junior Accessory Dwelling Unit (JADU).

6.30.090 DEFINITIONS.

For the purposes of this article, the following definitions shall apply:

A. "Owner" and "residential real property" - Have the same meaning as those terms are defined in Cal. Civil Code, Section 1946.2.

B. "Tenancy" - The lawful occupation of residential real property, not including Accessory Dwelling Units, Junior Accessory Dwelling Units, mobile homes, or mobile home spaces, and includes a lease or sublease, as such may be subject to local ordinance.

6.30.100 NOTICES.

A. Notice of existence of this chapter. In addition to all other notice requirements specified elsewhere in this article, the owner of any residential real property is required to provide written notice to tenants of their rights under this article as follows:

- (1) The notice required by this article must include the following information:
 - (a) The existence and scope of this article; and
 - (b) The right to relocation assistance in limited circumstances pursuant to Section 6.30.070.
- (2) The owner must provide tenant with the notice upon serving any notice of change in terms of tenancy.
- (3) The owner must provide the notice on or before the commencement of all tenancies initiated after the effective date of this chapter.

B. Notice of termination of tenancy. When terminating a tenancy either at-fault or no-fault, an owner must comply with all of the following:

- (1) The owner must serve a written notice in accordance with Cal. Civil Code, Sections 1946 through 1946.5, to the tenant that states that, in addition to any information required by federal or State law, the owner will terminate the tenancy, and that indicates at least one at-fault or no-fault just cause reason; and
- (2) The owner has not accepted and will not accept rent or any other consideration in return for the continued use of the residential property beyond the term of the terminated tenancy in compliance with Cal. Civil Code, Sections 1945 through 1946.5; and
- (3) The owner qualifies the termination as at-fault or no-fault just cause; and
- (4) The owner has submitted to the city, within five days after service of the notice of termination on the tenant, a true and accurate copy of the owner's written notice of termination, and proof of such service, signed by the owner under penalty of perjury, on the tenant. The owner shall maintain proof of service to the city as evidence that the owner has complied with this section.
- (5) When the owner and tenant have entered into a written lease, the owner must provide the notice in the language used in the lease, in addition to English. When the owner and tenant have not entered into a written lease, the owner must provide the notice in the language that the owner and tenant used to negotiate the terms of the tenancy, in addition to English.

C. Notice as addendum to lease or rental agreement. An owner of residential real property subject to this section shall provide notice to the tenant as follows:

(1) For any tenancy commenced or renewed on or after the effective date of this article, as an addendum to the lease or rental agreement, or as a written notice signed by the tenant, with a copy provided to the tenant.

(2) The owner must provide the notice in the language that the owner and tenant used to in the lease, in addition to English.

(3) For a tenancy existing prior to the effective date of this article, by written notice to the tenant no later than 30 days after the effective date of this article, or as an addendum to the lease or rental agreement.

(4) The notification or lease provision shall be in no less than 12-point type, and shall include the following: "The Larkspur Municipal Code provides that after all of the tenants have continuously and lawfully occupied the property for at least 30 days, an owner must provide a statement of cause in any notice to terminate a tenancy. In addition, Larkspur Municipal Code provides tenants evicted for no-fault just cause with the right to relocation payments. See Chapter 6.30 of the Larkspur Municipal Code for more information."

(5) Owners must provide the notice to tenants in writing if the application and lease are processed in writing, electronically if the application or lease are processed electronically, or both if both methods are utilized. The provision of the notice shall be subject to Cal. Civil Code, Section 1632.

6.30.110 ADDITIONAL TENANT PROTECTIONS.

A. The city manager may adopt administrative procedures and regulations to implement the provisions of this article.

B. Once established by the city council, all owners with rental units shall pay the tenant protection program fee, as established by city council resolution. The tenant protection program fee is to fund the city's cost to implement and enforce the provisions of this article.

C. It is illegal for an owner or representative to retaliate against a tenant for lawfully and peaceably exercising their legal rights, including but not limited to, the right to file a complaint with code compliance. No owner may take any action increasing any rental amount, reducing any service, causing the tenant to involuntarily quit the premises, or discriminating against the tenant because of the tenant's use of any remedy provided by this article.

D. Any provision of a rental housing agreement that purports to waive any provision of this article is void as against public policy.

E. An owner's failure to comply with any requirement of this article is an affirmative defense in an unlawful detainer or other action brought by the owner to recover possession of the rental unit.

6.30.120 VIOLATIONS.

A. It shall be unlawful for any person to violate or fail to comply with any provision of this article. The violation of any provision of this chapter shall first be punished through the use of a civil citation, prior to prosecution as a misdemeanor, infraction, or civil injunction as provided in Chapter 9.24 of this Code.

B. Any person whose rights pursuant to this article have been violated shall have the right to file an action for injunctive relief and damages. Whoever is found to have violated this article shall be subject to appropriate injunctive relief and shall be liable for damages, costs, and reasonable attorney fees. Treble damages shall be awarded for willful failure to comply with the relocation payment obligations established by this article. Any action pursuant to this article shall be a civil matter and adjudicated through civil court.

6.30.130 SUNSET.

This chapter shall automatically sunset on December 31, 2030.

Section 3. Compliance with the California Environmental Quality Act. The approval of this Ordinance is exempt from the California Environmental Quality Act (Public Resources Code §§ 21000 et seq., "CEQA," and 14 Cal. Code Reg. §§ 15000 et

seq., "CEQA Guidelines"). The rent stabilization regulations imposed by the adoption of this Ordinance are to prohibit increases in excess of a certain amount of rent on an annual basis; it is not a commitment to any particular action. As such, under CEQA Guidelines section 15378(b)(4), the regulations are not a project within the meaning of CEQA because it creates a regulatory mechanism that does not involve any commitment to any specific project that may result in a potentially significant physical impact on the environment. Therefore, pursuant to CEQA Guidelines section 15060 CEQA analysis is not required.

Section 4. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the Ordinance and the application of such provision to other persons or circumstances shall not be affected thereby.

Section 5. Effective Date and Publication. This Ordinance shall become effective thirty (30) days after it is adopted and shall be posted or published as required by State law.

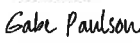
IT IS HEREBY CERTIFIED that the foregoing ordinance was duly introduced at a regular meeting of the Larkspur City Council held on June 21, 2023, and thereafter passed and adopted by the Larkspur City Council at a regular meeting on July 19, 2023, by the following vote, to wit:

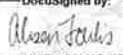
AYES: COUNCILMEMBER: Candell, Carroll, Way, and Mayor Paulson

NOES: COUNCILMEMBER: None

ABSENT: COUNCILMEMBER: None

ABSTAIN: COUNCILMEMBER: None

DocuSigned by:

 9A04BCF136F844C
 Gabe Paulson, Mayor

ATTEST:
 DocuSigned by:

 12CB4190622747E
 Alison Foulis, City Clerk

5389439.2

EFFECTIVE DATE OF ORDINANCE

June 14, 2023

ORDINANCE NO. 2848 N.C.S.

Introduced by: Brian Barnacle

Seconded by: Dennis Pocekay

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PETALUMA AMENDING
CHAPTER 6.60 OF THE PETALUMA MUNICIPAL CODE ENTITLED
“RESIDENTIAL TENANCY PROTECTIONS”**

WHEREAS, in 2019, the Legislature passed the Tenant Protection Act (TPA), California Civil Code Sections 1946.2 and 1947.12-1947.13, establishing a statewide system of residential rent control and permissible “just causes” for termination of residential tenancies; and

WHEREAS, Section 1946.2(b)(1) of the TPA recognizes the following as “at-fault” just causes for termination of residential tenancies: default in payment of rent; breach of a material lease term; refusal to execute a lawful lease extension or renewal; tenant criminal activity on the property; assignment or subletting in violation of the lease; refusal to allow the owner to enter the property; using the premises for an unlawful purpose; an employee agent, or licensee’s failure to vacate after termination as an employee, agent or licensee; and failure to deliver possession after providing the owner written notice or after making an offer to surrender that is accepted in writing; and

WHEREAS, Section 1946.2(b)(2) of the TPA recognizes the following as “no-fault” just causes for termination of residential tenancies: intent to occupy the unit by the owner or their spouse, domestic partner, children, grandchildren, parents or grandparents; withdrawal of the unit from the rental market; and the property owner complying with an order issued by a government agency or court or a local ordinance that necessitates vacating the property; and

WHEREAS, the TPA currently will expire on January 1, 2030; and

WHEREAS, to protect tenants from unjust terminations of residential tenancies, the City Council desires to enact protections pursuant to the City’s police power, and the authorization in Section 1946.2(g)(1)(B) of the TPA; and

WHEREAS, Section 1947.12 of the TPA prohibits owners of residential real property, over the course of any 12-month period, from increasing the gross rental rate for dwellings or units more by than 5% plus the percentage change in the cost of living, as defined, or 10%, of the lowest gross rental rate charged for the immediately preceding 12 months (whichever is less), and prohibits owners of residential real property from increasing the gross rental rate for dwelling units in more than 2 increments over a 12-month period for tenants that have remained in occupancy of the unit over a 12-month period, subject to specified requirements and exemptions, including an exemption for specified single family rental units; and

WHEREAS, Section 1946.2 (g)(1)(B)(ii) of the TPA authorizes local tenant protection ordinances that are adopted after September 1, 2019 that are more protective than the TPA to apply in lieu of the TPA; and

WHEREAS, Section 1946.2(g)(1)(B) of the TPA provides that to be more protective than the TPA, local ordinances must: have just causes for termination of residential tenancies consistent with those in Section 1946.2 of the TPA; further limit the reasons for termination of residential tenancies, provide for higher relocation assistance amounts, or provide additional tenant protections not prohibited by other provisions of

law; and include a binding finding that the ordinance is more protective than the provisions of Section 1946.2 of the TPA; and

WHEREAS, there is a shortage of affordable rental housing in the city of Petaluma, because over 1/3 of housing units in Petaluma are occupied by renters, 18.2% of households in Petaluma live in neighborhoods that are susceptible to or experiencing displacement, and 38.7% of Petaluma households live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs¹; and

WHEREAS, the rental vacancy rate in Petaluma is 1.9²%; and

WHEREAS, the median rent in Petaluma for one- and two-bedroom units was \$2,527 as of July 2022, the highest median rent in Sonoma County³; and

WHEREAS, 81% of renters in Petaluma with incomes below 80% of area median income are paying more than 30% of their income for housing costs, and this statistic has increased since the adoption of the City's previous Housing Element, when approximately 63% of renters were paying more than 30% of their income for housing⁴; and

WHEREAS, during the last two years during the COVID-19 pandemic there was a 5% increase in homelessness in Sonoma County⁵; and

WHEREAS, between January 2021 and January 2022, the cost of rental housing in Petaluma rose 14.5%, despite the TPA rent caps and anti-price gouging statutes limiting rent increases to 10%⁶; and

WHEREAS, a lack of affordable rental housing can lead to overcrowding, household stress, and homelessness; and

WHEREAS, just cause protections for termination of residential tenancies promote fair housing by reducing the likelihood that the termination of a tenancy is motivated by unlawful discrimination or retaliation, and by protecting existing tenants who are statistically more likely to be members of protected classes than homeowners in Petaluma; and

WHEREAS, a 2018 research project by the California Housing Partnership and U.C. Berkeley's Urban Displacement Project regarding rising housing costs and resegregation showed that displaced households experienced greater housing costs after displacement, whether they moved within the same county, to a new county in the Bay Area, within the region, or out of state⁷; and

WHEREAS, studies have found that families that experience evictions suffer increased material hardship, are more likely to suffer from depression, report worse health for themselves and their children, and report more parenting stress;⁸ and

¹ <https://mtcdrive.app.box.com/s/nei8x775oi5m47mqhu8ctpyyqrio2v3/file/794789786076>.

² <https://www.rate.com/research/petaluma-ca>

³ Id.

⁴ <https://storage.googleapis.com/proudcity/petalumaca/uploads/2019/09/HousingElement.pdf> Appendix A, Page 11

⁵ <https://www.pressdemocrat.com/article/news/sonoma-countys-homeless-population-increased-5-during-pandemic/>

⁶ [Napa, Sonoma, Marin, Solano rents jump, burdening tenants, landlords \(northbaybusinessjournal.com\)](https://www.northbaybusinessjournal.com/news/napa-sonoma-marin-solano-rents-jump-burdening-tenants-landlords)

⁷ Zuk, M., & Cahrple, K. (2018). Urban Displacement Project. <https://www.urbandisplacement.org/topic/evictions-housing-precarity-risk-model/>

⁸ [Eviction's Fallout: Housing, Hardship, and Heath Matthew Desmond & Rachel Tolbert Kimbro \(2015\) Oxford University Press. https://scholar.harvard.edu/files/mdesmond/files/desmondkimbro.evictions.fallout.sf2015_2.pdf](https://scholar.harvard.edu/files/mdesmond/files/desmondkimbro.evictions.fallout.sf2015_2.pdf)

WHEREAS, the TPA only provides tenant protections for occupancies of one year or more; and

WHEREAS, Petaluma tenants have little protection against landlords evicting them ostensibly to remove the property from the rental market and re-renting the unit at a higher price; and

WHEREAS, some owners of residential property are dependent on the rental income from tenants for their livelihoods, particularly such property owners that are natural persons rather than corporate entities, and such property owners that live on the same property as a unit that is being rented; and

WHEREAS, at the May 2, 2022 City Council meeting, the City Council identified enactment of tenant protections as one of its top ten priorities for the fiscal year 2022/2023; and

WHEREAS, on September 12, 2022, the City Council adopted Ordinance No. 2823 N.C.S. adding Chapter 6.60 entitled “Residential Tenancy Protections” to the Petaluma Municipal Code; and

WHEREAS, Ordinance 2823 N.C.S. established tenant protections more protective than those provided under the TPA, in accordance with the TPA’s requirements for local tenant protection ordinances; and

WHEREAS, Ordinance 2823 N.C.S. was adopted with a March 1, 2023 sunset date, and when adopting the ordinance, the City Council directed staff to gather input from stakeholders and data regarding the effects of the ordinance, and to return to the City Council with potential amendments to the ordinance; and

WHEREAS, to allow the time necessary for staff to carry out the outreach directed by the City Council, on January 23, 2023, the City Council extended the sunset date of Ordinance 2823 N.C.S. to July 1, 2023; and

WHEREAS, in accordance with the City Council’s direction, staff conducted the following outreach efforts: a stakeholder meeting with Petaluma People Services Center, the City’s fair housing services provider, on January 25, 2023; separate stakeholder meetings with various tenant advocate organizations and property management and real estate organizations and property owners on January 26, 2023; community workshops - one virtual on February 1, 2023, and one in-person on February 4, 2023 - with presentations on Chapter 6.60 tenant protections and potential Council options for amendments; and released a community survey on February 4, 2023 to answer questions and request feedback on the existing Chapter 6.60 protections and options for amendments; and

WHEREAS, on March 6, 2023, the City Council conducted a workshop at a regularly scheduled City Council meeting, regarding the City’s residential tenancy regulations and received public input, as well as information on how the City’s residential tenancy regulations compare with those of other local jurisdictions, and after deliberation, the City Council gave direction to staff regarding proposed amendments to the City’s regulations, including: an exception for owners of two or fewer residential rental units; temporary tenancies; commencing tenant protections at the commencement of the tenancy; preserving the just causes for termination of tenancies in the TPA; eliminating Ellis Act protections; establishing a 6 month right of return for tenants displaced by a no-fault termination; including sale of the property as a no-fault just case for termination, subject to relocation assistance; and increased relocation assistance for no-fault terminations; and directed staff to return with ordinance amendments reflecting the Council direction in April, 2023; and

WHEREAS, at the March 6, 2023 City Council meeting, the City Council also identified tenant protection regulatory options about which the Council requested further information including: exemptions for government subsidized units; exemptions for units that received their certificates of occupancy in that last 15 years; protections for Petaluma teachers and K-12 students; and requiring property owners to permit

eligible tenant household members to return to the tenant household subject to Health and Safety Code occupancy requirements; and

WHEREAS, this ordinance is exempt from the requirements of the California Environmental Quality Act (“CEQA”), and enactment of this ordinance does not qualify as a “project” within the meaning of Section 15378 of the CEQA Guidelines, because enactment of this ordinance is administrative activity that has no potential for resulting in physical change in the environment, because this ordinance adopts residential tenant protection measures for existing residential units in Petaluma, a solely administrative process resulting in no physical changes to the environment, because this ordinance contains no provisions affecting the physical design, development, or construction of residences or nonresidential structures; and because, in view of the City’s declared Shelter Crisis, amendments to the City’s residential tenancy protections are exempt from CEQA pursuant to Section 15269(c) of the CEQA Guidelines as specific action necessary to prevent or mitigate an emergency; and

WHEREAS, on April 17, 2023, the City Council held a duly noticed public meeting to receive and consider this ordinance, including the accompanying staff report and comments from staff and the public;

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Petaluma, as follows:

SECTION 1. Findings. The City Council of the City of Petaluma hereby finds as follows:

1. The above recitals are hereby declared to be true and correct and are incorporated into this ordinance as findings of the City Council.
2. This ordinance is exempt from the requirements of the California Environmental Quality Act (“CEQA”) and enactment of this ordinance does not qualify as a “project” within the meaning of Section 15378 of the CEQA Guidelines, because enactment of this ordinance is administrative activity that has no potential for resulting in physical change in the environment, because this ordinance adopts residential tenant protection measures for existing residential units in Petaluma, a solely administrative process resulting in no physical changes to the environment, and because this ordinance contains no provisions affecting the physical design, development, or construction of residences or nonresidential structures. In view of the City’s declared Shelter Crisis, amendments to the City’s residential tenancy protections are also exempt from CEQA pursuant to Section 15269(c) of the CEQA Guidelines as specific action necessary to prevent or mitigate an emergency.
3. It is in the interest of the entire Petaluma community to provide housing stability through adoption of local protections against arbitrary termination of residential tenancies and to increase certainty and fairness in the residential rental market within the city in order to promote the health, safety, and general welfare of Petaluma residents and property owners.
4. The rights and obligations enumerated in this ordinance of owners of residential rental property and tenants are enacted pursuant to the City’s general police powers in accordance with Article XI, Sections 5 and 7 of the California Constitution, and the authority granted in Government Code Section 1946.2, part of the Tenant Protection Act of 2019 (“the Act”), to protect the health, welfare, and safety of Petaluma residents, and such rights and obligations are in addition to any rights and obligations under existing state and federal law.
5. This ordinance is more protective than the Act in accordance with Section 1946.2(g)(1)(B) of the Act because: the just causes for termination of residential tenancies under this ordinance are consistent with that section, as specified in Section 6.60.050 of this ordinance; this ordinance further limits the just causes for termination of residential tenancies as specified in Section 6.60.050 of this ordinance;

this ordinance provides for increased relocation assistance as compared to the Act, as specified in Section 6.60.080 of this ordinance, and this ordinance provides additional tenant protections that are not prohibited by any other provision of law as specified elsewhere this ordinance.

SECTION 2. Chapter 6.60 entitled “Residential Tenancy Protections” of the Petaluma Municipal Code is hereby amended in accordance with the following.

Section 6.60.010, Purpose and intent.

- A. It is the purpose and intent of this chapter to provide housing stability through adoption of local protections against arbitrary terminations of residential tenancies and to increase certainty and fairness in the residential rental market within the city in order to promote the health, safety, and general welfare of Petaluma residents and property owners.
- B. This chapter is enacted to further the purposes of and in partial reliance on the state-wide rent control regulations codified in Civil Code Section 1947.12, part of the Act, and in California Penal Code Section 396 during times of declared emergency. This chapter is intended to exercise the City’s constitutional police power in Article XI, Sections 5 and 7 of the California Constitution and the authority granted in Government Code Section 1946.2, part of the Act.
- C. This chapter is intended to provide tenant protections in addition to those in the Act by: commencing tenant protections sooner than does the Act, regulating residential tenant relocation assistance; prescribing required notice of tenants’ rights under this chapter; and the just causes based on which landlords of rental dwelling units located within the city may terminate specified residential tenancies in the city.
- D. This chapter is also intended to support the interests of residential property owners in: enforcing the lawful terms of their rental agreements; renting their property for temporary tenancies; and exiting the rental housing market, including upon sale of a rental unit.

Section 6.60.020, Definitions.

Terms used in this chapter that are not defined in this section and that are defined in the Act, shall have the same meaning as in the Act, as amended from time to time, and in any successor act. References in this section to the Act and other laws shall include amendments to such laws and any successor laws, and any regulations promulgated under such laws. For the purpose of this chapter, the following words and phrases are defined as follows:

- A. “*Accessory Dwelling Unit*” means an attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence in accordance with the definition in Chapter 28 of the zoning ordinance.
- B. “At-fault” just causes for termination means the circumstances listed in Section 6.60.050(B) of this chapter justifying termination of a residential tenancy due to no fault of the tenant.
- C. “*City*” means the City of Petaluma, California, a California municipal corporation and charter city, and/or the area within the territorial limits of the city, as the context requires.
- D. “*City Housing manager*” means the City of Petaluma housing manager or the housing manager’s designee.
- E. “*City Manager*” means the City of Petaluma city manager or the city manager’s designee.
- F. “*Dwelling unit*” means a structure or the part of a structure in the city that is used as a home, residence, or sleeping place by one person who maintains a household or by two or more persons who maintain a common household as defined in Civil Code Section 1940. Dwelling unit does not include mobile homes as defined in Civil Code Section 798.3.
- G. “*Guidelines*” means any written regulations for the administration and implementation of this chapter promulgated by the city manager in accordance with Section 6.60.120 of this chapter.

- H. *"Housing Services"* includes all services provided by a landlord related to the use or occupancy of a dwelling unit, including, but not limited to, insurance, repairs, maintenance, painting, utilities, heat, water, elevator service, laundry facilities, janitorial service, refuse removal, furnishings, parking, security service, employee services, and any other benefits or privileges permitted the tenant by agreement, whether express or implied, including the right to a specified number of dwelling occupants and the right to one-for-one replacement of roommates.
- I. *"Junior Accessory Dwelling Unit"* means an accessory dwelling unit that is no more than 500 square feet in size and contained entirely within a single-family residence that meets the requirements of Section 7.035 of the zoning ordinance in accordance with the definition in Chapter 28 of the zoning ordinance.
- J. *"Landlord"* means an owner, lessor, or sublessor who receives or is entitled to receive rent for the use and occupancy of any dwelling unit or portion thereof in the city, or an agent, representative or successor of any of the foregoing.
- K. *"Low income"* means "persons and families of low or moderate income" as that term is defined in Health and Safety Code Section 50093.
- L. *"No-fault"* just causes for termination means the circumstances listed in Section 6.60.050(D) of this chapter justifying termination of a residential tenancy due to no fault of the tenant.
- M. *"Notice of intent to withdraw"* means a City approved form that includes all of the requirements in Section 6.60.070(A)(1) of this chapter giving notice of an owner's intent to withdraw a building containing at least one dwelling unit from the residential rental market.
- N. *"Notice of termination"* means a written notice that includes all of the information listed in Section 6.60.060(A)(1-7) of this chapter.
- O. *"Owner"* means a natural person with at least a 50% recorded ownership interest in a dwelling unit.
- P. *"Relative"* means the child, parent, grandparent, spouse or registered domestic partner of a residential property owner or tenant.
- Q. *"Primary residence"* means a dwelling unit that an owner occupies as a primary residence, as evidenced by the dwelling unit qualifying for a homeowner's property tax exemption.
- R. *"Rent"* means the consideration, including any funds, labor, bonus, benefit, or gratuity, demanded or received by a landlord for or in connection with the use and occupancy of a dwelling unit in the city and the housing services provided therewith, or for the assignment of a rental agreement for a dwelling unit.
- S. *"Temporary tenancy"* means a tenancy in the primary residence of the owner that is less than 12 months in duration pursuant to an agreement specifying a date when the rental agreement will expire and the tenant shall surrender the unit so the owner may re-occupy it as their primary residence.
- T. *"Tenant"* means a person entitled by written or oral agreement, to the use or occupancy of a dwelling unit in the city.
- U. *"Tenant household"* means all tenant(s) who occupy any dwelling unit in the city, and includes tenant relatives whose primary residence is the dwelling unit.
- V. *"Zoning Ordinance"* means the Implementing Zoning Ordinance of the City, Ordinance 2300 N.C.S.

Section 6.60.030, Applicability.

- A. *General application.* Except as provided in subsection B of this section, the provisions of this chapter shall apply to tenants and tenant households on the first day of the term of rental agreements for dwelling units:
 1. That contain a separate bathroom, kitchen, and living area in a multifamily or multipurpose dwelling;
 2. In single room occupancy residential structures; or
 3. In a structure that is being used for residential uses whether or not the residential use is a conforming use permitted under the Zoning Ordinance, that is hired, rented, or leased to a household within the meaning of California Civil Code Section 1940. This includes any dwelling

unit that is actually used for residential purposes, including live-work spaces, whether or not the residential use is legally permitted.

B. *Exceptions.* Notwithstanding subsection A, the provisions of this chapter shall not apply to:

1. *Tenant Protection Act Exceptions.*
 - a. Transient and tourist occupancies as defined in Civil Code Section 1940(b).
 - b. Housing accommodations in a nonprofit hospital, religious facility, extended care facility, licensed residential care facility for the elderly, as defined in Section 1569.2 of the Health and Safety Code, or an adult residential facility, as defined in Chapter 6 of Division 6 of Title 22 of the Manual of Policies and Procedures published by the State Department of Social Services.
 - c. Dormitories owned and operated by an institution of higher education or a kindergarten and grades 1 to 12, inclusive, school.
2. *Small Property Owners.* Residential rental units of property owners that are not a real estate investment trust, as defined in Section 856 of the Internal Revenue Code, or a corporation, or a limited liability company in which at least one member is a corporation, that own 3 or fewer such units in the city, and that have provided written notice to the tenants in the rental agreement that the residential property is exempt from this chapter. The notice must read as follows: "This dwelling unit is not subject to the just cause requirements of Section 1946.2 of the Civil Code, and is not subject to the just cause or other requirements of Chapter 6.60 entitled "Residential Tenancy Protections" of the Petaluma Municipal Code. The owner is not a real estate investment trust, as defined in Section 856 of the Internal Revenue Code, or a corporation, or a limited liability company in which at least one member is a corporation, and owns 3 or fewer residential units in Petaluma."
3. *Temporary Tenancies.* Temporary tenancies as defined in this chapter.
4. *Tenant Property Managers.* Any dwelling unit occupied by a tenant who is employed by a landlord for the purpose of managing the property or by a tenant who is permitted to reside in the dwelling unit in consideration of managing the property.
5. *Units Shared with Owner.* Any dwelling unit in which the owner resides with a tenant or tenant household as the owner's primary residence and in which the owner shares a bathroom or kitchen with the tenant or tenant household.

Section 6.60.040, Notice of tenant rights.

- A. Landlords must provide to each tenant a current notice of tenant and tenant household rights under this chapter using the form provided by the City for that purpose in accordance with the requirements of this section:
 1. Within thirty calendar days of this chapter taking effect;
 2. When entering a lease or rental agreement;
 3. When renewing a lease or rental agreement;
 4. When providing notice of a rent increase;
 5. Within 30 days of notice by the City that the notice of tenant rights provided by the City has been amended and receipt of the amended city notice or a working link to the amended City notice on the City's website;
 6. When a landlord lists the property for sale; and
 7. Within 30 days of acquiring title to the unit or property.
- B. Notices provided under this section shall be in English and Spanish, using the current forms provided by the City. If the rental agreement governing a dwelling unit to which this chapter applies is in a language other than English or Spanish, the landlord must provide an accurate translation of the notice

of tenant rights provided by the City in the language of the rental agreement, as well as the notice provided by the City.

- C. Failure to comply with the notice requirements in this section shall render any rental increase notice invalid and unenforceable until such non-compliance is cured. Failure to comply with the notice requirements of this section may only be cured by providing notice of tenant rights in accordance with this section.

Section 6.60.050, Requirements for termination of tenancies.

Landlords are prohibited from terminating tenancies to which this chapter applies unless the termination is for an “at-fault” or “no-fault” just cause in accordance with this section, and unless and until the landlord first satisfies the termination prerequisites specified in this section.

- A. *Termination prerequisites.* Before terminating a residential tenancy to which this chapter applies, the landlord must:
1. Provide a notice of tenant rights in accordance with Section 6.60.040;
 2. Serve a notice of termination in accordance with Section 6.60.060; and
 3. Not accept rent or any other consideration in return for the continued use of the dwelling unit beyond the term of the terminated tenancy in accordance with Civil Code Sections 1945, 1946, and 1946.
- B. *At-fault just causes.* The following circumstances with respect to a tenancy to which this chapter applies qualify as at-fault just causes for termination of the tenancy as permitted by this chapter. Nothing in this section shall abrogate the protections afforded to survivors of violence consistent with the California Code of Civil Procedure Section 1161.3, and the Violence Against Women Act, Public Law 102-322, as amended from time to time.
1. *Failure to pay rent.* The tenant failed to pay rent within three days of receiving written notice from the landlord demanding payment in accordance with subsection 2 of Code of Civil Procedure Section 1161, unless the tenant has withheld rent in accordance with the terms of the rental agreement or applicable local, state, or federal law.
 - a. Tenants may raise as a defense to an unlawful detainer action to recover possession of a unit for failure to pay rent that the landlord refused to accept rent paid on behalf of the tenant by a third party, or is refusing to provide a W-9 form or other necessary documentation for the tenant to receive rental assistance from a government agency, non-profit organization, or other third party.
 2. *Breach of rental agreement.* The tenant has committed a breach of a material term of the lease, as described in paragraph (3) of Section 11611 of the Code of Civil Procedure, including, but not limited to, violation of a provision of the lease after being issued a written notice to correct the violation.
 3. *Tenant illegal activity.* Criminal activity by the tenant on the residential real property, including any common areas, or any criminal activity or criminal threat, as defined in subdivision (a) of Section 422 of the Penal Code, on or off the residential real property, that is directed at any owner or agent of the owner of the residential real property.
 4. *Unlawful use of Premises.* Using the premises for an unlawful purpose as described in paragraph (4) of Section 1161 of the Civil Code.
 5. *Nuisance.* The tenant has maintained, committed or permitted the maintenance or commission of a nuisance as described in Paragraph (4) of Section 1161 of the Code of Civil Procedure.
 6. *Failure to Give Access.* The tenant has refused, without good cause, after landlord has served written notice, to grant landlord reasonable access to the dwelling unit as authorized by Sections 1101.5 and 1954 of the Civil Code, and Section 13113.78 and 17926.1 of the Health and Safety Code.
 7. *Committing Waste.* Tenant has committed waste as described in paragraph (4) of Section 1161 of the Code of Civil Procedure.

8. *Refusal to Enter a New Lease.* Then tenant had a written lease that terminated on or after the effective date of this chapter, and after a written request or demand from the landlord, the tenant has refused to execute a written extension or renewal of the lease for an additional term of similar duration with similar provisions, provided that those terms do not violate this chapter or any other provision of law.
 9. *Prohibited Assignment, Subletting.* Assignment or subletting the premises in violation of the tenant's lease, as described in paragraph (4) of Section 1161 of the Code of Civil Procedure.
 10. *Failure to Vacate.* The employee, agent or licensee's failure to vacate after their termination as an employee, agent or a licensee as described in paragraph (1) of Section 1161 of the Code of Civil Procedure.
 11. *Failure to Deliver Possession.* When the tenant fails to deliver possession of the residential real property after providing the owner written notice as provided in Civil Code Section 1946 of the tenant's intention to terminate the hiring of the real property, or makes a written offer to surrender that is accepted in writing by the landlord, but fails to deliver possession at the time specified in that written notice as described in paragraph (5) of Section 1161 of the Code of Civil Procedure.
- C. *Limitations on Subsection B.*
1. For purposes of paragraphs 3 – 5 of subsection B of this section, if the member of the tenant household that is responsible for giving cause for termination of the tenancy is not the tenant, the tenant, after receipt of notice of termination in accordance with Section 6.60.060, may cure the violation by permanently removing the member of the tenant household giving cause for termination, and substantiating such removal to the landlord's reasonable satisfaction.
 2. Except as permitted by Code of Civil Procedure Section 1161.3, an act or acts against a tenant or a tenant household member that constitute one of the crimes listed in that section shall not give cause for termination of a tenancy to which this chapter applies. Tenants may raise the protections in Code of Civil Procedure Section 1161.3, where applicable, as an affirmative defense to an action to terminate a tenancy. Landlords shall keep confidential all information that is received in confidence from a tenant or a tenant household member who is a victim of one of the crimes listed in Code of Civil Procedure Section 1161.3, except to the extent that such disclosure is necessary to provide for a reasonable accommodation for the victim, or is otherwise required pursuant to applicable federal, state or local law.
- D. *No-fault just causes.* The following circumstances with respect to a tenancy to which this chapter applies qualify as no-fault just causes for termination of the tenancy as permitted by this chapter.
1. *Permanent withdrawal from rental market.* A landlord intends in good faith to withdraw a building containing at least one rental unit from the residential rental market.
 2. *Owner or relative to occupy dwelling unit.* Intent to occupy the residential real property by the owner or their relative, but only if a provision of the lease allows the owner to terminate the lease if the owner, or their relative member unilaterally decides to occupy the residential real property.
 3. *Intent to demolish or substantially remodel.* Intent to demolish or substantially remodel the residential real property. For purposes of this paragraph, "substantially remodel" means the replacement or substantial modification of any structural, electrical, plumbing, or mechanical system that requires a permit from a governmental agency, or the abatement of hazardous materials, including lead-based paint, mold or asbestos, in accordance with applicable federal, state, and local laws, that cannot be reasonably accomplished in a safe manner with the tenant in place and that requires the tenant to vacate the residential real property for at least 30 days. Cosmetic improvements alone, including painting, decorating and minor repairs, or other work that can be performed safely without having the residential real property vacated, do not qualify as substantial remodeling.
 4. *Government order.* The owner complying with any of the following:
 - a. An order issued by a government agency or court relating to habitability that necessitates vacating the residential real property.
 - b. An order issued by a government agency or court to vacate the residential real property.

- c. A local ordinance that necessitates vacating the residential real property.

Section 6.60.060, Notice of termination.

- A. *Contents of notice of termination.* In addition to any information required by federal or state law, each notice of termination of a rental agreement to which this chapter applies must include:
1. The name and address of the landlord where the landlord will accept service of process;
 2. The location of the dwelling unit subject to the notice;
 3. The date of the notice, which shall be the date the notice was mailed or delivered;
 4. The termination effective date, which shall be the intended final date of occupancy under the tenancy;
 5. The monthly rent applicable to the tenancy upon mailing or delivery of the notice, and, if applicable, the date on which the final monthly rent is due;
 6. The beginning date of the tenancy and monthly rent applicable at that time; and
 7. At least one applicable just cause for termination of the tenancy in accordance with Section 6.60.050.
- B. *Language of notice of termination.* Notices provided under this section shall be in English and Spanish. If the rental agreement governing a dwelling unit to which this chapter applies is in a language other than English or Spanish, the landlord must also provide an accurate translation of the notice of termination in the language of the rental agreement.
- C. *Delivery of notice.* Notice of termination must be delivered to the tenant household in accordance with Civil Code Sections 1946 and 1946.1, as applicable.
- D. *Re-notice.* If a notice of termination for a no-fault just cause is served after adoption but prior to the effective date of this chapter, the landlord shall provide the notice required by this section to the tenant household within 15 calendar days after the effective date of this chapter, or before the previously-served notice of termination expires, whichever occurs first.

Section 6.60.070, Additional notice requirements for no-fault terminations.

- A. Landlords terminating a tenancy due to permanent withdrawal of the unit from the rental market in accordance with Section 6.60.050(D)(1) must first, in addition to giving notice in accordance with Section 6.60.060, provide the tenant household and the City housing manager notice of intent to withdraw the dwelling unit. The notice of intent to withdraw must:
1. Specify the intended use of the lot where the dwelling unit to be withdrawn is located;
 2. Include a description of the tenant's rights to relocation assistance in accordance with Section 6.60.080 of this chapter.
- B. Landlords terminating a tenancy due to the intent of the owner or owner's relative to occupy the dwelling unit in accordance with Section 6.60.050(D)(2) must first, in addition to giving notice as required by Section 6.60.060 provide the tenant household and the City housing manager notice of the name, address, and relationship to the owner of the individual intending to occupy the dwelling unit.
- C. Landlords terminating a tenancy due to intent to demolish or substantially remodel the unit in accordance with Section 6.60.050(D)(3) must first, in addition to giving notice as required by Section 6.60.060: provide the tenant household and the City Housing Manager a copy of any issued permits for the rehabilitation work and a description of:
1. The nature and scope of the rehabilitation work; and
 2. Why the rehabilitation work requires the tenant to vacate the tenancy.
- D. Landlords terminating any tenancy for a no-fault just cause in accordance with Section 6.60.050(D) must:
1. In addition to giving notice as required by Section 6.60.060, provide notice using a form provided by the City for that purpose of the tenant's right to relocation assistance in accordance with Section 6.60.080; and

2. Include a description of the tenant's rights to regain possession of the dwelling unit if the dwelling unit becomes available for residential rent in the six months immediately following the date when the landlord regained possession of the dwelling unit.

E. Language of additional notice for no-fault termination. Notices required under this section shall be in English and Spanish. If the rental agreement governing a dwelling unit to which this chapter applies is a language other than English or Spanish, the landlord must also provide an accurate translation of the required notice in the language of the rental agreement.

Section 6.60.080, Relocation assistance for no-fault terminations.

- A. Landlords terminating any tenancy for no-fault just causes in accordance with Section 6.60.050(D) must provide relocation assistance in the form of a direct payment to the tenant equal to the lesser of 250% of one month of rent under the rental agreement in effect at the time of notice of termination of the tenancy or \$9,000.00 as adjusted annually for inflation beginning on the first anniversary of the effective date of this chapter, and continuing every year thereafter.
- B. Relocation assistance required pursuant to this chapter shall be paid within 14 calendar days of service of notice of termination.
- C. If a tenant fails to vacate a dwelling unit after the expiration of a notice to terminate the tenancy that has been lawfully given in accordance with this chapter, the landlord may recover the actual amount of any relocation assistance provided pursuant to this section as damages in an action to recover possession of the dwelling unit.
- D. The relocation assistance required by this section may not be credited against any other relocation assistance required by any other law and shall not operate or be construed to operate as a waiver of any rights a tenant may have under applicable law.
- E. Nothing in this chapter may be construed to prohibit a landlord and tenant from agreeing to relocation assistance in addition to the relocation assistance required pursuant to this section. Landlords and owners of dwelling units to which this chapter applies are prohibited from attempting to convince a tenant to waive the tenant's right to relocation assistance or to accept relocation assistance that is less than that required pursuant to this chapter, and any agreement purporting to waive the tenant's right to relocation assistance or provide relocation assistance that is less than that required pursuant to this chapter shall be void as against public policy.

Section 6.60.090, Re-rental of withdrawn dwelling units.

Notice to City. If a dwelling unit to which this chapter applies that was withdrawn from the rental market in accordance with Section 6.60.050(D)(1) is offered again for rent for residential purposes within 6 months of the date the dwelling unit was deemed withdrawn pursuant to this chapter, the owner must first notify the City Housing Manager in writing of the owner's intention to again offer the withdrawn dwelling unit for rent or lease.

A. Right of Return and First Right of Refusal.

- 1. Tenants to whom this chapter applies that are provided notice of termination of a tenancy for a no-fault just cause in accordance with Section 6.60.050(D)(1-4) of this chapter may, within 30 days of date of the notice, provide the landlord written notice using the form provided by the City for that purpose of the tenant's desire to consider an offer to renew the tenancy. Tenants who provide the landlord such notice shall have the first right of refusal to return to the dwelling unit if the dwelling unit is returned to the rental market by the landlord or successor landlord within 6 months of the time that the dwelling unit is deemed withdrawn pursuant to this chapter.
- 2. The offer to rent the withdrawn dwelling unit again shall be deposited by the owner in the United States mail, by registered or certified mail with postage prepaid, addressed to the former tenant at the address furnished to the landlord as provided in this section, and shall describe the terms of the offer to renew the tenancy in accordance with the requirements of this section. The displaced tenant shall have 30 days from the deposit of the offer in the mail to accept the offer by personal delivery or by deposit in the United States mail by registered or certified mail with postage

prepaid. Tenants with a right of first refusal pursuant to this section may advise the landlord or their successor at any time a change of address to which an offer to renew a tenancy should be directed.

Section 6.60.100, Affirmative defense; penalties and remedies.

- A. *Affirmative defense.* A landlord's failure to comply with the requirements of this chapter shall be an affirmative defense to an unlawful detainer action by landlord. A tenant who prevails in a case for wrongful eviction due to the landlord's non-compliance with this chapter shall recover costs and reasonable attorney's fees.
- B. *Civil liability.* Whenever a landlord attempts to prevent a tenant from acquiring or exercising the tenant's rights under this chapter, or retaliates against a tenant or tenant household for the exercise of their rights under this chapter, or otherwise violates the requirements of this chapter, the tenant, tenant household, or the City may institute a civil proceeding for money damages or injunctive relief, or both. Landlords found to have violated this chapter shall be subject to appropriate injunctive relief and shall be liable for damages, costs and reasonable attorneys' fees, and whatever other relief the court deems appropriate.
- C. *City authorization to enforce this chapter.*
 - 1. The city shall have the right and authority, but not the duty, to enforce the requirements of this chapter by bringing actions for injunctive relief on behalf of the City or tenants or tenant households to which this chapter applies, and by seeking compliance by landlords with the requirements of this chapter through administrative remedies or by citation.
 - 2. The City in its sole discretion may choose to enforce the provisions of this chapter through administrative fines and any other remedies provided in chapters 1.10-1.16 of this code. The City's decision to pursue or not pursue enforcement of any kind shall not affect the rights of tenants or tenant households to whom this chapter applies to pursue civil remedies for violations of this chapter.
- D. *Civil action to determine liability.* Any tenant may bring a civil action to determine the applicability of this chapter to a tenancy.
- E. *Other private rights of action.* Nothing in this chapter shall be deemed to limit the right of a landlord to file an action against a tenant or non-tenant third party for damage to the landlord's property, or to otherwise seek recovery from tenants or third parties as permitted by a lawful rental agreement or applicable provisions of law.
- F. *No Cause of Action against the City.* To the maximum extent permitted by law, nothing in this chapter may be construed to create a cause of action against the city, or a basis for seeking an award of attorney's fees against the City pursuant to the private attorney general's statute in Code of Civil Procedure Section 1021.5, or on any other basis arising from or related to an alleged violation of the requirements of this chapter, and/or based on or related to the City's prosecution or enforcement or alleged failure to prosecute or enforce any such alleged violation, and/or based on or related to the City's implementation or alleged failure to implement the requirements of this chapter.

6.60.110 Retaliation prohibited.

- A. No landlord or owner may threaten to bring, or bring, an action to recover possession, cause the tenant to quit a dwelling unit involuntarily, serve any notice to quit or notice of termination of tenancy, decrease any services or increase the rent where the landlord's intent is to retaliate against the tenant for: the tenant's assertion or exercise of rights pursuant to this chapter or under applicable state or federal law; for the tenant's request or demand for, or participation in mediation or arbitration under any public or private mediation program; or for the tenant's participation in litigation. Any such retaliation shall be a defense to an action to recover possession of the dwelling unit, or a basis for an affirmative action by the tenant for actual and punitive damages and/or injunctive relief.

- B. In an action against the tenant, evidence of the assertion or exercise by the tenant of rights pursuant to this chapter or under applicable state or federal law within 180 days prior to the alleged act of retaliation shall create a rebuttable presumption that the landlord's action is retaliatory. A tenant may assert landlord retaliation in violation of this chapter affirmatively or as a defense to the landlord's action without the presumption regardless of the period of time that has elapsed between the tenant's assertion or exercise of rights pursuant to this chapter and the alleged act of retaliation.

6.60.120 Administrative Regulations and Forms.

City Manager is authorized to promulgate guidelines and regulations to implement this chapter, including by publication of form notices and other documents. Any and all forms, notices and other documents necessary or helpful in the administration of this chapter may be adopted by the City Manager in consultation with the city attorney.

SECTION 3. Severability. If any section, subsection, sentence, clause, phrase or word of this ordinance is for any reason held to be unconstitutional, unlawful or otherwise invalid by a court of competent jurisdiction or preempted by state legislation, such decision or legislation shall not affect the validity of the remaining portions of this ordinance. The City Council of the City of Petaluma hereby declares that it would have passed and adopted this ordinance and each and all provisions thereof irrespective of the fact that any one or more of said provisions be declared unconstitutional, unlawful, or otherwise invalid.

SECTION 4. Effective Date and Deletion of Sunset. This ordinance shall become effective thirty (30) days after the date of its adoption by the Petaluma City Council. The sunset date of March 1, 2023, in Ordinance No. 2023 N.C.S., as extended to July 1, 2023, pursuant to Ordinance No. 2836 N.C.S adopted on January 23, 2023, is hereby deleted. Except as amended pursuant to this ordinance, Ordinance No. 2023 N.C.S shall continue in full force and effect unless and until further amended or repealed by the City Council.

SECTION 5. Posting/Publishing of Notice. The City Clerk is hereby directed to publish or post this ordinance or a synopsis for the period and in a manner provided by the City Charter and other applicable law.

INTRODUCED and ordered published and posted the 17th day of April 2023.

ADOPTED this 15th day of May 2023 by the following vote:

Ayes:	Councilmembers Cader Thompson, Barnacle, Pocekay, Shribbs
Noes:	Councilmembers Healy, Nau
Abstain:	None
Absent:	None
Recused:	Mayor McDonnell

Janice Cader Thompson, Vice Mayor

ATTEST:

APPROVED AS TO FORM:

Kendall Sawyer, CMC, City Clerk

Eric Danly, City Attorney

Rent Control with Just Cause Eviction enacted

ConnieBorter <connieborter@hotmail.com>

Sat 5/11/2024 9:49 AM

To:Town Council <towncouncil@townofsananselmo.org>

CAUTION: External Sender

Sent from my iPhone

I am a San Anselmo resident supporting Just Cause Eviction for the City of San Anselmo. This is crucial to keep the tenants in their homes. This needs to be passed immediately.

Thank you,

Connie Borter

26 Elm Ave,

San Anselmo, Ca.

94960

connieborter@hotmail.com

Serge Avila

From: steve@ecomind.net
Sent: Monday, May 6, 2024 7:12 PM
To: Town Council
Subject: Rent stabilization ordinance (Town of San Anselmo Ordinance 2024-1185)

CAUTION: External Sender

RE: the petition to repeal the rent stabilization ordinance

I urge you NOT to repeal the Town of San Anselmo Ordinance 2024-1185. It was carefully considered and approved. It is fair and reasonable, and corrects the provision for overly generous rent increases currently permitted under the California rent control act.

At the very least, assuming the petition is certified rather than rejected by the Council, a decision to overturn an ordinance that has already been approved should be made by the voters, not just by the Council.

Thank you for considering my opinion in this matter.

Steve Goldfinger
57 Tamalpais Ave, #6
San Anselmo

Regarding the proposed 'just cause' regulations

Peter Bloom <peterbloom@comcast.net>

Mon 5/13/2024 12:41 PM

To:Town Council <towncouncil@townofsananselmo.org>

CAUTION: External Sender

It is outrageous that the council wishes take away more property rights away from the homeowners of San Anselmo! I am tired of witnessing the socialist creep in California. The council should do it's job and take care of what councils are supposed to do instead of attempting to overthrow our Constitution by degrees.

Homeowner

May 3, 2024

Mayor Eileen Burke
Vice Mayor Tarrell Kullaway
Council Member Steve Burdo
Council Member Brian Colbert
Council Member Alexis Fineman

Dear San Anselmo Town Council and Staff:

I am writing on behalf of Public Advocates to thank you for passing a rent stabilization ordinance to keep San Anselmo renters in their homes and to urge you to pass a strong just cause for eviction ordinance without delay. Otherwise, landlords will be incentivized to exploit loopholes in state law to subvert San Anselmo's rent stabilization ordinance – by evicting our neighbors and then raising the rent for new renters. It is a best practice to pair rent stabilization with just cause in order to stop displacement.

Public Advocates is a nonprofit law firm and advocacy organization that challenges the systemic causes of poverty and racial discrimination by strengthening community voices in public policy and achieving tangible legal victories advancing education, housing, transportation equity, and climate justice. Our organization has deep expertise in renter protections and other local anti-displacement policies.

A local just cause for eviction ordinance is one of the most powerful tools the Town can implement to prevent displacement. Just cause for eviction ordinances, which already exist in two dozen California jurisdictions, give tenants stability, security, and legal protection against unfair and arbitrary evictions. They protect tenants who speak up against poor living conditions, discrimination, or landlord harassment from retaliatory evictions. A [recent study](#) in four California jurisdictions found that evictions and eviction filings decreased after passing local just cause for eviction ordinances.

We are recommending that you model San Anselmo's just cause ordinance on the [proposed Larkspur ballot measure](#). See Sections 6.30.030, 6.30.050, 6.30.070 – 6.30.120, and 6.30.190.

Several key components of a local just cause ordinance that community members are demanding are critical to keep our neighbors housed:

Strengthen No-Fault Reasons for Eviction and Provide a Right of Return for Displaced Renters

Legal services providers frequently report that some property owners use the ambiguity in state law to evict tenants without cause using the no-fault reasons, including substantial remodel, owner move-in, and withdrawal from the rental market. To ensure compliance and protect renters from eviction and homelessness due to abuse of the law, many jurisdictions have developed best practices around these no-fault reasons.

For substantial remodel, local just cause ordinances should only allow the tenant to be displaced *temporarily* for repairs, and only if the renovation is required for health and safety reasons (bringing

the property up to code). Local ordinances should require the landlord to provide the renter a right to return after the unit is repaired. Providing a right to return at the same rent and same terms following necessary repairs increases housing stability for renters. It protects renters from being forced out through no fault of their own into a rental market where they may not be able to find housing at their current rent, given rising rents. At the same time, if landlords incur expenditures for improvements, they are allowed to petition for a fair rate of return. Local ordinances should also require the landlord to provide alternate housing or pay the renter's temporary relocation expenses until repairs are done and the renter is returned to the unit. If the renter does not wish to return to the unit, they can opt for a permanent relocation payment (higher amount) instead.

For owner move-in, local just cause ordinances should provide the renter a right to return at the same terms and rent if the landlord fails to move in within the number of days required (typically 90 days after the renter moves out) or live there for the number of years required (typically three years). This prevents abuse and ensures that landlords do not use owner move-in evictions to circumvent rent stabilization.

For withdrawal from the rental market, local just cause ordinances should provide the full extent of protections authorized by California's Ellis Act,¹ including providing renters a right to return and other remedies if the unit is re-rented. Local ordinances also typically provide additional explicit procedures and protections: requiring landlords to follow a transparent process in order to remove a property from the rental market (including filing certain notices and complying with ongoing reporting requirements); providing renters with longer notice (minimum of 120-days); requiring landlords to remove the entire building from the rental market, not just a single unit; and establishing penalties for landlords who re-rent the property after pursuing bad faith withdrawal from the rental market evictions. Again, these protections prevent abuse and ensure that landlords do not exploit this just cause reason to get around rent stabilization.

Expand Relocation Payments for All No-Fault Evictions

Local just cause ordinances should provide for relocation assistance payments that reasonably compensate renters commensurate with the loss of their housing through no fault of their own, mitigating the adverse effects of evictions and preventing displacement. San Anselmo's ordinance should provide for relocation assistance payments equal to at least **four times the monthly fair market rent** for the rental unit being vacated or **\$8,000**, whichever is more. Other jurisdictions provide much higher amounts.² Relocation assistance payments should account for the costs of

¹ Gov. Code § 7060 et seq. California's Ellis Act allows landlords to take their property off the rental market, while giving localities the power to regulate these evictions to protect renters. Under state law, removing the property from the rental market is an allowable just cause reason to evict, but without any local regulation, this reason is a loophole that threatens to swallow the rule.

² [Santa Monica](#), for example, requires landlords to pay renters who are displaced due to no-fault evictions \$34,950 in relocation assistance for a two-bedroom unit. [Berkeley](#), for example, requires landlords to pay renters who are displaced due to no-fault evictions \$18,533.

moving, security deposits, and first and last month's rent at a new rental unit – all unplanned expenses for the renter. Relocation assistance payments are often life-saving for renters.

Provide Additional Protections for Vulnerable Community Members

Local just cause for eviction ordinances should establish robust protections for community members who are particularly vulnerable to displacement, including renters who are elderly, persons with disabilities, terminally ill, teachers, and students:

For no-fault evictions, San Anselmo should provide additional relocation payments of at least **\$4,000** if the renter is elderly, a person with a disability, or terminally ill. Other jurisdictions provide higher amounts. For example, [Berkeley](#), requires landlords to make additional relocation payments of \$6,177 to vulnerable renter households who are displaced due to no-fault evictions.

For evictions based on withdrawal from the rental market, local just cause ordinances should require one-year notice for renters who are elderly or persons with disabilities. (Local jurisdictions have clear authority to provide a longer notice period for these vulnerable community members under California's Ellis Act.)

Local just cause ordinances should prohibit owner move-in evictions where the renter is elderly, a person with a disability, or terminally ill – unless the person moving in is similarly situated. These protections, which are typical of other local just cause ordinances, recognize that eviction causes extreme hardship for vulnerable renters, whereas the landlord or their relative likely has greater access to alternative housing.

Local just cause ordinances should prohibit no-fault evictions during the school year for renter households with children or educators who have lived in the unit for at least one year. When children and educators lose their homes through no fault of their own during the school year, the impacts reverberate throughout the community, disrupting classrooms and destroying opportunities for learning. Local just cause ordinances can ensure that children and educators are not evicted during the school year for no-fault reasons. San Francisco, Santa Monica, and Fairfax just cause ordinances all include these school year protections.

Protect Against Unfair Evictions from Day One of the Tenancy

Local just cause for eviction ordinances should start at the beginning of the tenancy. State law excludes tenants who have lived in the unit less than one year. However, it is standard for local just cause ordinances to protect renters from arbitrary, unjust evictions at the start of their tenancy. An arbitrary eviction on day one of a tenancy can be just as harmful and unjust as it is on day 366.

Expand which Units are Governed by Just Cause

Local just cause for eviction ordinances should cover all units, with only narrow exceptions for certain types of housing, like hotels and dorms. Any exemption for owner-occupied housing should be narrowly defined. State law excludes many types of housing from just cause protections, but local

ordinances can ensure that renters do not face arbitrary, unjust evictions just because of the type of housing they live in.

Create Reasonable Guardrails Around “Violating the Lease” as a Just Cause Reason

Local just cause for eviction ordinances should provide renters with more time than state law to cure lease violations – 10-14 days is typical. This ensures that minor curable lease violations do not lead to evictions.

To prevent abuse and unfair treatment, local just cause ordinances should clarify that renters cannot be evicted for violating illegal lease terms, violating lease terms they never agreed to, or violating unilaterally imposed lease terms they accepted without being informed of their right not to accept. Local ordinances typically provide that in order to evict based on violating the lease, the violated term must be reasonable, legal, and accepted in writing by the renter. Where new terms were added to an existing lease, the landlord must have first notified the renter in writing that they do not need to accept the new terms.

Local just cause ordinances should also include specific renter protections related to subletting and adding family members to the unit, provided the unit is not overcrowded.

Provide Strong Remedies for Enforcement

Finally, local just cause for eviction ordinances should provide strong enforcement provisions to discourage landlords from violating the law. Most local ordinances allow renters to recover treble damages and injunctive relief if a landlord attempts to evict in violation of the law. Treble damages is a standard damages provision for laws to have a deterrent effect.

Thank you for considering our recommendations. Please contact me at sdershowitz@publicadvocates.org or 415 431 7430 ext. 305 if you have any questions or wish to discuss legal issues or policy goals as you are drafting a local just cause ordinance for San Anselmo.

Sincerely,



Suzanne Dershowitz
Senior Staff Attorney
Public Advocates

From: [Curt Ries](#)
To: [Dave Donery](#); [Heidi Scoble](#); [Jeff Zuba](#); [Town Council](#)
Cc: [DSA Marin](#); [Gina Guillemette](#); [Jack Buckhorn](#); [Kyle Amsler](#); [Lucie Hollingsworth](#); [MAC Frost](#); [Maddy Hirshfield](#); [MarinMEHC@gmail.com](#); [Simon-Weisberg, Leah](#); [efalucy@yahoo.com](#); [info@marinmehc.org](#); [info@surjmarin.org](#); [kathrin1627@gmail.com](#); [louiedcat@earthlink.net](#); [lynnecarlson1@gmail.com](#); [sachabean@gmail.com](#); [sarachap4](#); [scott.andkira@hotmail.com](#)
Subject: Re: Coalition open letter urging robust just cause eviction protections
Date: Tuesday, May 14, 2024 2:18:14 PM

CAUTION: External Sender

Dear San Anselmo Town Council and Staff:

I'd like to remind you of this collective appeal from many of our town's residents and local community organizations to quickly develop strong just cause eviction protections for San Anselmo.

We hope you can make concerted progress towards that goal at tonight's town council meeting.

Thank you,

Curt Ries

On Mon, Apr 22, 2024 at 8:00 AM Curt Ries <curt Ries@gmail.com> wrote:

Dear San Anselmo Town Council and Staff:

Thank you for passing a rent stabilization ordinance for San Anselmo.

We, the undersigned (cc'd), now urge you to develop a just cause evictions ordinance and to introduce and adopt said ordinance as soon as possible. Rent stabilization without eviction protections creates an incentive for landlords to evict long-term tenants with stabilized rents in order to jack up rents on new tenants. The town must pass strong just cause eviction protections to prevent this from happening and stop the displacement of our neighbors.

When considering a just cause evictions ordinance, we ask that the council draw from the ordinance being proposed by the people of Larkspur as a ballot measure for the November election. [Click here for the full ordinance text.](#)

The sections covering just cause evictions span from pages 9-31 and include the following sections:

- 6.30.070 Just Cause for Eviction Protections.
- 6.30.080 At-Fault Just Causes for Eviction.
- 6.30.090 No-Fault Just Causes for Eviction
- 6.30.100 Tenant Safety Plans for Repairs, Construction, and Substantial Renovation of Occupied Rental Properties.
- 6.30.110 Provisions Applicable to All Eviction Actions.

- 6.30.120 Buyout Offers and Agreements.

We would like to highlight these specific provisions as being of particular importance for the council:

Right of Return

Please establish an indefinite right of return (AKA right of first refusal) for tenants subject to a no-fault eviction. If a tenant is evicted due to no fault of their own, they deserve to have the opportunity to reoccupy their formal rental unit at their previous rent, plus any legally permitted rent increases, if the unit goes back on the rental market. Without this provision, landlords may easily circumvent the town's new rental cap by using a no-fault eviction (e.g., removal from the rental market) to evict their existing tenant, then reintroduce the rental unit on the market at a much higher rent. Making this right of return indefinite is the fairest standard for tenants and the most robust way of preventing this potential loophole from being exploited. One [study](#) analyzing Ellis Act evictions in San Francisco strongly suggests that the right of return must last at least five years to prevent landlord abuse.

Relocation Payments

Please establish relocation payments for tenants subject to a no-fault eviction that are commensurate with the actual costs of local relocation within our community. We ask that the council set relocation payments equal to four times the monthly fair market rent for the rental units being vacated, or \$8,000, whichever is more. This approximates the real costs tenants are likely to face upon being displaced: the first and last month's rent of their new rental unit, a security deposit (this can significantly exceed one month's rent), and moving expenses. Relocation payments that do not actually cover the costs of local relocation will result in San Anselmo renters being forced out of our community, even though they have done nothing wrong and are being evicted due to no fault of their own.

Additional Protections for Vulnerable Communities

Please establish robust protections against displacement for our most vulnerable community members: tenants who are elderly, disabled, or terminally ill, as well as teachers and students during the school year. Here are some specific provisions to protect these groups:

1. Require an additional relocation payment of \$4,000 to tenant households with a tenant who is elderly (62+), disabled, or terminally ill.
2. In the case of an Ellis Act Eviction, require a notice period of one year for tenant households with a tenant who is elderly (62+), disabled, or terminally ill.
- 3.

Prohibit owner move-in (no-fault) evictions for tenant households with a tenant who is elderly (62+), disabled, or terminally ill, unless the landlord or their relative who is to occupy the unit is also disabled or terminally ill.

4.

Prohibit owner move-in (no-fault) evictions for tenant households with a tenant who is either a student or educator during the school year.

Thank you for carefully considering these critical protections for San Anselmo renters. Please move quickly to develop, introduce, and adopt a just cause evictions ordinance for our town.

Sincerely,

Organizations:

Alliance of Californians for Community Empowerment
California Center for Movement Legal Services
Community Action Marin
Legal Aid of Marin
Marin Democratic Socialists of America
Marin Environmental Housing Collaborative
North Bay Labor Council
Showing Up for Racial Justice Marin

San Anselmo Residents:

Kyle Amsler, San Anselmo renter
Erin Aradi, San Anselmo homeowner
Sacha Badame, San Anselmo renter
Daniel and Michelle Brogowski, San Anselmo renters
Lynne Carlson, San Anselmo renter
Sara Chappelle, San Anselmo renter
Pamela Odetto, San Anselmo renter
Scott Pirtle, San Anselmo renter
Curt Ries, San Anselmo renter
Kathrin Smith, San Anselmo renter

From: [Cece Ritchie](#)
To: [Town Council](#)
Cc: [Maria Kennedy](#); [Robert Kennedy](#); [Helen Kennedy](#); [A Ritchie](#); [A.J Cheong](#); [William Kennedy](#); [Bijani Mizell](#)
Subject: Regarding the proposed "just cause" regulations
Date: Tuesday, May 14, 2024 11:15:08 AM

CAUTION: External Sender

Dear San Anselmo Town Council,

Please allow the rent stabilization ordinance to be put on the November ballot. We believe the issue should be put to a vote and not decided by the council. We would vote against adopting the ordinance because of the extreme restrictions to mom and pop rental property owners like ourselves. If the rent control ordinance is adopted, we may consider selling the property to a private owner, Thus, potentially taking away a San Anselmo rental opportunity.

Thank you for your consideration.

Celine Ritchie
310 Greenfield Avenue
San Anselmo

Sent from my I pad

From: [John Rushworth](#)
To: [Town Council](#)
Subject: Regarding the proposed "just cause" regulations
Date: Tuesday, May 14, 2024 8:02:55 AM

CAUTION: External Sender

I am asking the SAN ANSELMO town council to vote no on the just cause regulation. The state of California already has rent control and this proposal is punitive to landlords.

Thank you

Sent from my iPhone



ELLIS ACT IMPLEMENTATION

I. What is the Ellis Act?

In 1978, Jerome Nash was gifted a \$260,000 apartment complex by his mother.¹ Shortly after, Nash decided that there was “only one thing” he wanted to do, “evict the group of ingrates inhabiting my units, tear down the building, and hold on to the land until I can sell it at a price which will not mean a ruinous loss on my investment.”² The City of Santa Monica did not grant Nash a demolition permit, as his plan was not in compliance with the city’s recently enacted rent ordinance.³ Nash sued the City of Santa Monica and won.⁴ The trial court held that Santa Monica’s rent ordinance affected a government taking that deprived Nash of his property without due process of law.⁵

Perhaps understanding the weaknesses of the trial court’s holding, Nash changed his argument.⁶ On appeal, Nash argued that he had a constitutional right to “go out of business.”⁷ The California Supreme Court was not persuaded and ruled against Nash.⁸ The Court held,

Nash remains free to minimize his personal involvement by delegating responsibility for rent collection and maintenance to a property manager. He remains free under the ordinance to withhold rental units from the market as they become vacant. And, he remains free to sell his property and invest the proceeds elsewhere. The problem arises from the fact that Nash prefers to do none of these things, but to demolish the building and keep the land beneath as an investment.⁹

One year later, California passed the Ellis Act, which explicitly superseded *Nash*, “to the extent that the holding, or portion of the holding, conflicts with this chapter, so as to permit landlords to go out of business.”¹⁰

¹ *Nash v. City of Santa Monica*, 37 Cal. 3d 97, 101 (1984).

² *Id.*

³ *Id.*

⁴ *Id.* at 102.

⁵ *Id.*

⁶ *Id.*

⁷ *Id.*

⁸ *Id.* at 109.

⁹ *Id.* at 103.

¹⁰ Cal. Gov. Code § 7060.7.

While the Ellis Act superseded the California Supreme Court’s opinion in Nash, it also authorized a slew of tenant protections.¹¹ However, the legislature left it to localities with existing rent control regimes to implement the protections.¹² The protections were not applied to the state as a whole, as at the time, evictions without cause were generally legal upon thirty or sixty day’s notice throughout most of California.¹³

II. Is the Ellis Act a Just Cause for Eviction Under AB-1482?

AB 1482 prescribes fifteen “just causes” for eviction.¹⁴ Most landlords in California are required to have one of the fifteen just causes to evict a tenant.¹⁵ One just cause under AB 1482 is “withdrawal of the residential real property from the rental market.”¹⁶ While the spirit of this just cause stems from the Ellis Act, the Ellis Act is not explicitly mentioned, nor are any of its authorized protections implemented.¹⁷ The legislature also failed to define what a landlord must do to “withdraw.” This ambiguity and lack of explicit Ellis Act protection has led to landlords using this just cause as a loophole to AB 1482’s tenant protections.

Landlords and their lawyers have argued that they can “withdraw” a unit to sell it vacant or that the unit can be withdrawn and then unwithdrawn shortly after tenants vacate. While these interpretations are not necessarily credible, tenants and their advocates struggle to find concrete statutory provisions prohibiting these practices. To combat this abuse, localities can implement the Ellis Act Protections, which apply to accommodations “withdrawn from rent or lease.”¹⁸

III. Can Localities Without Rent Control Implement Ellis Act Protections?

The Ellis Act’s authorized protections can be adopted by any locality that “has in effect any control or system of control on the price at which accommodations may be offered for rent.”¹⁹ This language was written decades before AB 1482 implemented statewide rent-gouging protections, limiting rent increases on many rental units.²⁰ Arguably all localities in California now have “control on the price at which accommodations may be offered for rent.”

To decrease the likelihood of a challenge to Ellis implementation, ACCE recommends that cities implement some control on rents, even if minimal, to more directly meet the “any control” requirement of the Ellis Act. One possible way to do this is to adopt AB 1482 as the locality’s system of control.

¹¹ Cal. Gov. Code §§ 7060-7060.6.

¹² Cal. Gov. Code §§ 7060.2-7060.5.

¹³ Cal. Civ. Code § 1946-46.1.

¹⁴ Cal. Civ. Code § 1946.2(b).

¹⁵ Cal. Civ. Code § 1946.2(a).

¹⁶ Cal. Civ. Code § 1946.2(b)(2)(B).

¹⁷ Despite the lack of explicit mention of the Ellis Act, creative arguments may be available to defeat evictions filed under California Civil Code section 1946.2(b)(2)(B). Tenant advocates may argue that a landlord is not truly “withdrawing” as the term is undefined. Tenant advocates may also point to Cal. Gov. Code 7060.6, which states that a tenant may demurrer if the landlord has “not complied with the applicable provisions of this chapter, or statutes, ordinances, or regulations of public entities adopted to implement this chapter”.

¹⁸ Cal. Gov. Code § 7060 *et seq.*

¹⁹ Cal. Gov. Code §§ 7060.2, 7060.4.

²⁰ Cal. Civ. Code § 1947.12.

Localities will have increased security in their implementation ordinances the more they can point to unique “systems of control” on rents.

IV. What Protections Does the Ellis Act Authorize?

The Ellis Act expressly authorizes localities to implement certain tenant protections. Localities are specifically authorized to regulate residential re-rental, require landlords to file certain notices, enact protections to protect elderly and disabled tenants, and require landlords to withdraw entire buildings from the rental market.

A. Re-Rental Prohibitions

The Ellis Act authorizes localities to implement restrictions, requirements, and punishments concerning a landlord’s residential re-rental of a unit following its withdrawal from the market.²¹ Localities are allowed to apply these tenant protections provided they do not apply past specific time periods following the date of withdrawal from the rental market.²²

State Authorized Protection	Years from withdrawal that protection can be applied		
	2 Years	5 Years	10 Years
Landlord liable to tenant(s) for actual and exemplary damages. ²³	X		
New tenancy’s rent is limited to the old tenancy’s rent, plus increases that would have been allowed under the local system of control on rents. ²⁴	X	X	
If controlled units are demolished, and new units are constructed, the new units do not need to qualify for new construction exemptions otherwise allowed under local rent control. ²⁵	X	X	
Landlord must offer prior tenant(s) the right to return if tenant(s) expressed interest in writing within thirty days of displacement. ²⁶	X	X	X
If a landlord fails to re-offer a rental unit to a prior tenant, the landlord may be liable for punitive damages not exceeding six months of contract rent. ²⁷	X	X	X

²¹ Cal. Gov. Code §§ 7060.2, 7060.4.

²² Cal. Gov. Code § 7060.2.

²³ Cal Gov. Code §§ 7060.2(b)(1)-(2).

²⁴ 7060.2(a). These protections may apply even if an owner rescinds their notice of intent to withdraw from the rental market. Cal. Gov. Code § 7060.2(a)(2)(A).

²⁵ Cal. Gov. Code § 7060.2(d).

²⁶ Cal Gov. Code §§ 7060.2(b)(3), (c)

²⁷ Cal. Gov. Code § 7060.2(c).

The above prohibitions can apply to successor owners, provided that the locality files a notice of withdrawal in the county recorder's grantor-grantee index.²⁸

B. Notice Requirements

A locality can also require a landlord withdrawing from the rental market to file a notice “under penalty of perjury, providing information on the number of accommodations, the address or location of those accommodations, the name or names of the tenants or lessees of the accommodations, and the rent applicable to each residential rental unit.”²⁹ The locality may require the landlord to file a form with the county recorder summarizing certain tenancy information.³⁰ Localities can also require landlords to notify tenants of the information they filed and advise their tenants of certain rights in the Ellis Act eviction process.³¹

C. Protections for Elderly and Disabled Tenants

If the locality requires a form to be filed with the county recorder, the unit is considered withdrawn from the rental market 120 days³² after the notice is delivered to the public entity tasked with receiving the memorandum.³³ However, if the tenant is sixty-two or older or disabled, this period may be extended to one year.³⁴ If the tenant is elderly or disabled, the tenancy must continue on the same terms for the duration of the year.³⁵

D. Entire Building Requirements

Despite the Ellis Act, a locality is free to compel landlords “to offer, or continue to offer” residential units for rent if the owner does not seek to withdraw all of the residential units at the property.³⁶ Many localities require that all units on a parcel be removed from the rental market to the extent permissible.³⁷ While requiring more eviction seems counter-intuitive, disallowing landlords from selectively “withdrawing” specific units on a property ensure landlords do not use the Ellis Act specifically to target their low-rent paying tenants.

V. **Can Localities Enact Protections Not Explicitly Authorized by the Ellis Act?**

²⁸ Cal. Gov. Code § 7060.3.

²⁹ Cal. Gov. Code § 7060.4(a). Information such as the tenants name and rental rate does not need to be released to the general public. *Id.*

³⁰ Cal. Gov. Code § 7060.4(b).

³¹ Cal. Gov. Code § 7060.4(c).

³² Not that this is longer than the 60-days required under the California Civil Code section 1946.1(b).

³³ Cal. Gov. Code § 7060.4(b).

³⁴ *Id.*

³⁵ Cal. Gov. Code §§ 7060.4(b)(1)-(2).

³⁶ Cal. Gov. Code § 7060.7(d)(1). The Ellis Act applies to “accommodations” which are defined as all the residential units in a structure with four or more units, or all of the residential units in a structure with three or fewer units, in addition to all other rental units on the parcel. Cal. Gov. Code 7060(b)(1). If a parcel contains multiple structures, a landlord is free to selectively go out of business on only the structure or structures containing four or more units. *Los Angeles Lincoln Place Invs., Ltd. v. City of Los Angeles*, 54 Cal. App. 4th 53, 65–66 (1997).

³⁷ Santa Monica Rent Control Regulation § 1603; Oakland Mun. Code § 8.22.420; SF Admin. Code § 37.1(a)(13).

Localities may also implement additional protections that are not explicitly provided for or prohibited by the Ellis Act.³⁸ The two most common protections are relocation payments to displaced tenants and ongoing reporting requirements.

A. Relocation Payments

Despite not being a specifically authorized protection, “reasonable relocation assistance compensation for displaced tenants does not violate the Ellis Act.”³⁹ Many localities impose relocation payments that vary in size. Bay Area cities like Oakland, Berkeley, and San Francisco, impose relocation requirements that can total more than ten, twenty, or even thirty thousand dollars per rental unit.⁴⁰

While these payments can be substantial, if excessive, they may become unlawful.⁴¹ For example, courts have struck down two of San Francisco’s Ellis Relocation Ordinances, which based the relocation payment on the level of increased rent that the tenant would pay post-eviction.⁴²

B. Reporting Requirements

Some localities also impose ongoing reporting requirements for properties withdrawn from the rental market. For example, in San Francisco, landlords must produce yearly reports for five years.⁴³ Under penalty of perjury, these reports must state the current use of any unit withdrawn, if that use is residential, when residential use began, or that the unit was demolished.⁴⁴ Ongoing reporting, especially under the penalty of perjury, can strongly disincentivize illegal uses of the property, as the sworn reports ensure displaced tenants will learn of landlord violations.

VI. Conclusion

ACCE recommends that cities implement all Ellis Act Protections to the maximum extent possible, as well as any other lawful restrictions on “withdrawal from the rental market.” Even if a locality is not prepared to enact strict rent control, enacting restrictions on a landlord’s right to “withdraw” will ensure that landlords do not circumvent the legislative intent of AB1482 and leave tenants vulnerable to eviction by loophole. ACCE’s model ordinance can be a helpful starting point in implementing these protections.

Additional Resources

Local Ellis Act Forms for [San Francisco](#), [Oakland](#), [Berkeley](#), [Santa Monica](#), [East Palo Alto](#), and [San Jose](#).

Anti-Eviction Mapping Project – San Francisco Ellis Act Eviction [Map](#).

³⁸ The Ellis Act does not diminish or enhance “any power in any public entity to mitigate any adverse impact on persons displaced by reason of withdrawal from rent or lease of any accommodations.” Cal. Gov. Code § 7060.1(c).

³⁹ *Pieri v. City & Cty. of San Francisco*, 137 Cal. App. 4th 886, 893 (2006).

⁴⁰ SF Admin. Code § 37.9A(e); Oakland Mun. Code § 8.22.820; Berkeley Mun. Code § 13.77.055.

⁴¹ *Pieri*, 137 Cal. App. 4th at 892–94.

⁴² *Coyne v. City & Cty. of San Francisco*, 9 Cal. App. 5th 1215 (2017).

⁴³ SF Admin Code § 37.9A(h).

⁴⁴ *Id.*

Randy Shaw, *New Threat to Tenants in Non-Rent Controlled Cities*, LA Progressive, <https://www.laprogressive.com/new-threat-to-tenants/> (last visited Mar. 23, 2021).

Recently-introduced [Assembly Bill 854](#), which amends the Ellis Act to restrict owners from acquiring properties and immediately “going out of business,” or going out of business, accruing additional properties, and then going out of business again.

From: [Leah Simon-Weisberg](#)
To: [Town Council](#)
Subject: Ellis Act protections are not automatic and must be implemented
Date: Monday, May 13, 2024 5:14:35 PM
Attachments: [Movement Legal Ellis Act Brief.docx.pdf](#)

CAUTION: External Sender

Dear Honorable Mayor, Vice Mayor and Town Council,

Thank you so much for considering the passage of local just cause for eviction. I am writing in response to the description that was given by staff regarding what the Ellis Act does and does not do. This is on page two. There are no automatic protections provided by the Ellis Act. Any protections must be provided by statute, ordinance or regulation as stated below in Government Code 7060.2

If a public entity, by valid exercise of its police power, has in effect any control or system of control on the price at which accommodations may be offered for rent or lease, **that entity may, notwithstanding any provision of this chapter, provide by statute or ordinance, or by regulation as specified in Section 7060.5,** that any accommodations which have been offered for rent or lease and which were subject to that control or system of control at the time the accommodations were withdrawn from rent or lease, shall be subject to the following:

The Act itself only provides the authority or rather carves out for cities with rent regulations the ability to pass protections. Without including them in your ordinance you will not have them. Please look at Fairfax's ordinance for a comprehensive version of those protections.

Please feel free to follow up with me with any questions. I have included a brief that we developed when AB 1482 was first passed.

Thank you,

Leah

Leah Simon-Weisberg

California Center for **Movement Legal** Services (previously ACCE Institute, Legal Department)

Executive Director

www.movementlegal.org



Mobile: (323) 842-8614 | lsw@movementlegal.org
428 13th Street, 8th floor, Oakland, CA 94612

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From: [David Brauner](#)
To: [Town Council](#)
Subject: Rent control in San Anselmo
Date: Monday, May 13, 2024 2:13:35 PM

CAUTION: External Sender

Dear council members,

I am a rental property owner in San Anselmo along with my mother, and she relies on her rental property income to pay her expenses. 60 percent of the inflation rate, or CPI is patently unfair to impose on any group as an annual increase. Imagine if in your own jobs you were to receive 60 percent of the CPI as your annual raise. Now push that out for 10 years. Would any of you accept that deal ?

How does the city plan on supporting this ill-advised program ? No prizes for guessing you probably plan to charge the income-property owners themselves.

I'm wondering, were it not for the DSA, if the issue of rent control in San Anselmo would be an issue at all ! Rent control seems to be a solution looking for a problem. Isn't the real issue lack of available low-income housing ?

My family has lived here since 1962, and our beautiful city, and Marin in general, was always regarded as an expensive place to live. Not everyone can afford to live here, and this fact is not anyone's fault.

I'm against any extra rent control, beyond what the State of California already mandates.

Thanks for reading my email, and feel free to contact me, if you have any questions, by emailing me.

David Brauner

From: [David W Broome](#)
To: [Town Council](#)
Subject: Rent Control should be put on the ballot!
Date: Monday, May 13, 2024 8:25:52 PM

CAUTION: External Sender

Good evening, SA Town Council; I've owned a home in SA for 25 years and raised 2 kids here. I'm writing to support a free and fair democratic vote in November to allow the residents of our Town to determine if they want to allow a restrictive rent control ordinance that goes beyond the prevailing State law or not. The voters should decide if they want their property rights encumbered by the Town, not three transient Town Council members.

With Respect,

David Broome
122 Allyn Ave. San Anselmo CA 94960

From: [Eric Engert](#)
To: [Town Council](#)
Subject: Regarding the proposed "just cause" regulations
Date: Monday, May 13, 2024 2:39:46 PM

CAUTION: External Sender

Hello I am a 30 year resident of San Anselmo. I own a home, our 1st house, a cottage in San Anselmo and in Fairfax my mother and my previous residence we rent 3 units out. We live in a third home in San Anselmo. Im ok with an annual rent cost of living cap based on CPI. Some of the other parts of the Fairfax rent control ordinance will result in me selling the rentals and a loss of rental housing in our community. The Fairfax proposal; If there is a natural disaster we would need to put the renter up in a hotel during repairs; why! They can bring in a large number of relatives/others to live in the home without the consent of the owner. why? We should be able to move in with my own relatives or myself with 60 days notice to tenants and no payout to tenants to vacate.
thanks for your consideration
Eric

From: [Laurie Hunt](#)
To: [Town Council](#)
Cc: [Harry Hunt](#); [Amy Hunt](#); [Lauren Hamblet](#); [Jay Little](#)
Subject: Regarding the proposed "just cause" regulations
Date: Monday, May 13, 2024 2:12:52 PM

CAUTION: External Sender

Dear San Anselmo Town Council-

I grew up here. Please don't follow the Fairfax path. The signatures in San Anselmo were collected to put this rent control issue on the ballot and we deserve a vote. I do not understand why this DSA just cause regulation is being introduced? This is a lovely town and we deserve a voice and a vote on such a critical issue. Please support our right to vote without letting the DSA complicate everything.

Thank you,
Laurie Hunt
Prospect Ave san Anselmo
415-686-1010
Sent from my iPhone

From: [Katja O'Brien](#)
To: [Town Council](#)
Subject: Please allow San Anselmo residents the right to vote on rent control
Date: Monday, May 13, 2024 7:02:23 PM

CAUTION: External Sender

Dear San Anselmo Town Council.

Please know rent control will hurt the mom and pops who own a property and have been in San Anselmo for generations. The signatures in San Anselmo were collected to put this rent control issue on the ballot. The residents who live in the town of San Anselmo have earned and deserve the right to vote because of all of the signatures that were collected. Please support the right to vote without the DSA getting involved.

Thank you,
Katja O'Brien

From: [Ann Politzer](#)
To: [Town Council](#)
Subject: Regarding the proposed "just cause" regulations
Date: Tuesday, May 14, 2024 1:55:22 PM

CAUTION: External Sender

Dear Mayor Burke and Council Members Fineman, Kullaway, Burdo and Colbert,

Please do not torpedo the existing rental inventory in San Anselmo by passing a Fairfax-stye Just Cause Eviction ordinance in our town. Even less draconian versions, as presented by Petaluma and Larkspur, place undo risk and financial burden on property owners wanting to keep their rental units on the market. If owning a rental becomes a personal, legal and financial boondoggle and—due to the recently passed 60% of CPI rent cap—unprofitable, why not sell it to a potential homeowner or, god forbid, to Vacasa?

The existing statewide Tenant Protection Act already provides Just Cause eviction protection to renters in San Anselmo. I am neither a renter nor a landlord in San Anselmo. I believe in rent control as I believe in unions; people with less power need protection from people with the most. Even so, the current extra rent cap and Just Cause proposals are shortsighted and selfish, in that they protect only existing renters while removing the incentive to provide more available housing going forward.

Yes, housing in California is a mess. SB 9 is not necessarily the answer, especially if local extra rent control ordinances disincentivize additional housing development. A radical sift in direction of both state and local governments in partnership with local property owner and builders is required. When I figure out how to do it, I'll let you know!

If you do go ahead and conceive an extra Just Cause Eviction ordinance, it will be HORRIBLY IRRESPONSIBLE of you NOT to put it on the ballot. You have seen the evidence of your previous non-democratic action regarding the extra rent cap ordinance and of the destructive community dissension in Larkspur and Fairfax. Do not intentionally put us through that.

Thank you for your service.

Sincerely,

Ann Politzer
San Anselmo

From: [Sara Chappelle](#)
To: [Alexis Fineman](#); [Steve Burdo](#); [Tarrell Kullaway](#); [Town Council](#)
Subject: Just Cause Eviction Protection
Date: Tuesday, May 14, 2024 3:53:30 PM

CAUTION: External Sender

Hello -

I am not able to be at the Council meeting tonight, for health reasons, so I am writing.

I am writing to express my desire, as a life-long San Anselmo resident, for the Town Council to pass a strong just cause eviction protection ordinance, as without eviction control, rent stabilizations don't mean much; bad landlords will just evict to get around them. Obviously.

All of the points involved are important, but I particularly stress "right of return" especially for seniors, the disabled,, etc.

I do think extra protection of these specials groups is very important.

Otherwise, even with a rent cap, there really are landlords who will make up some renovation or other reason someone "needs" to leave (the real reason being the rent cap). With right of return, when the unit becomes available at ANY later date (there should be no time limit, because bad landlords, especially corporations, who can afford to, would just wait for the time limit to end, if there was one), the tenant who was supposed to have been protected by the rent cap will really be able to return, at the rent they had been paying, thus disincentivizing unscrupulous landlords from doing this.

I am trusting that you can craft something that firmly protects tenants from the most obvious forms of eviction abuse, that is still also not untenable to very small landlords. So it will actually pass, or be passed in a ballot vote, if that is the direction in which this goes.

I thank you so much.

Sara Chappelle